

Question 5 - Energy efficiency of new buildings

In paragraph 4.4 of the Issues and Options report we identify ways of reducing carbon emissions from new developments, including setting higher energy efficiency standards for new buildings. We asked about which approaches we should favour.

Option 1 – Plan for net-zero carbon from plan adoption

Option 2 - Plan for net-zero carbon from a future date?

Option 3 - Do neither of the above and not have a policy?

Those that made comment said.

Ref No	Respondent	Question 5	Question 5 Comment
FS-Case-297507653	Kate Duggan	option1	The building companies have known this is in the cards for a long time. They might push back but they don't need any more time. We don't have enough time as it is to prevent climate catastrophe. The constant heel dragging will harm more people in the long run.
FS-Case-297785613	Kim Sankey Angel Architecture Ltd	option1	The government need to act now - not in the future or there won't be much a of future planet to enjoy. We need to ensure that there are incentives to install solar roofs, not panels but solar film which is light and seamless and looks acceptable. We should be encouraged to replace gas boilers and install electric ones and air source heat pumps where appropriate, the use of ground source heat pumps for bigger schemes. The opportunities for everyone to retrofit double/ triple glazing, and upgrade their insulation needs to be driven by real green deals or grants. The gas industry should not penalise us to disconnect a gas supply whihc is stopping many people from embracing the electric options.
FS-Case-297949549	Martin Thurgood	option3	I doubt that, from a practicable point of view, you will be able to be in front of or behind the central Government curve on this issue.
FS-Case-299349815	Allan Punton	option1	Manufacturers will only respond urgently if there is pressure from the demand chain through regulation.
FS-Case-299521339	mark readman Rockbeare Parish Council	option1	Plenty of affordable housing is contained within Cranbrook development. All new housing should be permitted only if it conforms to net -zero carbon it is astounding that in this century housing is allowed to be built without solar panels for instance.
FS-Case-299861217	Heath Nickels Exmouth Wildlife Group	option2	"..climate change considerations also run through the whole of this report." (Issues and Options: 4.3) "..as essential to minimise emissions in the design, construction and operation of new developments" ((Issues and Options: 4.4) " Local authorities currently have the ability to set energy efficiency standards for new build developments that go beyond the minimum levels set out in building regulations." (4.4) This has been supported by the Government response (to the Future Homes Standards consultation) in Jan 2021, where: the government response states that councils can continue to set local targets but that its planning reforms would 'clarify the longer-term role of local planning authorities in determining local energy efficiency standards'. Thus Insulation; glazing; solar panels; low carbon heating options (refusal for gas boilers on new developments) are all efficiency STANDARDS that should be part of this plan AND subject to review and adjustment.
FS-Case-300714787	Blank - No Name	option1	Unless forced to do things, developers will always find excuses not to conform.
FS-Case-300872971	Ian Wasson	option2	Option 1 would be impossible to fulfill.
FS-Case-301179421	Mark HUMPHRIES	option1	EDDC recently encouraged people to sign up with Solar Together, and Green Energy Team... unfortunately what they promised was completely different from what they tried to deliver. They changed the specification massively and the projected returns on the systems fitted was to be approx 28% of that promised when they were given the contract. Miss Selling at its best. I challenged the company to deliver the product agreed and they said they couldnt.

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			Subsequently I have rejected their Solar Systems nearly £7000 of my own money. I await with interest how many have not read the small print when spec was changed and subsequently feel that they have been miss sold a product endorsed by EDDC. A court claim in the making for recompense.
FS-Case-301345304	JANICE ALEXANDER Devon Rural Housing Partnership	option2	Although a plan for net zero carbon from plan adoption would be the best option on paper, I don't think that it is achievable in reality. Any policy should be well researched and set out rather than a rushed knee jerk reaction. I would also not like to see affordable housing or other planning gain lost due to implementing this from plan adoption.
FS-Case-301424628	ERIC BOWMAN	option2	OBVIOUSLY TIME HAS TO BE ALLOWED TO CHANGES TO BE MADE, BUT ENCOURAGMENT NEEDS TO BE MAINTAINED.
FS-Case-302277185	Iain Barbour	option1	This is the most important objective and must be at the centre of the plan as the primary objective. It should be a planning condition for new builds and also for any new planning permission that the whole property becomes carbon neutral within a stipulated time (say 5 years). This will move the area fast away from reliance on oil-fired and other carbon-intensive fuels.
FS-Case-302331967	Jan Wells	option1	No half measures. All new developments should be carbon neutral.
FS-Case-302549497	simon davidson	option2	It is ironic that this question is being asked at a time when Plumb Park in Exmouth has been constructed with no requirement for the installation of solar panels, for example. When local authorities are so short-sighted there is no point in suddenly attempting 100% net-zero. Planning and policies need to be integrated and delivered.
FS-Case-302640746	Hazel Jeffery	option1	Measures to make a net zero house are much harder and less likely to happen later on. So these need to be included at the start. If you do this it will push developers on to improve their practices and prices will reduce. Let's face it developers seem to wriggle out of affordable housing anyway, whilst walking away with big profits.
FS-Case-302912562	Paul Gamble	option2	This policy should be used to encourage many more small builders/developers and self builders by giving preference to those with net zero designs when considering what can be built and where. East Devon should allow these designs (likely from small developers/self build) in smaller villages/hamlets not currently identified that have for example a minimum of four of the following recognised services: School, Village hall, Public transport, Pub, Shop/post office, Doctors surgery, Place of worship, Sports fields.
FS-Case-302971165	Richard Thurlow Sid Vale Association	option1	Essential, otherwise carbon zero targets will slip. AS EDDC has declared a climate emergency then it is illogical to postpone action. The development industry was ready to meet target in 2015
FS-Case-303140818	David Buller	option2	Bring forward target net-zero carbon date to 2035
FS-Case-303403737	Mr&Mrs Wood	option1	See David Attenborough's 'Human' episode in his Perfect Planet series!
FS-Case-303473174	Christopher Bargmann	option1	This will need to include more than just the building of a development. There should be a requirement for things like solar panels and electric vehicle charging points included as standard.
FS-Case-303734212	Cassie Thornton	option2	However I think developers should swallow more of the costs and not pass it onto the customer, it's so important that companies take on more of the burden to be more eco!
FS-Case-303758437	Christopher Tibbs	option1	It would be more efficient (and potentially cheaper) to plan for net-zero carbon from the start of new developments rather than having to try and implement new energy efficient methods/processes retrospectively.
FS-Case-303791282	Maureen Chandler	option2	Developers should put on solar panels as necessary - they already make high profits from development and always try to get away from building enough affordable housing and EDDC let them
FS-Case-304210544	David Beazley Sainthill Baptist Church	option2	Option 2 seems to provide a 'best of both' approach... though "future date" should not mean long-term vague delays.

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FS-Case-305076755	Jeff Powley	option3	What makes you think you have better scientific advice than the government, this is simply a political policy by you which you wish to impose on the population of East Devon without any ballot box accountability
FS-Case-305765435	Aurora Aykroyd	option1	I think it is paramount to any planning that we really think about how we are building, what we are building, and who we are working with. You need to start to choose businesses in the local area and in the uk, that respond to environmental and climate need. there are so many and they are often neglected options. Things do not need to be one giant housing estate done all at once by the big companies. They can be done by individual contractors creating something within the same theme but still beautifully creative and in keeping with natural beauty if Devon, at the same time being innovative in their environmental approach
FS-Case-306175815	chistopher Burton	option2	I agree your balance of affordability and zero carbon homes. For new build places of employment and public places the Option 1 should prevail.
FS-Case-306237729	Geoff Crawford	option3	Projects should be encouraged to be net zero carbon but not forced.
FS-Case-306256851	Simon Rennie		no comment see objective 10 section 12 questions
FS-Case-306308166	Sylvia Meller	option1	We are already 5 minutes past Climate change. So we need to start NOW!
FS-Case-306915743	Catherine Kingham	option1	Essential for any community is clean air and water. This means restricting traffic as a priority - all traffic that uses diesel, petrol or has other carbon emissions.
FS-Case-307126895	Daren Richards	option3	Eco housing does not always reduce the carbon footprint the same as the electric cars after the battery life has expired it is more damaging to the environment to dispose of than cars that run on fossil fuel
FS-Case-307127261	Julie Lewis	option1	Being tough from the outset will focus the developers on being more creative sooner.
FS-Case-307313176	Jonne Ceserani	option1	I think it is vital to set stretching goals and then push those who have to invest to get more innovative in providing excellent and cost effective solutions. It is too easy to let current standards interfere with progress. As COVID has demonstrated, when forced to respond people do, so force them!
FS-Case-307389332	Stephen Crook	option1	All new development must be net-zero carbon, but other desirable aims should not be negotiated away against this. They must be achieved by subsidy, financed by levies on polluting or damaging activities.
FS-Case-307482014	G. Millard	option2	Ensure new developments (for non 'Affordable' housing) pay a levy to offset the costs of 'net zero' policies on low cost housing. New housing should also incorporate other 'Environmental' issues e.g. rainwater harvesting.
FS-Case-307683611	Dan Lakeman	option3	Don't build any new homes in east Devon and ruin this incredible part of the country
FS-Case-308043356	David Williamson	option1	We are already late. Everything we do should be the most ambitious on this aspect.
FS-Case-308045585	Sheldon Ware	option1	All new builds should have SOLAR AND EV charging built in.
FS-Case-308046720	Jonathan Page	option1	There is not time to wait on this issue. It needs addressing now by everyone. And as for cost, what is the cost of destroying our planet?
FS-Case-308046866	Simon Greenslade	option2	Work towards net-zero carbon from the start but wait for official guidelines to follow.
FS-Case-308049835	Peter Duncan	option2	Affordable homes are necessary as well as greener. Is net-zero carbon in new development really necessary if unaffordable.
FS-Case-308058616	Carol Royal	option3	These dwellings would not work with existing properties and from past experience would actual pose a threat to them.
FS-Case-308071816	Gillian Cameron-Webb n/r	option1	Option 3 is a non-starter as something has to be done. I selected Option 1 because if we don't implement solutions for the climate emergency ASAP Option 2 may become irrelevant as there may not be a future, or at least not one worth living. Also, if developers are given any no choice they will come up with cost effective solutions more quickly; if they're given leeway they will have no imperative.
FS-Case-308072238	Robert Cooper	option2	Plan for net-zero for sure. But this is fruitless when your building control do not ensure stipulated insulation is actually installed in new build homes.

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FS-Case-308074183	Benedict McGuigan	option1	Developers need a deadline to adjust to - options 2 and 3 push the agenda further away; energy efficiency is possible now
FS-Case-308075592	Wendy Blackham	option2	There are too few affordable & social housing as it is. These should be priority
FS-Case-308105398	Jane Ashton Please choose	option1	Hard to decide between option 1 and 2 because of the urgency. The clock is ticking so 1 is the better option. If we're under water and our environment is in ruin, we could be struggling to provide housing at all. Also I'm being optimistic about the use of the words 'may' and 'maybe' in the phrase "we may see less affordable housing and maybe fewer other community developments....." We may not.
FS-Case-308105811	Timothy Bell	option2	Unfortunately net zero carbon needs to be addressed through measures that will take some time to rollout. National infrastructure is not at a place where demand will meet supply for energy efficient measures, and accelerating net zero measures will result in paying a premium for implementing straight away.
FS-Case-308111547	janice watkins	option3	It would be foolhardy to plough ahead with plans only to find them overridden by government initiatives
FS-Case-308120902	Nick Warren	option1	Include grey water system with rain water collection for flushing toilets etc.
FS-Case-308155966	Vivien Rands	option2	There needs to be planning for this but as we move towards this aim it is essential that all zero carbon strategies are well tested and efficient - CLADDING!!!! It is also important that essential affordable housing can progress in a measured way allowing local families to find homes.
FS-Case-308158461	sally mumford george woods (sw)ltd	option2	we must be able to sell houses to younger people , they in turn will generate income
FS-Case-308168070	Norman Reeder	option2	The council needs to discuss with developers the feasibility of introducing a net-zero carbon policy as it may not be achievable given current product availability and enforcing such an approach before the construction industry is fully ready could lead to a housing shortage and all the issues that brings with it
FS-Case-308171880	Colin Rivett	option1	"Affordable housing" is a euphemism for "poorly-built housing". In the not-so-long term such housing will need upgrading to a net-zero standard.
FS-Case-308199882	Bernadette Steadman	option1	Plan for it - see what comes back from developers. They must be expecting this, but will be hoping nobody asks them to do it. If it's unaffordable now, then go to plan B. There is room for some hard haggling on affordable housing, too. However, the trend says that there will be many more people in the private rental system over the next few years - what happened to the plan that Exeter had to start a social housing company? I have no idea why council would let this guaranteed income go to waste. You could guarantee quality, zero-carbon building and have complete control, as well as providing homes for the needy.
FS-Case-308210121	Cariad Eccleston	option2	The climate emergency is obviously the top priority, but there's a serious lack of affordable housing and means for self-employed folks to buy their own home. I'm concerned that I might be homeless in a matter of years. We need house EVERYONE, while taking care of the climate at the same time.
FS-Case-308231255	Martin Seymour	option1	Only option 1 will provide a timely solution.
FS-Case-308256653	Della Cannings	option2	There is a need for quality affordable housing and that pool of new housing should not be shrunk. West hill can appear elitist and small affordable housing would help to balance the nature of the community.
FS-Case-308268315	Tracy Simmons Cranbrook Town Council	option1	The developers are not compliant with the current S106 obligations to offer sustainable options such as solar energy. Photovoltaic cells should be integral and not roof mounted.
FS-Case-308288718	Emily Davis	option1	You have to do it right from the beginning and it's rubbish that less affordable housing can be built. Eco homes save money for everyone but the developers pockets. The big 5 can easily and cheaply make every home the build more ecologically sound, but they don't because it might reduce their profits. Eco homes are far better for social housing because they reduce household bills - something many people in working poverty already struggle with. As a side effect, it actually improves people's understanding of how being eco-friendly helps them directly which leads to residents being more prepared to care for the

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			place they live in and more likely to support more ecologically friendly developments. You also need to support conversion for current homes. People do what they can, but a scheme to help them towards rainwater harvesting - even for just their gardens, or one or two solar panels to reduce their consumption from the grid will help all round.
FS-Case-308324058	Jack Slim	option2	Measures like ground-sourced heat pumps are most efficiently achieved as community assets rather than house by house. So all new developments like Cranbrook should include them.
FS-Case-308326362	Peter Eastwood N/A	option1	Again this should be set from the start otherwise the likelihood is that interested parties for one reason or another will seek to negotiate the Plan, which could cause both alienation of Residents and put back the Plan's objectives.
FS-Case-308401840	Duncan Harvey	option1	Global warming is the primary issue facing humanity and therefore it needs to have the highest priority. It is possible to plan for net-zero and allow for affordable housing etc. All new housing should have solar panel technology and facilities for car charging (installation during building would significantly reduce the cost). It is not realistic to rely solely on public transport or cycling. Not all travelling is from East Devon into Exeter and back, as pensioner (we) like to visit the Areas of Outstanding Natural Beauty within East Devon.
FS-Case-308406499	Alan Franklin	option1	Climate change is the biggest problem facing the planet and must take priority
FS-Case-308410804	David Forward Domestic	option1	Initial expense would provide later benefits of not having to modify recent builds
FS-Case-308433805	Kerry Carr	option1	I think that option 1 should be the preferred option but I think that the precedent should be set from the get-go that developers need to find a way of providing net-zero carbon builds at a cost where they can continue to meet the social housing needs.
FS-Case-308520714	Peter Brain	option2	A priority (outside the District Council competence) is to insulate existing properties much more thoroughly. New permissions should depend on this. More and more transport and publicly-owned vehicles will be electric; this could be a priority; EDDC has begun this change.
FS-Case-308524110	Mark Cherry	option2	All New houses should have some element of Solar power generation as part of the build.
FS-Case-308527556	Kevin Staddon	option3	Ideology, whilst everyone lives, works and requires an income nothing will change
FS-Case-308546698	Noel Allan	option2	If it has to be done, plan for what may happen but do not tie plans or commitments to specifics eg timescales - keep abreast but flexible.
FS-Case-308588780	Patricia Boyd	option1	Don't kick the can down the road. There will always be a cost associated with net-zero carbon and that will get more expensive the longer we leave it. We owe it to ourselves and future generations to get on with it. Organisations will always delay moves until they are forced to act. Ensure good conformance of regulations: post Grenfell inspections have shown that developers weren't even building housing to standards that already existed.
FS-Case-308618646	Christopher Eccles	option1	as i said be BOLD - no time like the present
FS-Case-308638086	Robin Barker	option1	We are already too late to go for net zero but better late than postpone further. Cranbrook was a huge missed opportunity to to create a 'carbon positive' town - and a role model for everywhere else
FS-Case-308655667	Jan Gannaway Exmouth Wildlife Group + Active Travel Exmouth	option1	The installation of gas boilers will become unlawful with the next few years so the Local Plan must clearly promote other forms of heating. If brought into law, the standards proposed in the 'Future Homes Standard' will set expectations and these should be used as minimal provision. (max. insulation, low carbon heating, community heating, solar generation, triple glazing etc) No fossil fuels or bio-fuels.
FS-Case-308685349	Carol Wheeler Company Name (optional)	option3	Some builders already do carbon neutral but very expensive, do it is there. Affordable housing is required.

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FS-Case-308724025	Damian Coombes	option1	All New builds should be promoted to be ZeroCarbon and sustainably heated and powered. This is achieved in other countries and has for years. Developers need to do more to make the running costs more viable however.
FS-Case-308801635	L Martin	option2	We need affordable housing now to encourage young families into the area. Families are an integral part of a community.
FS-Case-308816947	Heather Elgar Woodland Trust	option1	Planning shapes the future – if strong policies do not respond to the climate crisis today, we will continue on a locked-in high-carbon trajectory for years to come, which we cannot afford.
FS-Case-308861482	Sophie Cook	option1	We need to push for affordable environmentally friendly housing not keep putting it off... We should lead on this as Devon has so many resources...
FS-Case-308930499	Lisa Bowman Exmouth Town Council	option1	Option 2 allows too much scope for developers to procrastinate! However, Members are uncomfortable with the inherent conflict between Option 1 and the need for more affordable housing. They also feel that the definition of affordable housing should be made clearer in terms of including social housing and that a target for global temperature rise should be 1.5 degrees C. It is disappointing that retrofitting of old buildings can not be accommodated within the Local Plan.
FS-Case-308948443	Karin Goodfellow	option2	Renewable energy technology and its goal of net zero carbon emissions needs to be comprehensively researched before being rolled out. For example, solar panels have a finite life span. What happens to them when they are no longer effective? Can they be recycled?
FS-Case-309058862	Suzie Mack	option1	The only reason for reduced affordable housing or other benefits is because developers priority is profit. It's a choice.
FS-Case-309142890	Camilla Mathison	option1	The change in lifestyle to adopt lower carbon technologies has to happen now to avoid dangerous climate change. If we develop more technologies and they become mainstream these become the norm in all housing affordable or not.
FS-Case-309216926	Ivor Sims	option3	Most things are covered by national building regulations.
FS-Case-309231413	April Arnatt	option1	We are in a climate crisis- why wouldn't we seek net-zero carbon asap?
FS-Case-309293778	Paul Smith	option1	Climate Change and Global Warming are a reality NOW. The building industry is aware of Government direction to address. Zero carbon, energy efficient housing fit to meet that challenge, should be the standard immediately required from developers, as soon as the new Local Plan is approved. Viability issues should be robustly challenged. The Council must also ensure that affordable & social house building built under its own direction, also meets such standards.
FS-Case-309383731	Val Ranger	option1	Encourage smaller developers and more community land trusts. EDDC should be building more council houses to a high standard. We cannot wait but slow and steady built for longevity is better than the rubbish we are seeing now. The low quality of current new housing just shows we cannot rely on the integrity of developers, nor on future proofing houses and we know how expensive it is to retro-fit to bring buildings to standard. Some so called low carbon options now are rubbish. Cheap leaky windows, walls that cannot cope with any breaches, damp walls, cracks etc. Centralised heating systems are so expensive for residents and are not efficient as claimed. We have seen how poor system failures are dealt with just recently at Cranbrook. Why would it mean less affordable housing being built if we dictate percentages for sites and ensure developers stick to that so all developers would be in the same boat. Perhaps it would encourage smaller developers who have less overheads and self build
FS-Case-309401093	Philip Jordan	option2	I think we need a little more time to decide and try the new builds coming along.
FS-Case-309414876	Ross Hussey	option2	I believe East Devon needs its own policy because the government is so ambivalent in relation to the climate crisis, saying the right things but being slow to act. Cranbrook is a great example of what can be done, so you should consider having a more ambitious policy for large-scale development where Cranbrook could be replicate, in advance of applying it across the whole district.

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FS-Case-309425268	Pamela Dean	option2	It should be mandatory for developers to have to supply ALL the required low cost housing for the area. No ifs or buts. It seems that they ALWAYS get away with less claiming they can't afford to provide that many Lowe cost housing. Well TOUGH. Find another developer.
FS-Case-309456508	Ian Birch	option1	We need the carbon reductions to start as soon as possible! If that means that councils need to adopt imaginative and innovative financial approaches to supporting (small) developers to achieve the quality of developments and the level of affordable housing required, so be it: let's get the thinking caps on! The technologies are there now - the faster they get taken up, the more rapidly their costs will come down...
FS-Case-309465143	Daisy mclauchlan	option1	We are in a climate emergency, large developers need to be forced to do the right thing now! There has to be a way to ensure affordable and net zero carbon, just requires some open and honest planning
FS-Case-309478869	Rosemary Birch	option2	Although I've opted for Option 2 I think that new buildings should have the greatest efficiencies as they can and some may achieve net-zero carbon very quickly. Maybe developers need to know that their plans may be looked upon more favourably if they have included close to net-zero carbon standards.
FS-Case-309536955	Judith Kauntze	option1	If we delay this then developers will mass built ticky tacky little boxes to beat the deadline.
FS-Case-309561897	Maria Malinowska	option1	We have a climate crises. There are many empty buildings and shops which can be repurposed as dwellings.
FS-Case-309579334	Anne Tombs	option2	Why does anything that costs always have to be to the detriment of social housing?
FS-Case-309583339	Andy Bourne	option2	Ideally I would prefer option 1 but, to be realistic, there needs to be a building industry nationwide plan to adopt new technologies at affordable cost. But, the council should be at the forefront of this initiative and work with the industry to allow the net-zero carbon plan to be adopted as quickly as possible.
FS-Case-309588076	Carol Jay Transition Exmouth	option1	The IPCC report gives us a decade to avert catastrophic global warming, we need to start taking significant action on all levels immediately. In order to give teeth to our main priority, 'Healthy Lifestyles', all new buildings should be carbon neutral. Insulation; glazing; solar panels; low carbon heating options (i.e. NO gas boilers on new developments) are all efficiency STANDARDS that should be part of this plan AND subject to review and adjustment. This strategy of setting standards for energy efficiency, within new homes, is fully supported by: "The Future Homes Standard: 2019 Consultation on changes to Part L (conservation of fuel and power) and Part F (ventilation) of the Building Regulations for new dwellings Summary of responses received and Government response" (Jan 2021)
FS-Case-309775222	Cheryl Wood	option2	Encourage developers to become more net-zero carbon - but don't prevent new work taking place which has major improvements for the community even if they don't quite fit. Look at the bigger picture of overall benefit.
FS-Case-309879551	David Goodfellow	option2	Technology has not yet caught up with requirements in terms of optimum carbon zero solutions; and even solutions that are currently seen as "net-zero carbon" are harming the environment on orther ways. For example, solar panes and electric vehicles nmake extensive use of rare-earth minerals, the mining of which is most harmful to the planet. Currently, there is no carbon-zero of environmentally neutral solution to future destruction and end-of-life decommissioning of high capacity Lithium batteries.
FS-Case-310067578	Terry Redgers N/A	option2	Grouped housing developments should all have a local district heating system, which is either Zero or low carbon emission, combined with solar power make up to the electrical mains supply
FS-Case-310202766	Anthony Derrick	option1	Option 1 but put hefty tax on 2nd home owners which will be used to subsidise efficient affordable housing
FS-Case-310214396	Karan Bennett Bishops Clyst Parish Council	option1	The overriding need is to prevent global warming. There is no evidence in this parish that affordable housing is inadequate. Pressure should also be put on the government to bring in these measures by redrafting the Building Regulations.

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FS-Case-310448600	Anne Double	option2	It is so hard to balance carbon controls and affordable housing needs and this option is a reasonable compromise, but if a 'future' date is set it would be important that it is adhered to firmly and doesn't drift.
FS-Case-310479155	Mary Pike	option2	In respect of Cranbrook hopefully this is in place, but outweighed by the extra traffic in the town.
FS-Case-310604804	Sarah Alana Sayers Farringdon Parish Council	option1	Farringdon NP: "Development proposals that are carbon neutral or as near to carbon neutral as is reasonably possible, shall be strongly supported provided they comply with other relevant policies of the Neighbourhood Plan. The development should not lead to the overdevelopment of a site nor the unacceptable loss of amenity for neighbouring properties." Policy Farr 5
FS-Case-310728087	Josephine Ash		Too many "could"s and "may"s to be able to give a useful opinion.
FS-Case-310963665	Wendy Rowing	option1	As a minimum new houses should have to have solar panels.
FS-Case-310965690	Victoria Serag-El-Din	option1	We need to act quickly in order to make a difference and stand a chance at slowing down the impact of climate change. Now is the time to do something about it and it would be fantastic if East Devon lead the way with committing to carbon neutral housing. The immediate financial costs are outweighed by the long term benefit and it would encourage other district councils to do the same.
FS-Case-310982347	Peter WRIGHT	option2	The smaller communities in East Devon have properties that are largely beyond the means of many lower paid residents and workers. It is important therefore that an element of affordable housing is allowed for to ensure these communities thrive. Whatever type of housing is provided it must make the very best use of industry high standards and 'best practice' construction methods
FS-Case-311441601	Janet Andrews	option2	Affordable housing for first time buyers should be a priority, and we shouldn't lose the opportunity for community benefits .
FS-Case-311523569	Kevin Clarke	option1	In order for housing to be affordable it isn't just price that is important, it is long term running costs. Maintenance, energy use and quality design.
FS-Case-311530475	Jon Brown	option1	Why would option 1 result in less affordable housing built and fewer other social and community benefits from development. My understanding is that Passive Haus type schemes need not add hugely to the initial costs particularly once volume is reached - in any case the bigger percentage of a house cost is in the land itself. I strongly advise that we must move to carbon zero on all new build urgently to set the ball rolling. We should make sure that this does not jeopardise our other goals by using innovative building techniques and incentives.
FS-Case-311637333	David Lloyd	option1	There are plenty of 'green', 'eco', 'carbon neutral' schemes that can be implemented from the outset of any new building development that will give the new owners the benefits of long term reduced energy costs. Thus the developer can market these properties as such and gain the extra value that we all need.
FS-Case-311676977	Rosalind Fox	option2	Planning for a future date allows new developments to be incorporated as they become available.
FS-Case-311693209	Jeremy Woodward Vision Group for Sidmouth	option1	It is not the case that more net-zero carbon housing means less affordable housing: North Somerset have agreed to a Passivhaus development with 30 % affordables: https://tinyurl.com/yyvxxsjn Exeter has been a pioneer: https://tinyurl.com/n9ab6cp3 At 4.4, LP provides no suggestions on 'minimising emissions in the design and construction of new developments'. The LP needs to be more ambitious with zero-carbon standards for new-builds: https://tinyurl.com/499yb2n5 The LP should insist new-builds go well beyond 'net zero carbon for operational energy': Vision For Sidmouth - What is a 'net-zero carbon' building? It should embrace circular construction approaches to fundamentally cut the use of carbon: https://tinyurl.com/2maz6pxm and https://tinyurl.com/477m5r7n
FS-Case-311810037	Charles Hopkins	option1	I do not consider that net zero carbon from plan adoption is mutually exclusive with the provision of affordable housing and the two should be progressed together.
FS-Case-311868155	Martin Dowse	option2	It would be sensible to have a target date but allow some flexibility so that affordable housing really is affordable. Build in planning applications so that the properties can be easily and affordably be upgraded at a future date.

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FS-Case-312095051	Terry Darrant	option3	Net zero is a pipe dream based on an unsubstantiated argument at potential great economic cost to an economy that is already significantly weakened by the Government's lockdown measures and needs to be reflected as such in the real world.
FS-Case-312142504	David Broom	option1	Net zero is an imperative and the council should look lead on tackling climate change through the use of renewables, and all developments should not be allowed to continue with burning fossil fuels for heat, following the lead of BristolCC for example, the use of heat pumps ensures all new developments are on a path to zero carbon.
FS-Case-312184112	Linda Lowes N/A	option2	Net zero carbon is not all about housing. Housing without community benefits is pointless. Builders of larger scale development should be improving infrastructure as well as building house.
FS-Case-312251067	Neal Jillings Place Land Ltd	option3	your other options set out the unintended consequence of being overly demanding on this matter. This is not to downplay the issue but there has to be a gradual transition to allow all objectives to be met. I appreciate that other objectives are largely irrelevant if climate change makes the planet inhospitable for human life incidentally but consider that change needs to be managed in a controlled and achievable manner rather than a big bang that the market cannot adjust to.
FS-Case-312255566	Stephen sadler	option1	Option 1 is essential. However it should NOT be at the cost of so called affordable houses. Developers make unacceptable profits and therefore the model they use (roughly a third of a house price covers the land, a third the cost of build, and a third as profit to the developer) needs to be rewritten so that their profits are reduced to the benefit all. Section 106 money needs to go into better carbon reduction plans for the whole town where the development goes. I must say I know many locals asked for the last LDP to include greater environmental awareness in new developments (grey water collection for gardens and toilets, solar panels, charging points for electric cars) but we were ignored. Also, unfortunately towns like Ottery, Honiton and Axminster are growing into commuter towns and most of this is done by car. Towns like Ottery have no train station and the bus service is poor so the only way to guarantee to get to (and from) home is a car. Maybe prioritise local job creation
FS-Case-312317917	Steven Walton	option3	Because we are a low population density the impact of a local plan on carbon emissions will be minimal. We should be maintaining the old housing stock and improving their insulation to reduce the carbon footprint but not aiming for zero on a local plan.
FS-Case-312431413	Bruce Thomson	option2	Is it possible to work toward 2030 rather than 2040. Good to have an ambitious target.
FS-Case-312449388	George Williams Greenslade Taylor Hunt	option2	There is a careful balancing exercise to be carried out in helping to provide net-zero carbon development without hindering the delivery of new homes. Option 1 risks halting development to the point that social and economic sustainability is hindered. Option 2 would allow the provision of new homes and jobs without sacrificing the strategic aim of carbon neutrality. By allowing greenfield sites, especially those on the edge of sustainable villages, to be delivered, it allows for the extra expense of sustainable construction techniques and micro-generation to be incorporated. Sites with marginal viability will not be able to further this agenda. As such, we refer you to the site at Globe Hill, Woodbury.
FS-Case-312482944	Peter Bowler NA	option3	Net zero planning is a chimera. Planning should only adopt sensible, practical planning ideas.
FS-Case-312655834	Theresa Sanders	option1	the provision of newer energy efficient systems will generate more long term jobs . This will meet the affordability and sustainability targets long term. it is vital that we move away from opportunistic overdevelopment in areas which should not be developed.
FS-Case-312743967	Dee Woods	option1	If the Building Regulations were changed, this could be achieved much more quickly. Should have been done 20 or more years ago!

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FS-Case-312744056	Christina Skinner	option2	Do need to pursue the goal of net zero carbon but also need to consider expense and how this can be achieved realistically.
FS-Case-312753468	Rosalind Buxton Luppitt Parish Council	option2	The future date should be within 3 years of the Plan being adopted.
FS-Case-312781179	Carine Silver	option1	Absolutely essential. Net zero from yesterday - so many wasted opportunities.
FS-Case-312788353	Rosemary Walker	option2	Planners must enforce new forms of heating, better insulation and energy efficiency. If house builders do not do this they are refused planning permission.
FS-Case-312802318	Alan Dent	option2	Achievable targets make sense
FS-Case-312841460	Thomas Dobson	option1	All new developments must be carbon zero. It's crazy that stipulations aren't put on developers to Ensure that all new houses are built with solar panels for self generating electricity as one example. The increase in cost is worth it to save the planet. We only have one planet and we're already destroying it, so we need to do all in our power to try and save it.
FS-Case-312869806	PHILIP LOAT	option1	Every new home should have a solar panel on the roof by default. No housing development should be approved unless this is guaranteed.
FS-Case-312979176	Helen Connor	option1	The planet cannot wait.....plans need to be put in place now
FS-Case-313116054	A Davidson	option2	It seems to be a lost opportunity that most of all the new housing developments do not include solar panels when they have been around for a considerable time and their costs have reduced. Why are planners not including energy efficiency in the wider sense when granting permissions?
FS-Case-313155665	Catherine Dandridge	option2	Developers have the capacity to provide net-zero carbon housing/developments and they should be held to account to meet these standards by East Devon Council (EDC) however this should not be at the cost of Developers claiming they can only do this by reducing affordable housing. With this in mind I can see the benefit of time to set criteria for Developers & EDC to plan how to enforce this with financial penalties levied at Developer/s failing to meet criteria.
FS-Case-313198806	Vicki Whatley	option2	All or nothing is a foolish pipe dream. We can build on and develop as we go.
FS-Case-313343575	Joanna Burkey	option1	I think that climate change should be the 1st thing on the agenda in the local plan. How many houses we need, jobs, infrastructure etc will not be relevant if there is not a planet that is habitable left to live on. All the houses we build will just be constantly flooded etc. We will be constantly fighting battles. Whereas if we deal with the climate first we may have a chance.
FS-Case-313445139	Brenda Plumer N/A	option1	We need to ensure that all new housing should be net-zero carbon. I note that there maybe less affordable housing but in this area we do have a good number of low cost housing. The argument that Budleigh is a town for older residents is partly true but as St. Peter's School in Budleigh has in the region of 300 pupils, they must come from somewhere! Whilst of this subject, perhaps what Budleigh needs more than anything else is a larger net-zero carbon school for primary school children.
FS-Case-313453872	Tony WOODWARD	option1	All new housing and other buildings should have solar panels as standard. EV charging connection for every house. Also non carbon heat sources to be used where appropriate.
FS-Case-313459444	Mike Allen EDDC	option1	By the time these plans are concluded there should be no delay in net zero standards
FS-Case-313468624	Caroline Dartnall	option1	All new properties (residential or commercial) should have solar panels for hot water and electricity irrespective of location and design.
FS-Case-313492950	Helen Kirby	option2	Provision needs to be maintained for affordable housing for local people.
FS-Case-313498279	John Manser CSG Councillor (not views of the Council)	option1	It's a Climate Emergency!

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FS-Case-313521454	JOHN BROOKS	option2	Phase in requirements if possible.
FS-Case-313521692	Louise Dean	option2	Social and affordable housing is needed for local people and should not be risked by any policies
FS-Case-313523282	Gary Barlow	option1	Do it now. Go further and insist all new building have solar panels on their roofs. It is insane that 20 years after widespread availability there is still no forcing developers to be more carbon neutral. Stop trying to be carbon neutral, that isn't good enough to solve the problem. Things need to be carbon negative.
FS-Case-313523797	Heather Broadbent	option2	I think we have to be realistic.
FS-Case-313529843	Simon Spencer Simon Spencer MCIAT	option2	Perhaps seek Passivhaus standards or close to for new build developments. Custom Homes will certainly be built to a high standard specifically for individuals who are concerned for the environment more than developers. Solar panels on roofs should be linked to a storage battery. Oil boilers should be banned.
FS-Case-313534234	Sally Galsworthy	option2	Electric cars already looking decade shelf life. Need ability to review policy
FS-Case-313542858	Judith Heathcock	option1	Zero emissions are essential, so stop busses and coaches from parking and leaving engines running!
FS-Case-313560398	Elaine Tant	option2	But this is not an opt out. We should be aiming for net-zero carbon asap
FS-Case-313585518	berri bennett	option1	no time for delay
FS-Case-313603740	Eileen Beech	option2	Net-zero carbon emissions will take time but every action eg, housing transport commerce, farming must have this as a goal
FS-Case-313608804	Susan Child	option2	Affordable housing is so important for local families & young people but if you don't set the date reasonably soon there will be less incentive for developers to change to higher standards. I'm afraid profit tends to be their 1st & 2nd priority & they won't change willingly!
FS-Case-313613307	Madeleine Blu	option1	If you do not plan for below net zero, you might as well not plan at all, as global warming will have had all its dire effects. There will be no 'future'. Bill Dunstan Zed Power (https://www.zedfactory.com) says that it is not expensive to have affordable and zero carbon homes as well as net zero. There is a natural way of being social and exercising; where we have commons and seafronts and countryside we have social and community areas. We do not need expensive planning and landscaping and can save money from this. For affordable housing, keen minds need to come together to solve this, i.e. in South Africa they have incorporated their traditional use of mud for bricks to build large and complex buildings. There are many, many people in the UK who know a lot about climate change but do not necessarily have the degrees or company. Bill Dunstan states that local people can be 'upskilled', as does Agamemnon Otero (https://www.energygarden.org.uk).
FS-Case-313618009	Elizabeth Twining	option1	I am not sure what social and community benefits might be sacrificed so it is difficult to comment on this section. As to 'less affordable housing' - surely that is the developers talking. They are usually unhappy about providing it. New housing that is low carbon is less expensive to run even if it is more expensive to build.
FS-Case-313629840	Cathy Gardner	option1	We must set specific targets otherwise action is not taken.
FS-Case-313672954	Brian Ward	option2	Govt policies too ambitious. We can't even install "smart" meters in a 10 year period, then how can we replace all of our gas appliances by 2030. Every green initiative has been expensive and ineffective because we rush into it.
FS-Case-313678330	june glennie	option1	bite the bullet, get it done
FS-Case-313682721	Heike Hollerung	option1	Climate change is real. Even a sheltered place like Sidmouth will be affected with heavy rainfalls and further erosion.
FS-Case-313693362	Gary Tubb		Possibly not achievable.
FS-Case-313694058	Joseph Williams	option1	In 10 years time, it will seem very short-sighted to have built houses now which already need their heating systems, insulation etc upgrading to "net zero

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			standard". New builds should use proven ASHP or GSHP technology and be fitted with solar PV where possible. Retro-fitting these technologies would be much more costly than installing them during construction. Perhaps 3-4 storey buildings divided into apartments could be considered as an approach to more affordable housing?
FS-Case-313698487	Craig Daley	option3	If we look at the new council offices in Honiton, there are current no employees in them, and yet the lights and heating are on everyday. If you are going to do something, do it properly. Energy saving starts with switching off the energy you are not needing
FS-Case-313708247	Samantha Smith	option1	Quality of buildings need to be at the forefront of all developments.
FS-Case-313718525	Robert Maynard	option2	Option 2 - The development industry (homes, offices, factories etc) and home builders and refurbishing of building should be encouraged to build net-zero carbon from the adoption of the plan in line with the latest Government and other guidance. The Plan should set out objective indicating that all new development should be designed to facilitate the opportunity for net-zero carbon from the adoption of the plan and an expectation that all development should be net-zero carbon by 2025. (i.e.current Government target). The Plan should provide definitions, advice and guidance as to how this could be achieved.
FS-Case-313771026	John Connolly	option1	Developers should not be allowed to offset the cost of carbon neutral measures against their community contribution. By way of contrast the entire car industry is forced to bear the £hundreds of millions of R&D and build cost to comply with tighter emissions regulations - they get no public subsidy for this in any country. Why should developers and builders be allowed to argue that they should be paid to build less polluting homes? The climate emergency is now - developers profit should not take precedence. They should bear the full cost of their activities. If costs rise then they should innovate to reduce cost - just like any other commercial enterprise.
FS-Case-313780058	Megan Lowe	option1	We need to act now! Don't let the development industry get away with sub-standard.
FS-Case-313840169	Alan Hughes	option2	Until 'carbon-free' building is achievable at less cost we must not lock out people from affordable housing
FS-Case-313848718	Julia Bove	option2	Consideration must be given to areas of the county that do not have access to all fuels. Otterton for example has no gas pipeline so most houses heat their homes with storage heaters, electric radiators, coal/log fires or burners. For these houses to become zero carbon would require a huge investment by householders and cannot be expected to be done quickly or without some form of financial assistance.
FS-Case-313849237	Kathleen Ellett		It sounds as if the council have to opt for either affordable homes OR energy efficient homes. As a country we must not lose sight of improving housing standards for all.
FS-Case-313857211	Linda Johnson	option2	The question doesn't state when plan will be adopted .
FS-Case-313969913	colin rundle	option2	Set a date that's within the next 5 years to allow for planning and preparation.
FS-Case-313997024	Richard Holman	option3	Wait for government policy. Too much time and money is wasted in this area when it might all become irrelevant if the government legislate against it.
FS-Case-314096976	Peter Gilpin LED Leisure Management Ltd	option2	Focus on the larger developments to achieve maximum benefit quicker
FS-Case-314113114	Caroline Wilson Chardstock Parish Council	option1	There is no reason why there should be less affordable housing or fewer other social and community benefits under Option 1; all these should be encouraged. EDDC needs to lead by example and not be negative. Option 3 is NOT acceptable.
FS-Case-314133727	Ian Jewson Walsingham Planning Ltd	option3	The Council should await further Government policy. The Government has already consulted on plans for the Future Homes Standard which is to be introduced by 2025 and will require new build homes to be future-proofed with low carbon heating and world-leading levels of energy efficiency. The Government proposes that Building Regulations Standards will be uplifted as a

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			steppingstone towards the Future Homes Standard, and in particular towards future-proof homes with low carbon heating.
FS-Case-314181450	Iain Ure	option1	Cheaper to do it from the start
FS-Case-314217529	Don Mildenhall	option1	Scope for leadership
FS-Case-314221267	Brian Lowing	option3	Follow the national policy otherwise East Devon risks falling behind in affordable homes and community benefits
FS-Case-314261371	David Valentine Gittisham Parish Council	option2	The provision of policies to achieve carbon neutrality by 2040 are strongly supported. Policies need to be supported by clear guidance regarding locational considerations particularly where wind and solar developments are proposed. Appropriate standards need to be specified for new build developments together with recognition of implications arising from commercial costs in the development of affordable housing.
FS-Case-314278250	Keith Bungay		Option 1 ideally but to be more realistic, Option 2 leading to Option 1
FS-Case-314437283	Jacqui Baldwin	option1	If it is not built in on adoption it will never happen
FS-Case-314606312	RICHARD GETLIFFE	option1	we are already 20 years too late, any improvements should be sort immediately
FS-Case-314627836	Wes Healey	option1	Affordable housing CAN be net zero. Look at Scandinavia and Netherlands . Use green architects.
FS-Case-314646596	Alex Pryor	option3	Option 2 is not a sensible choice -- if developers are "given time to adjust" they will continue to do nothing until forced to by legislation, which is essentially option 3. The only sensible choice here is between Option 1 and 3.
FS-Case-314758581	Peter Ball Kilmington Parish Council	option2	New builds should be as near net-zero as is cost effective. But what percentage of total dwellings will new builds represent and therefore what will be their overall zero contribution Vs investment? Could there be any other 'quick wins' for retro-fit to existing housing, industrial, community buildings that might be more cost effective to quickly reduce carbon? Perhaps this would also help to involve and educate the existing communities helping to get them more on-board.
FS-Case-314760502	christopher Heal Private	option1	This is the way forward which we will all have to accept . In the long run we will all benefit through lower energy bills and a more comfortable lifestyle
FS-Case-314771914	Ian Cherry	option1	Targets are invariably missed so postponing action means it may never get done or gets done too late. The sooner the plan starts to produce positive results the better. Once the precedent is set demonstrating positive results stimulates more positive activity. Affordable housing is something of a pipe dream, but what little is produced needs to be net-zero from the outset otherwise it will require re-work and additional cost at some future time to achieve this aim. Get it right from day 1 then the precedent is set and the standard can be followed.
FS-Case-314782794	Nicola Daniel	option1	Affordable housing is the area's need. Net-zero carbon is the world's need. In my mind these both carry equal weight and affordable housing should not suffer to obtain net-zero carbon.
FS-Case-314846841	Wendy Van Der Plank The Beehive- community complex	option1	We are in a climate emergency!
FS-Case-314852216	Jenny Ashmore	option2	Always to focus on getting to the net zero carbon as early as possible. Priority.
FS-Case-314894688	John Colby	option2	However try and go above current Building Reg. standards
FS-Case-314910549	James Barnes- Phillips	option1	Why delay? This is one area where we can influence the quality of our built landscape. All developments need to be of the very highest quality and efficiency. One scheme that I do not support is district heating such as at Cranbrook. This is too reliant on a single source that in the event of a failure puts too many lives at risk.

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FS-Case-314921504	robert wiltshire	option2	It is pointless rushing off to try and achieve the unachievable.The ideals that you are proposing must be done gradually with reflection between chapters.
FS-Case-314926201	Richard Crabtree	option2	This is a difficult decision. There needs to be more technical developments and understanding of how to get to net-zero so it is impossible from plan adoption.
FS-Case-314926952	Kathy Hackman	option2	Just what does Affordable Housing mean??? Does it mean that developers do not make it a priority for local people with local wages when they build here??? Is it any wonder given this status quo that young people do not see their future in this area? This results in more people moving in from wealthier locations and pushing up house prices even higher.
FS-Case-314937410	Eleonore Pang		Must be Government regulation - or should be with strict control,
FS-Case-314943918	Des Senior	option2	Net zero is an ambitious target and setting too tight a timescale on it would be expensive and not necessarily achievable. If a time is set in the future it would allow development to be done more in line with changing technical norms.
FS-Case-314963509	Trudi Franklin	option2	At moment only people in the know get support for development and building property need to support all residents in trying to improve homes
FS-Case-315062740	Ann UPCHURCH	option1	This is necessary for the planet and all future builds need to help towards this
FS-Case-315078619	David Venner	option1	Any plan will not become active immediately, and possibly not before 2025, so it is essential that net-zero is incorporated into the plan at conception. As my Grandfather used to say "Do not put of until tomorrow, what can be done today". And this can be further supported by the phrase "There is no time like the present"
FS-Case-315100989	Elaine Wade	option1	Whilst I have sympathy for option 2 & 3, I think to preserve my town we need to have a zero carbon footprint - we are an area, or supposed to be of outstanding natural beauty and this goes hand in hand. I do not believe that more expensive building homes means less affordable housing; we must use old buildings and bring them to standard and rent. We need to be more creative with what we have got to house as many as possible. This council has its own housing stock and it needs to stop selling it now as this contributes to the problems.
FS-Case-315126013	George Williams Greenslade Taylor Hunt	option2	There is a careful balancing exercise to be carried out in helping to provide net-zero carbon development without hindering the delivery of new homes. Option 1 risks halting development to the point that social and economic sustainability is hindered. Option 2 would allow the provision of new homes and jobs without sacrificing the strategic aim of carbon neutrality. By allowing greenfield sites, especially those on the edge of sustainable villages, to be delivered, it allows for the extra expense of sustainable construction techniques and micro-generation to be incorporated. Sites with marginal viability will not be able to further this agenda. As such, we refer you to the site at West Hill, Nr. Ottery St Mary.
FS-Case-315148483	Sara Arthur	option1	Climate change is at a crucial point and any planning from this date should include a net-zero carbon policy. We cannot wait.
FS-Case-315168747	Liz Shortland	option2	Not sure why all new development should be net zero carbon with subsequent "may be" of less affordable housing etc. They make substantial profits anyway don't they? But then you have the words "may mean" in Option 2, so nothing is guaranteed.
FS-Case-315216760	Elizabeth Campbell	option1	The plan should be a stretch target. The damage we are causing to the our planet is not going away, the sooner we address it the better. There is absolutely no justifiable reason why new housing developments should not adopt the highest standards possible with available technologies. You indicate this will come at a cost - however you also indicate (2.5) that most residents are comfortably off so surely it is a balance of cost to purchaser and profit to builder to allow for incorporation of sufficient affordable and social housing and for local government to set the targets for such housing in new developments. It is also not just housing but any new office building, warehouse, car showrooms etc should also conform to the highest achievable standards.
FS-Case-315224273	ROY OSBORN	option2	MUCH DEVELOPMENT STILL REQUIRED TO MAKE NET ZERO CARBON A REALISTIC OBJECTIVE. CHARGING POINTS FOR ELECTRIC VEHICLES AT PEOPLES HOMES, WORK, AND DESTINATIONS ARE A CASE IN POINT

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FS-Case-315262947	Sam Scriven Jurassic Coast Trust	option1	there is lag between now and the plan being adopted. Industry is already adjusting and a clear indication of a deadline attached to this plan will engage them to adjust more rapidly. Carbon neutrality is too important to delay.
FS-Case-315274144	WILLIAM COPE	option2	Although net zero carbon emissions is a very real solution to the global problems we are now witnessing, it needs to be long-term objective in terms of planning considerations. I support the need for its adoption, but on an incremental basis and I would therefore agree with Option 2.
FS-Case-315275424	Rob Phillips Broadhembury Neighbourhood Community Land Trust (BNCLT)	option1	The comment box character limit is too restrictive for our response. Therefore, our response is included in the uploaded attachment.
FS-Case-315287680	Jennifer Hiley-Payne N/A	option2	Further improvements will continue to evolve, so a flexible plan is probably favourable.
FS-Case-315320410	Richard Power Diocese of Exeter	option3	Needs to follow a coherent national policy rather than local solution that will create a fragmented and confusing approach throughout the UK and on top of which will be overlaid the National response anyway.
FS-Case-315423597	Kim Dearsly	option1	It is clear that we need to act now!
FS-Case-315449037	Darren Roberts East Devon District Council, Central Planning	option2	We should seek to go faster than current Government policy but allow for a period of adaptation
FS-Case-315455012	Rachel Hughes	option2	The future date should be fixed at the outset of the planning procedure for each application.
FS-Case-315476876	Graham Long Upottery Parish Council	option2	We must all take responsibility for carbon reduction, so leaving it to others is not acceptable. Similarly adopting a net zero plan from the date the new Local Plan is adopted is too aggressive. Adopting a net zero carbon plan from a future date is workable especially when others are the primary drivers. With the help of Exeter University and CSE Bristol, Upottery Parish Council have been able to measure the carbon footprint of the parish for the first time and found that three quarters of all carbon produced in the parish comes from agriculture and the A303/A30 running through the parish. Reducing agricultural and transport carbon are primarily driven by others who have not yet published detailed plans for carbon reduction to 2040. Data from those who determine these numbers must be integrated into the new plan, as and when they are available.
FS-Case-315516791	Mary Truell None	option1	As in other countries it is mandatory that every new build or conversion has renewable energy installed. As house building is at present grossly exaggerated the price factor will respond automatically when common sense has prevailed (please see chapter on housing)
FS-Case-315539551	Gary Parsons Sport England		no comment
FS-Case-315542900	Joanna Boyce	option2	But the future date must be within 5 years
FS-Case-315622017	Robert Martin Clyst Honiton Parish Council	option1	On no account should the need to have strict policies on this be used as an excuse for not building much needed affordable housing. In short, the Local Plan policies need to be strong on providing all housing in a zero-carbon way. Both are essential and both must be provided. Carbon zero is achievable even in the provision of social rental houses as seen in Goldsmith St Norfolk
FS-Case-315627773	Ed Moffatt Diocese of Exeter	option2	The balancing off between net-zero carbon implementation and affordable housing and community benefits is not helpful. The aspiration has to be 'both/and' not 'either/or'. Greater value needs to be extracted from planning agreements (particularly in respect of greenfield sites in high value, strong growth areas, such as the West End) to deliver holistically sustainable developments incorporating key environmental and social attributes. Profits (for

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			landowners and developers) need to be restrained in order for environmentally and socially sustainable communities to form.
FS-Case-315666051	Olly Davey	option2	But not too far ahead. 2030 at the latest. A lot of the technology already exists, it just isn't used.
FS-Case-315672889	James Dorey Plainview Planning	option2	The development industry is not ready to achieve this, a date should be set which is realistic. This date should be subject to public consultation.
FS-Case-315678300	George Williams Greenslade Taylor Hunt	option2	<p>There is a careful balancing exercise to be carried out in helping to provide net-zero carbon development without hindering the delivery of new homes and employment space.</p> <p>Option 1 risks halting development to the point that social and economic sustainability is hindered. Option 2 would allow the provision of new homes and jobs without sacrificing the strategic aim of carbon neutrality.</p> <p>By allowing greenfield sites, especially those in sustainable locations on the edge of a city such as Exeter, to be delivered, it allows for the extra expense of sustainable construction techniques and micro-generation to be incorporated. Sites with marginal viability will not be able to further this agenda. As such, we refer you to the site at Sowton, Nr. Exeter.</p>
FS-Case-315678845	Paul Hayward Newton Popleford and Harpford Parish Council	option2	There needs to be defined timescales for the implementation of a Net Zero Carbon target and clear guidelines as to how NZC will be achieved within a defined period of time.
FS-Case-315681467	Jacqui Best	option2	<p>Set energy efficiency standards higher than building regulations, at a date in the near future. The level of trade-offs should reduce when higher standards become general practice.</p> <p>Ensure new development is carbon neutral through design, construction and performance</p>
FS-Case-315685113	Lauren James MMO	option2	Definitely important to plan in a cost-effective manner when it comes to infrastructure.
FS-Case-315690761	Naome Glanville	option1	<p>District heat networks: I understand that the system which is used by Cranbrook is not fit for purpose as hot water is not always available, and residents of Cranbrook have to use this system, so it is also effectively a monopoly. Any future heat networks should be fit for purpose and residents should have a choice.</p> <p>Planning: although it is a great idea for green transport, there is not a satisfactory public transport system for much of East Devon, unless you live in the centre of a town. Developers use the the excuse of 'greening' the environment as a reason not to provide enough parking spaces on new developments so that they can get more houses per acre. To move around in Devon you need a car, so more parking spaces should be provided in new developments - but with charging points.</p> <p>Planning: In order to reconnect people with the environment and & to encourage growing local, less intensive developments with larger gardens and space for allotments should be considered.</p>
FS-Case-315697980	Terrence Blackler	option1	Passivehaus standards will only become cheaper if developers are forced to comply
FS-Case-315760844	michael cooke	option1	<p>why does net zero carbon can 'less affordable' - if we as country embrace net zero costs will come down - if we allow cheaper less energy efficient homes then that's what developers will build.</p> <p>Why can't all new houses be forced to have solar panels for instance?</p> <p>All new housing & infrastructure should have EV charge points installed a standard. If its not possible to do for each house/ flat then the installation of strategically placed rapid chargers in the community should be commissioned.</p>
FS-Case-315804855	Sophie Minter	option2	Expectations do need to be sensible and practical so that short-cuts and Tick-box exercises are not the result

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FS-Case-315811509	Colin Bennett	option2	Make developers fit solar panels as standard now.
FS-Case-315892586	Carolyn Bowles	option1	Perhaps the large companies could afford to put solar panels on all new housing as they have made fantastic profits in the last few years from charging high prices for new housing
FS-Case-315937332	Fiona Anderson	option2	Plan for net zero from 2025, no more gas boilers in new houses.
FS-Case-315939416	linda aucott	option1	This is essential and should not be brushed under the carpet any longer. Such strategies should not be more expensive with creative thinking and challenging big builders narrow minded approaches.
FS-Case-315959715	Paul Warren	option1	Cost and consequence could be dealt with through the planning system or legislation.
FS-Case-315961800	David & Mrs Wendy Lewis	option2	The future date needs to be soon enough to enable overall net-zero by 2040, and to be at least a bit challenging for developers. Alongside this there needs to be pressure put upon Government to close the loopholes in the existing legislation governing the responsibilities of developers to provide affordable housing and other social and community benefits.
FS-Case-315963133	George Koopman	option1	It may appear more expensive at first sight, but it is much cheaper to incorporate the relevant features during build as per option 1, rather than as one off retro-fits (if the buildings are even completely suitable)
FS-Case-315967632	David Daniel	option1	If we don't start now, we never will. Trade-offs between "affordables" and saving the planet are invidious and must be resisted.
FS-Case-315968014	Eleanor Cozens	option1	Option 1 is essential as Option 2 would enable Developers to carry on as they are for as long as possible - one suspects they are behind the changes to the Government's delayed date for banning gas boilers. Developers need to start changing now to avoid local councils or the government having to subsidise much more expensive retro-fitting in due course. The new Hayne Farm development has gas central heating and not a single solar panel, let alone any sign of air source heat pumps. It would be worth checking with all developers applying for new housing schemes how many they would have to sell to break even! At an Oxfordshire site this was rumoured to be only 50% of houses...
FS-Case-315972159	Monica Bell	option1	All new houses MUST have solar panels as part of planning.
FS-Case-315984133	Daphne CURRIER	option1	Taking a different route through new developments- a problem of empty homes or second home ownership or developments seen as investment opportunities and left empty. Policies to include these as rentable homes could ease the need for more new community housing to be built. Selling new homes strictly and only to people who could prove full residency, with employment, would prevent this. Exmouth marina is an example of prime housing only , I am told anecdotally, about a third full most of the year. Covid has filled it up a bit ! Second homes could be taxed with very heavy council tax charges to help support the social housing need. Local policies could improve the housing situation and allow for net-zero development- but the will must be there to achieve this. If it is not made into a priority , it will be watered down. We can all do more on an individual level by reducing waste consumption.
FS-Case-315991192	Susan Clarke		Why bother - it will be ignored anyway.
FS-Case-316012030	Beatrix Godfrey	option1	Climate change is very real and we need to plan from the start how to mitigate its effects
FS-Case-316012231	Terry Sweeney	option1	Do it now! Industry has had plenty of time to adapt. Retrofitting is much more expensive and difficult. Offset of costs through lower fuel bills. The more built to high standards, the cheaper the unit costs.
FS-Case-316019373	Anthony Green	option2	Opt. 2 providing that there is not too much leeway for laggards, This is an urgent crisis.
FS-Case-316023654	lauren allan		We should be providing the evidence on our housing needs to Government, with our special constraint of AONB status over 2/3 of our jurisdiction. We need to align our strategy with National targets and proceed as quickly as possible. The option will depend on progress.

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FS-Case-316036693	Philip Wragg none	option1	We need Net Carbon given the current Climate Emergency with Global Warming/ rising sea levels threatening our coastal communities.
FS-Case-316053199	Ben Evans	option1	And in relation to Option 1 net-zero needs to mean Net-zero. It needs to include off-setting the carbon of every brick, mortar and concrete that is used in their construction (all materials). Every journey made by any planner, architect, builder, contractor, sales rep and house viewer! And no mature trees or hedgerows should be removed - considering that the absorption of carbon that a mature tree provides cannot simply be replaced by a sapling. We are in a climate change emergency and you should incorporate measures that reflect this. Change is needed now.
FS-Case-316056741	Helene Jessop RSPB	option1	We recommend that development proposals that meet net zero carbon standards and other measures of sustainable development, including avoiding adverse impacts on nature and providing biodiversity net gain, are prioritised. Planning policy direction will be essential in achieving this change.
FS-Case-316125851	Diana jennings	option1	We agree that provision of renewable energy is vital but the sites for wind and solar energy farms MUST be selected with great care so as not to damage wildlife and the environment which they should be designed to protect.
FS-Case-316127402	Eleanor Rylance	option2	Buildings are a huge gobble of the planet's resources. At present, the dwellings that are being delivered are not of a high enough quality and show signs of age extremely quickly. They were a response to the need to deliver a lot of houses quickly. But they are a disaster for the planet as they degrade so quickly and need a lot of repairs very quickly, and some were badly designed or located resulting in houses that are damp from the outset and not fit for purpose. We should be aiming for the highest possible levels of energy efficiency, and made the inclusion of renewable power generation mandatory in every new build. Although I have ticked Option 2, I would trust that this "future date" would be very soon, and that as soon as the plan were adopted, we would start planning for net zero, non-disposable dwellings designed to last a century (rather than a few years).
FS-Case-316127687	Lisa Turner Blackdown Hills AONB Partnership		Not sure whether option 1 or 2, but definitely not option 3. There is an urgent need to actively plan for net zero carbon.
FS-Case-316135438	George Williams Greensalde Taylor Hunt	option2	There is a careful balancing exercise to be carried out in helping to provide net-zero carbon development without hindering the delivery of new homes. Option 1 risks halting development to the point that social and economic sustainability is hindered. Option 2 would allow the provision of new homes and jobs without sacrificing the strategic aim of carbon neutrality. By allowing greenfield sites, especially those on the edge of sustainable villages, to be delivered, it allows for the extra expense of sustainable construction techniques and micro-generation to be incorporated. Sites with marginal viability will not be able to further this agenda. As such, we refer you to the site at Down Close, Newton Poppleford.
FS-Case-316136353	Bill Horner Historic Environment Team, Devon County Council		No comments
FS-Case-316147775	Mathieu Holladay	option1	The climate emergency must be taken incredibly seriously and it must be tackled together with the biodiversity crisis. Since the UK has been late to adopt many vital actions required there is pressing need to switch to a faster pathway, albeit at an increased cost, this is why I support Option 1. I am alarmed the Local Plan may create obligations for residents to join failing District Heating systems because currently the regulation of these is very poor. Sadly it's clear residents in areas such as Cranbrook, Westclyst & Tithebarn are suffering with high costs & poor service as a result of these business monopolies having been being established. There is also the issue of using the incineration of waste to heat & power homes as these will lock in households to funding these highly polluting and expensive technologies at a time when renewable technologies are getting

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			ever cheaper. The Local Plan should pursue Passivhaus standards and technologies that are actually green!
FS-Case-316153559	Jacqueline Green	option2	Affordable (but not badly designed, and poorly built) eco-housing is urgently needed. Scandinavian models for simple, practical design, are helpful.
FS-Case-316158325	Paul Hayward Personal View only	option2	I would rather tick Option 1 as developers have had more than enough time to adjust to modern NZC standards; they have simply chosen not to because policies did not exist to compel them and their profits are more important than doing the right thing, in a great many cases. However, pragmatism obliges me to tick O2.
FS-Case-316158385	Sarah Jackson	option2	I would propose a graduated net zero target that increases year on year toward the target date.
FS-Case-316159794	George Williams Greenslade Taylor Hunt	option2	There is a careful balancing exercise to be carried out in helping to provide net-zero carbon development without hindering the delivery of new homes. Option 1 risks halting development to the point that social and economic sustainability is hindered. Option 2 would allow the provision of new homes and jobs without sacrificing the strategic aim of carbon neutrality. Option 3 would also allow for carbon zero homes to be addressed through Building Regulations, simplifying the planning process and supporting the delivery of sustainable development as a result. As such, our client supports options 2 or 3. By allowing greenfield sites, especially those on the edge of sustainable villages, to be delivered, it allows for the extra expense of sustainable construction techniques and micro-generation to be incorporated. Sites with marginal viability will not be able to further this agenda. As such, we refer you to the site at Whimple, Nr. Exeter.
FS-Case-316160103	Julie Moore	option2	I think it is important that government are encouraged to set a level requirement over the whole country. In my experience the development industry will take on the financial responsibility provided it does not give their competitors an advantage. In that sense East Devon could suffer if their standards are too demanding. ps what about higher standards for employment buildings as well where designs are generally more adaptable?
FS-Case-316176196	Adrian Toole	option1	Try and get ahead of Government
FS-Case-316181550	Deborah Griffiths Devon Archaeological Society		No comments
FS-Case-316188495	George Williams Greenslade Taylor Hunt	option2	There is a careful balancing exercise to be carried out in helping to provide net-zero carbon development without hindering the delivery of new homes. Option 1 risks halting development to the point that social and economic sustainability is hindered. Option 2 would allow the provision of new homes and jobs without sacrificing the strategic aim of carbon neutrality. By allowing greenfield sites, especially those on the edge of sustainable villages, to be delivered, it allows for the extra expense of sustainable construction techniques and micro-generation to be incorporated. Sites with marginal viability will not be able to further this agenda. As such, we refer you to the site at Offwell, Nr. Honiton.
FS-Case-316222313	Kimberley Waterfall	option1	The climate emergency must be taken incredibly seriously and it must be tackled together with the biodiversity crisis. Since the UK has been late to adopt many vital actions required there is pressing need to switch to a faster pathway, albeit at an increased cost, this is why I support Option 1. I am alarmed the Local Plan may create obligations for residents to join failing District Heating systems because currently the regulation of these is very poor. Sadly it's clear residents in areas such as Cranbrook, Westclyst & Tithebarn are suffering with high costs & poor service as a result of these business monopolies having been being established. There is also the issue of using the incineration of waste to heat & power homes as these will lock in households to funding these highly polluting and expensive technologies at a time when renewable technologies are getting ever cheaper. The Local Plan should pursue Passivhaus standards and technologies that are actually green.
FS-Case-316240170	George Williams	option2	There is a careful balancing exercise to be carried out in helping to provide net-zero carbon development without hindering the delivery of new homes. Option 1

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	Greenslade Taylor Hunt		risks halting development to the point that social and economic sustainability is hindered. Option 2 would allow the provision of new homes and jobs without sacrificing the strategic aim of carbon neutrality. By allowing greenfield sites, especially those on the edge of sustainable villages, to be delivered, it allows for the extra expense of sustainable construction techniques and micro-generation to be incorporated. Sites with marginal viability will not be able to further this agenda. As such, we refer you to the site at Chardstock, Nr. Axminster.
FS-Case-316257871	robert pearcey	option2	Following the Covid crisis I feel it is important to slow down the process of massive change and future development. It is going to be many years before the general public gets back on their feet and can cope with potentially life changing development.
FS-Case-316444654	Eva Ingleson	option1	We are in a climate crisis. We each have a responsibility to reduce our carbon footprint, but if government and local councils aren't seen to be leading the way most people will continue to ignore this problem.
FS-Case-316449438	Andy Wiltshire	option2	The UK is net zero from 2050. I agree we should be building to tight standards but need to not be overly restrictive. True net zero means no concrete... oversetting won't work on the scale required
FS-Case-317286080	Stephen Canham	option1	Option 1 should be underpinned by a new approach to social housing preventing yet more under delivery of the social housing objective.
FS-Case-319425252	Peter Simmons	option1	Action on climate change is required now. Don't kick the can down the road.
FS-Case-323231602	Gordon Hodgson	option1	If the setting higher standards implementattion is set for a future date then the can is effectively kicked down the road. Devlopeers and others will become more focused on implementing new and innovative technologies to make housing (and other buildings) that has quality and low energy consumption built in. This will benefit those on lower incomes and not just the more well off. Further -national policies would currently allow developers to set a lower standard for a whole development that is in force at the time of the first phases of houses built for the rest of the development and not be required to upgrade standards for the the later phases.
FS-Case-323661989	Michael Gooch Boyer	option3	We acknowledge the importance of reducing carbon emissions and increasing energy efficiency in order to combat climate change. However, it is considered that the application of individual district standards for these indicators would affect the viability and deliverability of new sites within East Devon, which would also have to compete with sites developed and marketed in neighbouring authorities, particularly within the West End of East Devon, where there may be lesser standards. It is therefore considered that a more effective and appropriate approach would be to either align such standards, objectives and timescales with those of national government, or to simply await for the application of national standards.
FS-Case-324952647	Lawrence Turner Boyer Planning	option2	Please refer to submitted representations
FS-Case-324964822	Sarah Jackson	option2	I would propose a graduated net zero target that increases year on year toward the target date.
FS-Case-324977684	Simon Collier Collier Planning	option3	Please refer to submitted representations.
FS-Case-324988465	Simon Collier Collier Planning	option3	Please refer to submitted representations.
FS-Case-324999075	David Morgan Not Applicable	option2	Please refer to submitted representations.
FS-Case-325010263	Nick Freer David Lock Associates		Please refer to submitted representations.
FS-Case-325041454	East Devon and Tiverton & Honiton CLPs	option1	<ul style="list-style-type: none"> · Enshrine a specific quota for efficient housing to be affordable. · Both the affordability and efficiency objectives must be met. · There will be payback, ie. lower running costs of the house. · While Option 2 may result in more affordable housing, we are concerned that

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			this is penned to happen 'sometime in the future', and relies on the developer to adapt their processes, which may not happen.
FS-Case-325053097	Ed Persse EJP Planning Ltd	option3	The importance of reducing carbon emissions and increasing energy efficiency in order to combat climate change is acknowledged . However, it is considered that the application of individual district standards for these indicators could affect the viability and deliverability of new sites particularly in smaller settlements. Accordingly, it is considered that a appropriate approach would be to either align such standards, objectives and timescales with those of national government guidance.
FS-Case-325070883	Emma Russell	option1	See attached submission.
FS-Case-325077531	I.G. Cann Exmouth Civic Society	option2	Please see attached submission.
FS-Case-325085151	Matthew Kendrick Grass Roots Planning	option3	See Separate Representations Document
FS-Case-325107229	George Williams Greenslade Taylor Hunt		Please refer to submitted representations.
FS-Case-325124589	Glynnis Poole LiveWest		Please refer to submitted representations.
FS-Case-325131855	Michelle Dobrota-Gibbs N/A	option1	Please refer to submitted representations.
FS-Case-325156112	Peter Dobbs	option1	Please refer to submitted representations.
FS-Case-325170882	Dorothy Taylor Exmouth Mental Health St John's Court Carers' Group	option1	Please refer to submitted representations.
FS-Case-325549089	Ken Pearson Stockland Parish Council	option1	If this option is not taken up then how else are developers going to take any notice of overcoming the decades of poorly built housing, to minimum standards of insulation, reliance on heating with fossil fuels or any of the other cuts in housing provision to deregulate the market to the worst provision in Europe!
FS-Case-325726521	Simon Coles Tetra Tech Planning	option3	Forthcoming changes to the Building Regulations (Part L1A) and the Future Homes Standard are the way forward. A national strategic approach to energy use and carbon footprint through the Building Regs is the most effective method to achieve carbon neutrality in due course. Each individual local authority developing its own planning policy will lead to huge inefficiencies and misunderstandings and put those seeking higher standards at a competitive disadvantage.
FS-Case-325731054	Andrew Ardley South Western Railway	option2	Important to be able to fund sustainable transport infrastructure otherwise the carbon benefits will be lost through transport emissions.
FS-Case-325752618	Stephen Morgan-Hyland Maddox Planning	option2	Please see accompanying letter.
FS-Case-325812938	Nick Matthews Savills	option2	See attached.
FS-Case-325819281	Nick Matthews Savills	option2	See attached report.
FS-Case-325829612	Dan Yeates Savilles	option2	Please refer to submitted representation.
FS-Case-325831870	Cem Kosaner Lichfields	option3	Please see attached comments.

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FS-Case-325838141	Dan Yeates Savills	option2	Please refer to submitted representations.