

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

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

Option 1 – We should explicitly require housing provision for people at all stages of life

Option 2 – We should encourage but not require housing provision for people at all stages of life

Option 3 – not set standards for differing types of housing provision

Option 4 - None of the above or an alternative

Those that made comment said.

Ref No	Respondent	Q 10	Question 10 Comment
FS-Case-297507653	Kate Duggan	option 4	This needs basing on the actual needs of people. Is there expected to be a shortage of housing for over 60s? If so, how many new houses are needed? Then base the percentage on that.
FS-Case-297785613	Kim Sankey Angel Architecture Ltd	option 1	With an ageing population there is a greater demand for low rise elderly housing with good public transport routes. To be viable these need to have a minimum number of units which is usually too large for small schemes.
FS-Case-297949549	Martin Thurgood	option 2	Option 1 appears too rigid. The reality is that developers will only want to supply what they can sell. The local plan might usefully highlight the needs that are not currently believed to be met by current new development so as to encourage their provision.
FS-Case-299321852	William R Palmer	option 1	Ground floors should be available for the elderly and immobile.
FS-Case-300324912	Hugh Waters	option 4	The focus for housing should be to allow young people to remain in the area.
FS-Case-300714787	Blank - No Name	option 1	Sadly developers are not interested in building communities or housing that is healthy. Generally they only seem to be interested in making profits. Councils need to force them to fulfil their obligations and the needs of the community.
FS-Case-300872971	Ian Wasson	option 2	Individual choose where they want to live - not all old people for example want to be stuck in retirement flats or over 50 housing developments.
FS-Case-301179421	Mark HUMPHRIES	option 1	Any housing should provide for a degree of supported living whether that be for younger persons, those with disabilities, or those retired.
FS-Case-301345304	JANICE ALEXANDER Devon Rural Housing Partnership	option 1	Unless this is a requirement, developers will not provide it as it will eat into their profits. As Devon has an ageing population it is important to futureproof homes so that when residents become less mobile they do have to leave their home. Information and support for adaptations should also be provided alongside the housing provision so that homes that are not build to lifetime standards can have certain adaptations as required. Some housing associations have now started building homes with larger bedrooms so that if a young couple move in then start a family, one of the bedrooms can be divided into two to prevent them having to find another home.
FS-Case-301424628	ERIC BOWMAN	option 1	A TRICKY ISSUE I FEEL THE OLDER GENERATION IN THE SW IS BECOMING GREATER THEREFORE PROVISIONS NEED TO BE MADE. LOCAL PEOPLE SHOULD BE GIVEN PRIORITY OVER OUTSIDERS
FS-Case-302549497	simon davidson	option 1	Within Exmouth there is a tendency to develop blocks of flats: it could be argued that these favour the elderly population at the expense of other age groups and bring with it greater pressure for Social Services and the NHS.
FS-Case-302640746	Hazel Jeffery	option 1	Yes at the moment there only seems to be small family homes being built. Consider older people looking to downsize but wanting to be near facilities.

Ref No	Respondent	Q 10	Question 10 Comment
FS-Case-302912562	Paul Gamble	option 1	It is not clear how just "encouraging" will result in developers building homes for people at all stages of life?
FS-Case-302971165	Richard Thurlow Sid Vale Association	option 1	Why does Option 1 reduce CIL monies?. We can see no logical reason for this. Option 1 must relate to the suitability of each site, and perhaps with provision for different mixes in different locations
FS-Case-303403737	Mr&Mrs Wood	option 4	Well designed, affordable housing should be the priority in all new developments, not just 15% etc. but more like 100%, to support the new local generation to be able to stay in their home town, if desired. 2nd home ownership should be doubly taxed and local youngsters should be given priority on buying these properties as they tend to be smaller and more affordable.
FS-Case-303734212	Cassie Thornton	option 2	It's the young families and people who need help getting on the ladder, there are plenty of options for the older generation as most own houses already that can support them later on in life. It's about the younger generation being able to make that step onto the ladder
FS-Case-303791282	Maureen Chandler		again - need for local housing for our young people - this should be your first priority
FS-Case-304210544	David Beazley Sainthill Baptist Church	option 1	Developers -I imagine- will do what raises most money. There must be requirement to build for people not for money.
FS-Case-305882808	Kay Lane	option 1	Look at second home ownership and how it has an effect on small communities and villages
FS-Case-306237729	Geoff Crawford	option 3	Allow free market economics. EDDC should control the quantity of types of housing but no developer will build student accommodation where there are no students, retirement flats where there is no need and large family homes if there is no demand. Building new homes attracts home owners from outside the area. Consider the impact of attracting more elderly people to retire to EDDC, or more students or more families rather than just providing suitable housing for the natural renewal of generations of existing population.
FS-Case-306256851	Simon Rennie		no comment see objective 10 section 12 questions
FS-Case-306308166	Sylvia Meller	option 4	Housing provisions for people at all stages of life: yes. But a lot of people just get kids at the moment to be able to get a house. this has to stop! I know this is a nation wide issue but someone has to start somewhere. We are having too many people on this planet and we should not encourage them to have more just so they can get some extra benefits
FS-Case-306915743	Catherine Kingham	option 1	If new houses are built, they should be appropriate for the community in which they are being built. Homes for all ages and stages of people are required in such circumstances. High standards of build together with zero carbon footprint & renewable energy sources of power. The higher costs could be met in part by the companies building them/supplying the energy/Government.
FS-Case-307126895	Daren Richards	option 2	This should cover first time buyers to pensioners
FS-Case-307127261	Julie Lewis	option 1	Developers should be providing what the area needs, not what they can make most profit from
FS-Case-307156482	Emma Molony	option 1	absolutely for all stages of life.
FS-Case-307313176	Jonne Ceserani	option 1	The market is unlikely to provide what is needed without some intervention as has already been demonstrated with the need to include infrastructure, (CIL), and press to include affordable housing. Build house with lifts, it means older people can stay in

Ref No	Respondent	Q 10	Question 10 Comment
			their own home for longer which is what government policy promotes, It does not have to cost much. We have already done this in our new house.
FS-Case-307482014	G. Millard	option 1	Money received from Developers appears often to be squandered by Local Councils. Developers should be encouraged to develop new housing targeted at 'Seniors', so as to release larger 'under occupied' housing.
FS-Case-307693356	Michael Horn	option 1	Developers have shown themselves incapable of 'encouragement' so it is necessary to 'require'.
FS-Case-307991316	Susan Cooper	option 4	On allocated sites there should be a requirement for housing provision for people at all stages of life, particularly where local needs surveys and other evidence such as the size of the elderly population show a need. All too often on new development sites the needs of the elderly and access homes that adapt as people age are neglected. In addition by building say bungalows on a site for the vast elderly population of the area this could encourage elderly people to downsize and release their dwellings onto the market for larger households. For windfall sites or sites that come via a policy similar to the current Strategy 35, need as identified from council waiting lists, affordable housing surveys, and/or other evidence could assist in determining what the need is for different types of dwellings
FS-Case-307992623	Deirdre Jennings	option 2	Deter more retirement homes to ensure a mixed demographic is maintained.
FS-Case-308046720	Jonathan Page	option 1	The young first time buyer is being conveniently side stepped by the big builders. Stamp down on them and enforce starter homes but of a standard
FS-Case-308048692	Paul Shannon	option 3	Developers are best placed to assess and meet market needs. It is in their best interests.
FS-Case-308071816	Gillian Cameron-Webb n/r	option 3	After World War 2 a lot of pre-fab houses were built to deal with the housing crisis. Many lasted for decades, apparently people loved them and the ones that still exist are sought after. With today's technology we should be able to build pre-fab and modular houses which should also be cheaper and easier for local building firms to build. I'd also like to see more Park Home estates. These sort of houses are also generally smaller and on one level making them ideal for starter homes, for down-sizers and for people with disabilities. These sort of houses are also ideal if housing is to be added to existing settlements as they would be more affordable and locals will be able to downsize and remain living in their community, near their support network, whilst vacating their larger houses for families to move into. Developers only care about building bigger family houses because it makes them more money not because they're needed.
FS-Case-308072238	Robert Cooper	option 1	Housing should be provided for the elderly so that when the time is right they can move into sheltered housing and free up their previous housing for better and more effective use. This should be achieved with care to ensure they are not ripped off with excessive charges from managers of those types of housing.
FS-Case-308074183	Benedict McGuigan	option 1	option 1 is the only one that will ensure development for all
FS-Case-308105811	Timothy Bell	option 1	It isn't a privilege for people to be living in these areas and it should be accessible to all.
FS-Case-308111547	janice watkins	option 1	essential that hpoousing be provided for all life stages, including bungalows for senior residents
FS-Case-308155966	Vivien Rands	option 1	Unfortunately developers are very good at escaping their responsibilities - they agree to specific housing but then claim financial reasons why they don't meet their commitments and can't be held to account. These rules need to be tight and legal.
FS-Case-308158461	sally mumford george	option 1	offering different housing to suit peoples needs is really important . quality of life is important

Ref No	Respondent	Q 10	Question 10 Comment
	woods (sw)ltd		
FS-Case-308168070	Norman Reeder	option 3	We do not need Big Brother approaches when they are not necessary. Construction firms are commercial businesses and will build what they can sell and what the market needs - dictating to them will lead to problems in the future
FS-Case-308177703	Judith Ferrier	option 2	Houses should be built what people want, not for them to make as much money by building houses far too big and again, depriving the poor
FS-Case-308200953	Peter Julian	option 1	Must provide more affordable homes for local people
FS-Case-308231255	Martin Seymour	option 1	The objective should be to build self sustaining communities for a diverse range of people.
FS-Case-308256653	Della Cannings	option 1	Cranbrooke I could not find a bungalow ... so created a town that's not disabled or elderly friendly/conducive
FS-Case-308268315	Tracy Simmons Cranbrook Town Council	option 1	Homes should be adaptable for all stages of life to reduce the need for care and to allow people to lead independent lives as long as possible. Option 1 is preferred.
FS-Case-308288718	Emily Davis	option 1	To be honest, getting the 106 monies for local communities is like pulling teeth anyway. And mostly developers are getting out of having to pay it. As they're already getting away with not paying then we should be able to direct what we want and then almost put it out to tender...
FS-Case-308324058	Jack Slim	option 2	lot more people are living as singles or singles with children. It is likely that many of these singles will require affordable homes. I think some high density developments should be considered with in-built facilities such as creches and nurseries. For example, settlements of the railway line into Exeter could be built to allow single parents to get to and return from work at reliable times. See remarks on high density housing above.
FS-Case-308326362	Peter Eastwood N/A	option 4	Options 1,2,3, could be considered when the Council rental property has been achieved.
FS-Case-308401840	Duncan Harvey	option 1	See comments above
FS-Case-308433805	Kerry Carr	option 4	I think somewhere between option 1 & option 2 - stipulate in some areas on some developments that housing retirement should be available for people at all stages of their lives.
FS-Case-308520714	Peter Brain	option 1	This is a more difficult question and option 1 is slightly ambiguous. But we do need suitable housing for singles, young couples and families, to avoid Exmouth becoming over-full and over-dependent on old people. Hence we do not need large pensioner-only developments, even if ticking this box suggests we do. As for the spin-off funding from developers, that process is outside the control of the District Council but should be increased anyway.
FS-Case-308546698	Noel Allan	option 1	Tie developers hands as much as possible, stop building for building sake.
FS-Case-308588780	Patricia Boyd	option 1	Small scale numbers of such housing provision would at least get the ball rolling in the right direction. Could include this in the same way as affordable housing is included in developments
FS-Case-308638086	Robin Barker		Mainly Option 1 but in parallel with better use of existing housing
FS-Case-308655667	Jan Gannaway Exmouth Wildlife	option 1	Must make sure that 'starter homes' really are affordable for those starting out. Maybe we should somehow limit the fashion for extending houses because smaller properties keep being lost to the market.

Ref No	Respondent	Q 10	Question 10 Comment
	Group + Active Travel Exmouth		
FS-Case-308724025	Damian Coombes	option 1	As per response above, there needs to be more focus on economically active people vs economically inactive if we are to recover from the recession but also use as a factor to increase the standard of living in the area. Retirement property is already available from both tailored properties (Retirement Flats) and the Pricing structure of housing in the area where incoming retirees are the only ones able to afford them.
FS-Case-308801635	L Martin	option 2	Without doubt older people can afford any property of their choosing and adapt. However, younger people and especially parents with a family cannot do the same. We need to encourage families into our communities. so I believe less bureaucracy to encourage developers to build at all!
FS-Case-308930499	Lisa Bowman Exmouth Town Council	option 1	What about housing for the disabled and people with special needs? Level access housing? The plan lacks reference to supported housing needs.
FS-Case-308948443	Karin Goodfellow	option 1	Developers left to their own decisions will favour building the most profit making housing. Larger housing developments will benefit from a mix of residents, from single people to families to retirees.
FS-Case-309036671	Nigel Norkett	option 1	Cranbrook is rubbish at providing property for older people. Many people live in detached 4 bed homes with double garages ON THEIR OWN! Need more homes more suited to older people, need to be imaginative, how many new homes in Cranbrook could accommodate an older couple with an ancient parent who can't manage stairs?? What about high quality over 50's flats etc. Instead of a dozen flashy houses overlooking country park you could have 30 flats, must be money in that for a developer.
FS-Case-309058862	Suzie Mack	option 1	New housing should meet genuine need.
FS-Case-309114723	Robert Anthony	option 1	Developers must build the housing we need not the housing with most profit or ease of build.
FS-Case-309142890	Camilla Mathison	option 2	There seems to be a tendency in Devon for retirement homes or over 50s homes which is very unfortunate for the younger population. A wider variety might help with affordability too.
FS-Case-309231413	April Arnatt	option 3	the market determines the type of housing that is provided.
FS-Case-309383731	Val Ranger	option 1	I am afraid 'encouraging' does not work with developers. Furthermore in the current Local plan there was an example on Gerway Nurseries OSM where the developer offered to comply with Section 36 and was told by EDDC that they didn't need to, why??
FS-Case-309401093	Philip Jordan	option 2	As I said in the Q8, sensible in-filling will assist in allowing downsizing. At present Exton is deemed a 'green' area and no new building is allowed. Many have tried to do exactly what your plan suggests by allowing a small house to be built in the garden of a large family house. This helps the large family house market and also the ageing residents to downsize while staying in the location they know.
FS-Case-309425268	Pamela Dean	option 4	Encouragement for developers to build single storey properties, bungalows not flats, for older residents, NOT retirement housing, to encourage them to vacate their larger 3/4 bedroomed houses. If they were incorporated within developments, it would encourage multi generational living within an area. This would allow for plenty of 3/4 bedroomed houses for families. At the moment developers are paid extra to build higher on a smaller footprint causing over building in a small area with no gardens.
FS-Case-309456508	Ian Birch	option 4	We probably need to see developments - perhaps council-seeded - for both ends of people's lives: we do not have enough smaller properties for those starting out; and we have even fewer aimed specifically at people downsizing after . their families move out. How about some retirement communities, perhaps warden-supported (eg like the one on Topsham Road in Exeter)? OK, more appropriate to Q11...
FS-Case-309465143	Daisy mclauchlan	option 1	DO NOT LEAVE ANYTHING TO DEVELOPERS

Ref No	Respondent	Q 10	Question 10 Comment
FS-Case-309478869	Rosemary Birch	option 1	Option 1, but only where there is definite housing requirement. Building near Exeter, may require more homes for young individuals and young families, whereas Sidmouth may require smaller homes for the retired and elderly. In our village we have situations where some elderly folk live in beautiful large homes, but they would like to downsize yet stay in the village they love. Nothing is available. Then there are the young people that have left the village, then later in their lives would like to return to the village with their family, but they can't afford it. So providing housing for all stages of our lives is very important but the provision, because of the needs, may not be equal over all East Devon.
FS-Case-309561897	Maria Malinowska	option 2	Many homes are under occupied. Incentivize equity release and build retirement villages with great amenities
FS-Case-309583339	Andy Bourne	option 1	Demanding standards should be placed on developers; they will still make money without it impacting upon monies being available for other wider community benefits.
FS-Case-309588076	Carol Jay Transition Exmouth	option 4	The concept is flawed; whereas communities comprising residents of all ages are much to be desired, any such requirement put upon developers will be unworkable, leading only to trade-offs resulting in more 'retirement villages' and minuscule studio apartments elsewhere.
FS-Case-309879551	David Goodfellow	option 1	It should not be left to developers to decide the type of house and community support based on their own profits.
FS-Case-310067578	Terry Redgers N/A	option 4	There are a number of developments for the elderly in our region, some are new build others old property conversions. New ones need to be affordable for all elderly people, not just those that have the means and can move from other areas where they have sold high price houses. Development of buildings residential and business need to reflect a need to keep our younger people in the area employed and housed, so that their talents do not go elsewhere
FS-Case-310194190	WAYNE SUMMERS	option 4	When the council collaborate with developers you get non affordable houses jammed in and badly built (cranbrook) you need local housing designed and build by local people & businesses decided by parish councils depending on local need and views not what financially suits the council
FS-Case-310214396	Karan Bennett Bishops Clyst Parish Council	option 2	A compromise between dictat and market led seems the most suitable way to achieve the desired ends.
FS-Case-310448600	Anne Double	option 1	Mixed housing, and mixed communities, are usually better for people's health and wellbeing than large estates of one type of housing and demographic
FS-Case-310456969	Penny Kurowski	option 1	"Encouraging" does not seem to work, explicit requirement is more likely to be effective.
FS-Case-310604804	Sarah Alana Sayers Farringdon Parish Council	option 1	Policy Farr 5 Farringdon Neighbourhood Plan 8. 16 "We have been guided by the 2019 Housing Needs Survey and Assessment in our consideration as to whether a policy is required that facilitates any type of new housing development. The 2019 Survey identified a need for small dwellings from local households that want to down size or anticipate the need for more suitable accommodation as they enter old age. The Parish has an aging population. This need therefore is likely to continue as long as local households wish to remain in the Farringdon area. For this reason policy Farr5 supports where appropriate the development of a single dwelling on a current residential plot, thereby enabling existing households to downsize to more suitable housing and free up one family house per new dwelling."
FS-Case-310982347	Peter WRIGHT	option 1	I have always been a little suspicious of "wider community benefits". If houses are to be built they should be of a high enough standard for intended use. This means internet connection, quality eco provision, adequate parking (to avoid on-street congestion) which means developers shouldn't provide the "budget" option. In my view Honiton has some excellent examples of suitable housing - areas of

Ref No	Respondent	Q 10	Question 10 Comment
			bungalows for older people, slightly more expensive areas for people who can afford/aspire to them and a reasonable supply of affordable property - either to purchase or rent.
FS-Case-311523569	Kevin Clarke		There needs to be a mix depending on the location rather than broad brush. Older age groups need different facilities to older.
FS-Case-311663864	Jim Moon	option 4	There is ample existing provision for housing for people of all ages.
FS-Case-311693209	Jeremy Woodward Vision Group for Sidmouth	option 1	The VGS would support these very strict requirements, as they reflect the criteria in the Sid Valley NP Policy 12: “The requirement for property size in the intermediate housing market is mainly one and two-bedroom units to meet the needs of concealed households and those who are unable to access the market sector as a first-time buyer. There is a small level need for some three-bedroom units from existing households often due to relationship breakdown. A property size target of 50% one bedroom, 40% two bedroom and 10% for three-bedroom units should be set to meet the requirements of households in this sector. (Second Household Survey: Q34)”
FS-Case-311868155	Martin Dowse	option 1	Developers will always take the easy route with maximum profit. We have reached the stage that local council should specify what developments should contain and make the developers adhere to any permissions given
FS-Case-312095051	Terry Darrant	option 4	East Devon has a greatly disproportionate allocation of housing for the elderly (or those over 55 years of age) compared to other age groups. This needs to be at least, if not increased in providing homes for young and single individuals. As young people find themselves being outpriced of their locals area and more families breaking up this is where the focus needs to be prioritized.
FS-Case-312184112	Linda Lowes N/A	option 1	Large developers make sufficient profit to provide such property and wider community benefits. Like many professions they just need to work smarter.
FS-Case-312251067	Neal Jillings Place Land Ltd	option 3	I think that the market should decide this. If it becomes profitable to provide less dense and more land hungry bungalows to house an ageing population for instance, then this will be provided. I don't agree that the LP should be prescriptive on this matter.
FS-Case-312255566	Stephen sadler	option 1	We should require the developers to build what the community needs. This maybe more single bedroom flats for individuals who want to leave home, 2 bedroom houses for young couples wanting to get onto the property ladder and start a family etc. At present Ottery has seen in most cases family homes built putting a large burden on aspects like schools and the roads
FS-Case-312317917	Steven Walton	option 4	As previously stated targets for housing causes major problems to acheive other key objectives
FS-Case-312431413	Bruce Thomson	option 2	An assessment of what are the current housing provision needs could inform developers purchasing land as to what type of housing they would build on the land they purchase.
FS-Case-312449388	George Williams Greenslade Taylor Hunt	option 2	Certain sites are better suited to the provision of elderly accommodation. The market will help to identify those sites. As such, there should be support for those sites that do provide housing for people at all stages of life. This does not need to be a restrictive policy. Accordingly, option 2 is preferred.
FS-Case-312482944	Peter Bowler NA	option 2	This follows on from my above comment. Obviously different types of property is needed, particularly in villages.
FS-Case-312560519	Catherine Pester	option 4	In east Devon there are a lot of retirement properties, leaving little choice and opportunity for younger generations who are struggling to buy a home without a substantial deposit.
FS-Case-312786958	Joanna Davis	option 1	We need mixed housing for all stages of life. However, in Sidmouth it is important to particularly take into account young families as we are a town of older people. We need to attract and keep young families here too.
FS-Case-312788353	Rosemary Walker	option 1	If you do not demand the provision the developers will do what they want probably with the approval of the planning department.

Ref No	Respondent	Q 10	Question 10 Comment
FS-Case-312793696	Margaret Hall West Hill Parish Council	option 1	Housing for older people has been ignored in Cranbrook – there are no bungalows. There needs to be provision for housing for all stages of life within all housing development, not just specialist extra care housing, care homes, etc.
FS-Case-312979176	Helen Connor	option 1	In my opinion, there should be a greater focus on building terraced houses rather than the high end detached and semi detached housing. Terraces are suitable for those at all stages of life but use less acreage of land.
FS-Case-313076105	Anthony Wilkinson	option 1	Like many people we came into the southwest to work but loved it so we retired here. We originally bought a house in West Hill and then to have a smaller garden, moved to our present house. However, I am 80 and my wife is 70 and we don't want a stair lift so we have been searching for a bungalow. Locally, none for sale! To allow people to cope with the different stages in their lives we need to have Affordable Housing, small houses, large houses and bungalows. If bungalows are not built there will be a bottleneck and we shall have old people such as ourselves "stuck" in larger houses and denying younger families from having the accommodation they require. EDDC has a policy on "Affordable Housing". There should be a rule on the provision of bungalows! Targets, mixed housing, etc.
FS-Case-313155665	Catherine Dandridge	option 1	If housing is suitable to meet needs for its occupants it will reduce the mental ill health as a result of inadequate housing. It also provides a mix of housing creating opportunity for neighbours to support to each other rather than ghetto people based on age or disability.
FS-Case-313343575	Joanna Burkey	option 4	It appears to me that the developers are almost blackmailing governments in saying, well if we can't build large expensive homes we will not provide the community with what they need. We will end up with places just being full of houses and no facilities. For example in Feniton, during the 4 years I have lived here Wainhomes have been promising to do all sorts, the parish magazine always has some comment about how they have failed to uphold their promises. I think this should be key to any development. Developers should be held accountable for the sort of environment they are providing.
FS-Case-313428092	John Cooper	option 4	On allocated sites there should be a requirement for housing provision for people at all stages of life, particularly where local needs surveys and other evidence such as the size of the elderly population show a need. All too often on new development sites the needs of the elderly and access homes that adapt as people age are neglected. In addition by building say bungalows on a site for the vast elderly population of the area this could encourage elderly people to downsize and release their dwellings onto the market for larger households. For windfall sites or sites that come via a policy similar to the current Strategy 35, need as identified from council waiting lists, affordable housing surveys, and/or other evidence could assist in determining what the need is for different types of dwellings
FS-Case-313459444	Mike Allen EDDC	option 1	I have promoted the need for opportunities for housing to be linked to life-stage requirements and commissioned a report on this when I was Vice-Chair of Strategic Planning
FS-Case-313468624	Caroline Dartnall	option 1	we need more houses that support people at all ages to encourage diverse communities
FS-Case-313498279	John Manser CSG Councillor (not views of the Council)	option 1	Too much of developer lead housing is for the "executives" we need some for older people and more for the first time buyers.
FS-Case-313521692	Louise Dean	option 1	Young and old, everyone but not second homes

Ref No	Respondent	Q 10	Question 10 Comment
FS-Case-313533757	Patrick Sinnott	option 2	Local input should be used whenever a new site is allocated for housing development.
FS-Case-313542858	Judith Heathcock	option 2	Hopefully new developments will be made but retirement villages as in the USA would be an alternative.
FS-Case-313603740	Eileen Beech	option 1	Local people not developers must be in control of the types of housing required by their population.
FS-Case-313608804	Susan Child	option 1	Maybe the money for wider community benefits could be found in some other way. We will nearly all need different living arrangements at various times of our lives. You can't leave decisions like that to developers who will just do what produces most profit, while making token gestures towards the community - which they sometimes then default on later - such as promising a certain amount of affordable housing to get planning permission & then reducing it, saying that it's not possible.
FS-Case-313613307	Madeleine Blu	option 4	I think we should take a look at how housing is done in Europe, particularly Sweden and Holland on how they deal with the Aging problems. I don't think the elderly should be left to serendipity. Where money is involved you have to legislate to protect the vulnerable and creative.
FS-Case-313618009	Elizabeth Twining	option 1	The community benefit of having housing suitable for people at all stages of life is very substantial, especially with our ageing population.
FS-Case-313629840	Cathy Gardner	option 4	This area already has a lot of accommodation for older people. Developers will build what they can sell. If anything we should limit the proportion of 'retirement' development in East Devon according to the town/parish, to ensure homes are built for families as well.
FS-Case-313678330	june glennie	option 3	the law of supply and demand would come into effect
FS-Case-313698487	Craig Daley	option 4	We should have a plan that detail how a town works and looks for the towns region, and work to that. Stop working in a pillar mentality and start working for the greater good of the towns that you represent
FS-Case-313710620	Jacqueline Cox	option 2	Smaller lower cost Houses on adequate plot sizes would enable homeowners to adapt the properties as their circumstances change.
FS-Case-313718525	Robert Maynard	option 4	Option 4 - The Local Plan should include an objective to explicitly require at least 55% of housing provision for people at all stages of life. The Lifetime homes/Category 2 homes will need to be accessible to most people and able to suit older people, those with reduced mobility and some wheelchair users. The justification for requiring 55% reflects the predicted rise in over 50's to 55% of East Devon's population in 2030.
FS-Case-313771026	John Connolly	option 2	In Exmouth there is already a well developed commercial market for later life dwellings. Ideally towns and villages would have a mix of housing to promote a mix of ages. I would not seek to codify this in specific policy measures that require compliance.
FS-Case-313840169	Alan Hughes	option 2	We should not give builders excuses for not contributing to local infrastructure. A mixed provision of housing should help to build a more integrated and sustainable neighbourhood, rather than be e.g. retired people or
FS-Case-313857211	Linda Johnson	option 4	It's difficult to set out requirements or standards on small development of less than 20 dwellings. On large developments a mixture of bedroom numbers could be encouraged, but isn't that done already?
FS-Case-313893034	Steven Hepplestone	option 1	In particular, family homes (or multiperson properties) should be required to make these properties sufficient in size to support the family (i.e. bedrooms that are greater in size than just a bed and desk)
FS-Case-313997024	Richard Holman	option 1	A broad and individualistic approach is needed. EDDC is not Exeter and it must develop in a more spread out and suitable manner. It can then keep the EDDC areas outlook for quality of life whilst at the same time building houses and infrastructure to suit. However the EDDC needs to embrace the small development and prevent ridiculously large developments such as Cranbrook. This will only work if the EDDC changes its attitude and welcomes small developments.

Ref No	Respondent	Q 10	Question 10 Comment
FS-Case-314120690	Iliia Ryzhkov	option 1	Currently, the newly built house are if very poor quality. So it's required to make them fit for purpose.
FS-Case-314133727	Ian Jewson Walsingham Planning Ltd	option 3	The provision of a range of houses to meet differing needs should be encouraged although explicit policies should be avoided. Market demand should ultimately dictate the type and mix of housing on development sites. The allocation of larger strategic development sites will provide the most appropriate means by which to ensure the needs of all are addressed.
FS-Case-314181450	Iain Ure	option 1	Builders will want to built large retirement houses that make more profit but do not meet local needs.
FS-Case-314217529	Don Mildenhall	option 1	Current planning rules have failed in this area
FS-Case-314278250	Keith Bungay		While Option 1 sounds ideal, not sure it is really practical. If it is, then it is supported but realistically Option 2 looks more achievable.
FS-Case-314282919	Norah Jaggers Beer Village Heritage, AONB Ambassador, JCT Ambassador	option 1	Accommodation designed for young families ought to be appropriate for older people as well as those less mobile. There was a lot of discussion about "homes for life" in the 1960s
FS-Case-314437283	Jacqui Baldwin	option 1	If this is not made a requirement it will not happen - developers will automatically opt for large Executive market value homes. It is better for the community to have a mix of housing.
FS-Case-314564238	Susan Gay	option 1	Work with other authorities to obtain funding for community benefit. In the South West the over 60's are growing at a fast rate as people move here from other areas of the UK. We either accept this and build accordingly or more needs to be done to increase employment opportunities especially around the smaller towns.
FS-Case-314585169	Peter Faithfull	option 2	Demand varies in different communities.
FS-Case-314601466	Julia Daniell	option 4	Do not encourage 'developers' at all; let individuals decide their own needs.
FS-Case-314606312	RICHARD GETLIFFE	option 1	i do not believe developers will build low energy housing without strict regulation to do so
FS-Case-314646596	Alex Pryor	option 1	Diversifying housing stock should be a red line. We really need this. Otherwise we end up with lots of small, identical houses that are not fit for purpose.
FS-Case-314758581	Peter Ball Kilmington Parish Council	option 2	Enabling elderly to downsize into attractive accessible housing could release larger dwellings for families. Providing elderly with suitable accessible housing also reduces some necessity for care.
FS-Case-314760502	christopher Heal Private	option 3	I feel that this would not always be in the best interests of smaller villages as in the case of Ebford/CSG as we already have an 82% of retired and we need to encourage more younger families into our community to support our local businesses . We have in excess of 1,350 employees within our business parks situated within a radius of 800 meters but no local housing to accommodate them.
FS-Case-314771914	Ian Cherry	option 1	A community is not a community unless it encompasses all age groups.Left to the builders they will invariably go for the most profitable mix rather than the mix which is best for the residents as they will not be living there.
FS-Case-314846841	Wendy Van Der Plank The Beehive-	option 1	Could there be some sort of initiative to encourage elderly folk who live on their own to move into more sociable and suitable housing for their needs, to cut down on rural and urban isolation and to also free up some of the larger family homes? I know of several

Ref No	Respondent	Q 10	Question 10 Comment
	community complex		widows who find it difficult to manage on their own and it seems there should be more publicity about how positive it can be to house share.
FS-Case-314894688	John Colby	option 2	Stop Exmouth from becoming more Costa Geriatrica. Encourage a range of residential types, particularly for young people and do not loose employment designated land to old persons accommodation eg pl. appl 19/2710/MFUL
FS-Case-314910549	James Barnes-Phillips	option 3	Don't try to force the developers hand, but do keep an eye on what they are planning.
FS-Case-314915803	Naomi Parkinson	option 1	The system in place as described - waiting for developers to allocate some housing as affordable (which they can change part way through the build) does not appear to be working. Affordable housing needs to be planned and prioritised in a different way.
FS-Case-314921504	robert wiltshire	option 1	Developments should be able to integrate people from all stages of life. Areas designed specifically for different age groups is not healthy.
FS-Case-314926201	Richard Crabtree	option 1	People are living longer and sheltered accommodation in old age should be given more consideration.
FS-Case-314926952	Kathy Hackman	option 1	If we are proposing a realistic, as opposed to a 'film set' housing response, the answer must surely be housing for all stages of life. This is patently not the case as things stand. Currently the young and the elderly, i.e. the 'economically inactive' are sidelined in housing provision. It is just plain wrong.
FS-Case-314937410	Eleonore Pang	option 2	If nice OP housing and facilities are available then bigger (family) houses will become available due to down-sizing/must be recreational and health provision.
FS-Case-315062740	Ann UPCHURCH	option 1	There should be adequate provision with assisted living provision and bungalows built
FS-Case-315078619	David Venner	option 4	We must think outside the box and think of housing needs as a transient and migratory process. If the management and process of housing stock was fluid, we should be able to move residents through the various stages of housing needs - from single to married, married with children, retired. With appropriate housing becoming available as and when required. The military housing plan is a good example of this approach.
FS-Case-315100989	Elaine Wade	option 1	One cannot have both. ED needs to take the responsibility for other wider community benefits and possibly find an alternative to ensuring builders are put in a position of not have planning permission if they have not funded a school or Doctor's surgery.
FS-Case-315126013	George Williams Greenslade Taylor Hunt	option 2	Certain sites are better suited to the provision of elderly accommodation. The market will help to identify those sites. As such, there should be support for those sites that do provide housing for people at all stages of life. This does not need to be a restrictive policy. Accordingly, option 2 is preferred.
FS-Case-315169040	Bryan Rayner	option 1	It is vital that housing is provided for people of all ages, including both the young (who often are not well off) as well as the older.
FS-Case-315216760	Elizabeth Campbell		I imagine that this is not practical in small developments. However any Development over a certain size should be required to offer mixed housing sizes to encourage diversity in the community - surely it is down to the local planning authority to define percentages. In addition, in a mixed development some single story dwellings can be incorporated, doorways set at appropriate widths to accommodate wheelchairs etc which does not mark them out specifically as 'disabled' housing. It should primarily be down to the private sector to build care homes for the elderly where residents can pay or be partially supported by local government grants rather than local government build and maintain its own care homes. However the issue of children and adults with disabilities either physical or mental needs to be considered and while the private sector can provide such facilities there does need to be some countryside based approach to this.
FS-Case-315224273	ROY OSBORN	option 3	BUILDERS OF RETIREMENT HOMES SEEM TO BE ABLE TO SPECIALIZE IN THESE TYPE OF DEVELOPMENTS WITH SOME SUCCESS IF PRICE ENTRY IS REALISTIC ENOUGH
FS-Case-315275424	Rob Phillips Broadhembury	option 4	We do consider the need to provide housing for people at all stages of life to be important. We considered selection 'option 1', but did not because that option implies

Ref No	Respondent	Q 10	Question 10 Comment
	Neighbourhood Community Land Trust (BNCLT)		that the analysis of what is needed where is passed to 'developers' instead of being the decision of local communities.
FS-Case-315285428	Paul Foster		Many more affordable homes need building, the old system of "Council houses" should be re-introduced, and some effective way of retaining ownership by councils must be looked into. Retention of housing stock for use by local people instead of Holiday Homes MUST be a priority.
FS-Case-315287680	Jennifer Hiley-Payne N/A	option 2	To allow development of existing housing for conversion to flats or extensions where appropriate makes sense. Larger developments should provide for the changing situations in life.
FS-Case-315328621	Chris Burhop	option 1	Types of housing need vary area by area. The Local Plan should be able to flex to meet current demand at the time, during the course of the life of the plan.
FS-Case-315449037	Darren Roberts East Devon District Council, Central Planning	option 1	Requirements change through time, eg older living developments, attitude to dementia care etc so there should be a requirement but with flexibility identified through health impact assessments
FS-Case-315455012	Rachel Hughes	option 2	It seems that the balance between availability of affordable/starter homes, family homes, downsizing options as people age and retirement homes is out of kilter. Do so many homes really need to be new? Is the population really increasing so much that so many new developments are required?
FS-Case-315516791	Mary Truell None	option 1	Mixed communities - good idea. District town planners should take precedent over developers and strict conditions should apply which now exist but invariably the developers get away with failing to comply by ignoring them.
FS-Case-315539551	Gary Parsons Sport England		no comment
FS-Case-315542900	Joanna Boyce	option 1	Encouraging it will mean it will not be done. Developers are notorious for not fulfilling their wider obligations once permission has been granted.
FS-Case-315550412	Iain Fairbairn	option 1	Developments for the elderly (with communal and care facilities) have struggled to be viable, when competing to buy land against 'mainstream' family homes. The answer is dedicated high-quality areas for elderly developments, which are not just the 'rump' of less desirable locations (near main roads, for instance). Similarly, young people (without children) might be better accommodated in apartment blocks, using less land.
FS-Case-315622017	Robert Martin Clyst Honiton Parish Council	option 1	Option 1 is a strong message, this is the best option and the high levels of extensions and conversions in East Devon is proof that existing housing stock is not fit for purpose. The point of the Local Plan is to provide what is needed, not what developers can make most return on. Relying on developers to provide anything they do not have to will not work. Not only should the requirement be to provide for all stages of life, but affordability for all needs to be secured.
FS-Case-315672889	James Dorey Plainview Planning	option 2	It is considered that on balance, housing mix should be influenced by market demands and economic realities. By being over prescriptive with housing mix within policy, there is a risk of creating imbalanced communities and unviable developments. The long term impact of unviable developments, due to rigid housing mix policy, would be the slow down on deliverability and subsequently doubt on the overall deliverability of the LPA's housing land supply. The council could seek to reference the latest data on local housing need through supplementary guidance and/or annual monitoring reports. These would provide

Ref No	Respondent	Q 10	Question 10 Comment
			developers with up to date information on local housing needs (for mix and type) in support of planning applications to demonstrate that local need has been considered. Parish Council's and local groups should also be encouraged to develop neighbourhood plans as a way to help provide further guidance on local needs.
FS-Case-315678300	George Williams Greenslade Taylor Hunt	option 2	Certain sites are better suited to the provision of elderly accommodation. The market will help to identify those sites. As such, there should be support for those sites that do provide housing for people at all stages of life. This does not need to be a restrictive policy. Accordingly, option 2 is preferred.
FS-Case-315678845	Paul Hayward Newton Poppleford and Harpford Parish Council	option 4	Developments should be obliged to accord to localised (and evidenced) housing need rather than be forced to follow prescribed "generalised" policy which then result in "cut and paste design and build targets" which suit the developers bottom-line not the local residents wishes and needs.
FS-Case-315681467	Jacqui Best	option 1	Include a higher proportion built to Lifetime Homes or similar standard at a moderate extra cost to allow for people to remain in their home through different stages of their life, and for different types of household.
FS-Case-315694995	John Labrum	option 1	Suggest that, in any one development, there should be a mix of housing for the various life stages - so that people of varying ages mix together. Smaller, affordable homes for younger / older people are important.
FS-Case-315697980	Terrence Blackler	option 1	Currently we have large houses with one or two , often elderly, occupants because there is no provision of smaller properties for them to move into. In particular, East Devon requires the building of more bungalows or single story dwellings of low density. It should be made a condition of planning permission that, like the provision of low cost housing, these should be provided.
FS-Case-315843780	James Holman	option 2	Any housing is welcome . But to supply enough affordable homes developers need to provide more expensive housing to pay for it . A mix of all types is needed
FS-Case-315884481	stephen moore Mr	option 1	We desparately need more small / cheaper / terraced / affordable house for our young people to buy and old people to downsize to. We have ample luxury homes that only wealthy people can afford.
FS-Case-315937332	Fiona Anderson	option 1	Yes completely agree, what's the point of building homes that people can't live in easily or access easily when hey get older? Or are pushing a pram? Or break al eg?
FS-Case-315939416	linda aucott	option 1	There is a problem with finding good quality and desirable later life housing in East Devon. Existing bungalow housing has increasingly been bought up and extensively extended beyond the requirements of those seeking to downsize. This aspect needs serious consideration and assessment.
FS-Case-315947650	Rosalind Rapley	option 1	Good housing in the right place is the most important provision, other (S106) monies is rarely used for good purpose and is often wasted.
FS-Case-315961800	David & Mrs Wendy Lewis	option 2	Is there a way to ensure that housing provision and location are shaped by the needs of those requiring it, rather than by developer profit? Could there be a system of support for those who have specific requirements for property type because of their health or other needs? (Again, we note that is touched on later)
FS-Case-315963133	George Koopman	option 1	Essential for social cohesion and to avoid ghettos/segregation.
FS-Case-315967632	David Daniel	option 1	Left to their on devices developers have a poor track record of providing a range of high quality housing
FS-Case-315968014	Eleanor Cozens	option 1	Inclusion of 2 bedroom houses and 1-2 bedroom flats will make new properties more affordable for first-time buyers. Fully accessible 1 and 2 bed properties with larger rooms would make them practical for elderly people downsizing.
FS-Case-315984133	Daphne CURRIER	option 1	What is the point of providing housing which is not suited to people's needs? Why should the commercial interests of big developers trump the real human need for homes? See above for increasing council tax, second and empty homes e.t.c. Thought should be given to re-purposing suitable redundant commercial property as well to help provide social housing. Luxury homes do not address the housing problem as

Ref No	Respondent	Q 10	Question 10 Comment
			these buyers are already catered for in the existing stock. Too many large building estate schemes are passed then the required numbers of social and affordable units are reduced because the developer say it is "unviable". No scheme should even land on the planner's table if it is not viable. We have seen so many of these developments in Exmouth- fancy 3 and 4 bed homes with double garages do nothing to help solve the housing situation.
FS-Case-316012231	Terry Sweeney	option 1	Again, retrofitting is more expensive than good design from the outset. This is what building better should be about. We are all temporarily disabled at some time in our lives, and should not be forced to move.. if this becomes the standard, it will be no more expensive. This is planning for health.
FS-Case-316016071	David Hayler none	option 2	intergrate various types of housing for all stages. this will encourage community and care for all.
FS-Case-316019373	Anthony Green	option 1	Very large builders should have demanding standards placed upon them. They too often plead poverty while making astronomic profits.
FS-Case-316019433	Jennifer Morgan	option 4	There should be individual consulting to establish what each community needs where new housing is proposed, in order to help all ages and requirements.
FS-Case-316023654	lauren allan	option 4	<p>Actually the market is good at showing where the demand is and good developers should use this evidence.</p> <p>The demographics are helpful indicating a higher proportion of well off elderly in the face of Government driven affordable housing. Our housing need should be evidenced locally.</p> <p>The planning process should support applications which supply housing in line with our needs which might mean many more bungalows with more community or allotment gardens for those who can.</p> <p>Capital Gains Taxes levied on housing could be used (proportion) to support 'affordable' homes.</p>
FS-Case-316035390	Daniel Lazar Membury Parish Council	option 1	Developments in villages should include smaller homes to cater for the children of local families, and these should be made affordable. Building such homes only as part of much larger developments will not suffice. The needs of older residents must also be considered. In many villages, such as Membury, older people tend to remain in their large houses with the only option being to mov away from friends and neighbours into towns such as Exeter as they age.
FS-Case-316053199	Ben Evans	option 4	You end up segregating our communities into accommodation that is linked to age which is ridiculously devisive and is helping breed the selfish society that we have become! We need integrated communities with people of all ages living side by side and communicating and interacting. When older people move out of family homes younger people move in (that is what happened in our situation and our neighbours). We need patience. More and cheaper rental properties instead of second homes and holiday accommodation would be of greater value to fulfill some of the need.
FS-Case-316056741	Helene Jessop RSPB		<ul style="list-style-type: none"> • The RSPB recommends the Local Plan recognises the importance of ensuring that people live in nature-rich environments. This promotes mental and physical wellbeing in people of all ages. This includes ensuring ready access to nature-rich greenspace and encouraging nature in all built developments, gardens, streets and communal spaces, such as incorporation of nature-friendly features such as integral nest boxes in new houses at a ratio of 1-1, ensuring garden boundaries provide for 'hedgehog highways', pollinator-friendly planting and wildlife-friendly management of communal and public spaces. • We recommend a specific policy to require developers to include swift bricks in the construction of all new houses and other buildings as set out in The Swift, a bird you need to help! https://cieem.net/wp-content/uploads/2019/06/9.pdf. Swift bricks are used by most building dependant species (see Swift Bricks - the universal nest brick (Issue 02, Swifts Local Network, December 2020).
FS-Case-316091613	Malcolm Dicken Torbay and	option 2	Individuals at different life and health stages, have different housing needs, but that housing has a fundamental role in terms of supporting people to live well, live longer, in better health, and independently. Housing also has an important role to play in terms

Ref No	Respondent	Q 10	Question 10 Comment
	South Devon NHS Foundation Trust		of fostering strong communities, tackling loneliness and encouraging a more diverse community.
FS-Case-316125851	Diana Jennings	option 1	As stated previously, affordable housing - truly affordable for people on very low incomes - together with social housing for those who cannot afford their own houses, should be a priority.
FS-Case-316127402	Eleanor Rylance	option 1	It is tin-eared not to make provision within communities for people to be able to stay when they need adapted living. Every community needs to plan for single-level living so that people can live within their support networks but in housing that is not a danger to them. The evidence locally suggests we need far more 1 and 2 bed single storey dwellings. Not to make that compulsory means the developers never deliver it.
FS-Case-316135438	George Williams Greensalde Taylor Hunt	option 4	Certain sites are better suited to the provision of elderly accommodation. The market will help to identify those sites. As such, there should be support for those sites that do provide housing for people at all stages of life. This does not need to be a restrictive policy. Accordingly, option 2 is preferred.
FS-Case-316136353	Bill Horner Historic Environment Team, Devon County Council		No Comments.
FS-Case-316147775	Mathieu Holladay	option 2	Option 3 would be very risky and I completely object to that approach. I support both option 2 and then option 1 in that order of preference.
FS-Case-316153559	Jacqueline Green	option 1	Developer-led large housing estates often have community infrastructure as afterthought (e.g. the Cranbrook experience). Developers should be obliged to build community-focused, not profit-focused homes. Houses for all age groups should be mixed together, to maximise natural interaction and intergenerational neighbourliness. There's a good example of how this works well in Witney, Oxfordshire. Affordable housing should be simple, flexible, and designed to last! (As mentioned earlier, we could follow Scandinavia examples)
FS-Case-316158325	Paul Hayward Personal View only	option 2	More ambiguity and statements that seek to lead opinion rather than encourage open debate! If left to developers decision, I'd argue that no alternative housing provision would be delivered.
FS-Case-316158385	Sarah Jackson	option 4	I would choose 1 however i dont think this is something we can force as development will only then happen in areas where it is more lucrative. additionally this is na ever evolving picture and a strategy which meets the face value needs of the market (young person/family homes) may actually undermine the true requirements where properties for the elderly might encourage downsizing, freeing up existing properties suitable for those younger people and families - thus meeting the needs of the whole community.
FS-Case-316159794	George Williams Greenslade Taylor Hunt	option 2	Certain sites are better suited to the provision of elderly accommodation. The market will help to identify those sites. As such, there should be support for those sites that do provide housing for people at all stages of life. This does not need to be a restrictive policy. Accordingly, option 2 is preferred.
FS-Case-316160103	Julie Moore	option 2	Good high quality housing schemes (see objectives 3 and 6) should provide for a range of house types and encourage the provision of lifetime homes.
FS-Case-316176196	Adrian Toole	option 1	Whatever is needed to deter the influx of buyers from more expensive parts of the country seeking to scale-up.
FS-Case-316188495	George Williams Greenslade Taylor Hunt	option 2	Certain sites are better suited to the provision of elderly accommodation. The market will help to identify those sites. As such, there should be support for those sites that do provide housing for people at all stages of life. This does not need to be a restrictive policy. Accordingly, option 2 is preferred.
FS-Case-316222313	Kimberley Waterfall	option 3	Option 3 would be very risky and I completely object to that approach. I support both option 2 and then option 1 in that order of preference.

Ref No	Respondent	Q 10	Question 10 Comment
FS-Case-316240170	George Williams Greenslade Taylor Hunt	option 2	Certain sites are better suited to the provision of elderly accommodation. The market will help to identify those sites. As such, there should be support for those sites that do provide housing for people at all stages of life. This does not need to be a restrictive policy. Accordingly, option 2 is preferred.
FS-Case-316377163	John Sherwood	option 2	It is highly desirable that homes for the elderly and affordable housing for families should be situated close to local amenities.
FS-Case-316464599	Conrad Libischer	option 3	I don't think that the council is not necessarily in the best position to predict where people in different stages of life will want to live. While I can see that there may be an issue in other areas, from the perspective of Axminster at least, there already appears to be a lot of retirement style housing anyway (such as bungalows etc), and requiring more could in fact lead to a glut of these types of properties or an imbalance in the population.
FS-Case-323231602	Gordon Hodgson	option 1	Once developers and designers realise the importance and that such issues are a requirement they will think harder about economic and innovative solutions. It has been too easy to find a series of loopholes to avoid making changes to designs which may maximise profit at the expense of housing suitable for all stages of their life.
FS-Case-323661989	Michael Gooch Boyer	option 3	Explicit policy requirements for various types of housing provision may restrict developers and impact viability, therefore potentially hindering the delivery of market housing to meet identified need. It is considered that the open market will intrinsically respond to demand for new housing from individuals or groups with specific circumstances.
FS-Case-324952647	Lawrence Turner Boyer Planning	option 2	Please refer to submitted representations.
FS-Case-324964822	Sarah Jackson	option 4	I would choose option 1, however I don't think this is something we can force as development will only then happen in areas where it is more lucrative. Additionally, this is an ever-evolving picture and a strategy which meets the face value needs of the market (young person/family homes) may actually undermine the true requirements where properties for the elderly might encourage downsizing, freeing up existing properties suitable for those younger people and families – thus meeting the needs of the whole community.
FS-Case-324977684	Simon Collier Collier Planning	option 3	Please refer to submitted representations.
FS-Case-324988465	Simon Collier Collier Planning	option 3	Please refer to submitted representations.
FS-Case-324999075	David Morgan Not Applicable	option 4	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	option 1	· Creating community division is undesirable in all forms.
FS-Case-325053097	Ed Persse EJF Planning Ltd	option 2	Encouraging various types of housing provision is a positive aspiration and is sufficiently flexible for developers and East Devon consider potential impact of viability on the delivery of housing within the district.
FS-Case-325070883	Emma Russell	option 1	There is little point in demolishing or redeveloping a large family house into flats or retirement homes when it generates the need to build a large family house elsewhere. The surge in allowing land to be developed for use only by certain age groups (55+) is deeply disturbing and ends up ghettoising the living at both ends of the age spectrum which does nothing for community understanding and cohesive behaviour.. The plan should focus attention on entry level and smaller more manageable housing suitable for all ages.

Ref No	Respondent	Q 10	Question 10 Comment
FS-Case-325077531	I.G. Cann Exmouth Civic Society	option 2	Please see attached submission.
FS-Case-325085151	Matthew Kendrick Grass Roots Planning	option 3	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	option 1	Please refer to submitted representations.
FS-Case-325156112	Peter Dobbs	option 1	Please refer to submitted representations.
FS-Case-325170882	Dorothy Taylor Exmouth Mental Health St John's Court Carers' Group	option 1	Please refer to submitted representations.
FS-Case-325549089	Ken Pearson Stockland Parish Council	option 4	Whilst para 61 of the NPPF sets out the details of this idea, there is nothing obligated on the Strategic Policies to conform to them and the size, type and tenure of housing needed for different groups may be determined locally by non-strategic local plans or Neighbourhood Plans. In fact they could be provided for through this latter method and carry a real influence by addressing the types of housing needed in the neighbourhood area and those not needed eg second homes in St Ives Town Council!
FS-Case-325731054	Andrew Ardley South Western Railway	option 2	Strict requirements would reduce the funding available for essential infrastructure
FS-Case-325829612	Dan Yeates Savilles		no comment
FS-Case-325831870	Cem Kosaner Lichfields	option 2	Please see attached comments.
FS-Case-325838141	Dan Yeates Savills		no comment