

**Question 11 - Additional housing policy objectives**

Paragraph 5.10 of the Issues and Options report identifies nine additional housing policy objectives, including encouraging more self-build homes, allocating sites for retirement housing and setting minimum space standards for new homes.

Those that made comment said.

Ref No	Respondent	Q 11	Question 11 Comment
FS-Case-29750765 3	Kate Duggan	no	I don't know enough about the custom building one. Not sure how it would work. Most custom builds are larger properties. We can't just keep building and building. Our population is growing but we're an island. We only have so much land.  I also don't agree with the minimum room sizes. There a growing trend towards more affordable smaller homes. Some people would rather live in a small home and pay less rent/mortgage. We shouldn't stop them from doing that.
FS-Case-29794954 9	Martin Thurgood	no	Linking developments to the ready availability of wider neighbourhood recreational facilities (or their creation) so as to achieve the 'healthier lifestyle' objectives.
FS-Case-29934981 5	Allan Punton	no	There should be more emphasis on the integration of open space/play/exercise areas as part of all development categories.
FS-Case-29952133 9	mark readman Rockbeare Parish Council	no	1. Placement of gypsy and traveller sites to be very carefully placed when/if this is necessary 2. Protection of the characteristics of our county - its country character, woodlands trees, and hedgerows (Rock01), Devon Banks (Rock02), Public Rights of way and Bridleways (Rock 03) Flood protection (Rock 04), Important views and vistas (Rock 05)
FS-Case-29986121 7	Heath Nickels Exmouth Wildlife Group	no	"..set standards for the density of development, potentially both as a means to support extra housing development but also to improve design standards."( 5.10)  Setting a STANDARD ( such as this) should be inherent within this plan  There are no housing policy objectives, here, that mention how to tackle BIODIVERSITY NET GAIN, which is specifically highlighted in Chapter 10 ( 10.5 to 10.7)
FS-Case-30071478 7	Blank - No Name	no	Houses need to be built to the best standards and checked whilst being built. Sub dividing homes is NOT good - the problems in large cities where office blocks have been 'developed' for housing are creating slums. SPACE around homes with roads that allow parking and recreation as well as cycle paths and walking priorities not just within developments but also to other places e.g. to travel into Exeter
FS-Case-30134530 4	JANICE ALEXANDER Devon Rural Housing Partnership	yes	Community led housing is important as it allows smaller communities to bring forward housing to keep their young people in the community which helps with intergenerational support and care. Communities can do a lot of the work themselves in site finding, design and community engagement which removes this initial work from the local authority and makes the community far more invested in the development.  Density of housing is also important as many new larger developments have no sense of light or space and give the feeling of a 'ghetto'. Green spaces and decent size gardens are also important for wellbeing.
FS-Case-30142462 8	ERIC BOWMAN	no	DWELLINGS MUST AND NEED TO BE EXCEPTIONALLY WELL BUILT WITH A MISSIVE EMPHASIS ON QUALITY OVER QUANTITY. GREATER USE OF BUILDING INSPECTORS TO ACHIEVE THIS
FS-Case-30227718 5	Iain Barbour	no	Ensure that there are definitive requirements for energy savings on all planning consents related to buildings

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FS-Case-302312889	john aldred	no	As per my earlier comment. The time has come to recognise that our planet and what remains of its natural environment is finite and that we have, inevitably, to curtail our ever growing human population
FS-Case-302912562	Paul Gamble	no	A specific EDDC Self Build/Custom Build SPD was scheduled to be completed by Dec 2019. This has still not been addressed. East Devon needs to look at exception sites specifically for self/custom build. Allocating Self build sites on large developments rarely works for many reasons. In considering whether a home is a self-build or custom build home, relevant authorities must be satisfied that the initial owner of the home will have primary input into its final design and layout. Off-plan housing, homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer, are not considered to meet the definition of self-build and custom housing. As recognised by the UK Government, the UK is exceptional in having one of the lowest self-build rates in Europe.
FS-Case-302971165	Richard Thurlow Sid Vale Association	yes	New homes to be sold only to existing residents or those working in the District, (See Sidmouth Town Council neighborhood plan). Restriction on 2nd homes, (ie owner must be resident for a majority of the year)
FS-Case-303734212	Cassie Thornton	yes	Definitely should be encouraging more self builds and making that more accessible
FS-Case-303791282	Maureen Chandler	no	again, I will repeat - local affordable housing to rent, buy or part buy/rent for our young people - try to stop the retired from coming to Exmouth and keeping the house prices high because they sell up for high prices in their own areas
FS-Case-304854668	John Catchpole None	yes	One of the issues raised in paragraph 5.10 is the importance of and planning for appropriate accommodation for gypsies and travellers. This is a major challenge and any new site needs to be highlighted at a very stage in the new local plan.
FS-Case-305122809	Mike Green	no	Design should include local geology to help create a sense of place - as you travel along the Jurassic Coast and look at the older architecture you will see the local geology reflected in the buildings - if you look at more modern buildings you will see boring rendered buildings "and they're all made out of tacky tacky and they all look just the same. Boring flat windows and boring flat surfaces which do not provide texture. They all look the same no matter whether the surfaces are wet from rain or dry and give no differing shadows no matter which way the sun is shining - It takes 7 years to be an architect just to design a bland box????????????????????????????????
FS-Case-305557123	Peter Hales	no	Developers should be made to deliver promises and not duck out of issues
FS-Case-305714384	Miles Butler	yes	Emphasis should be given to additional policy objective 3 - community housing developments. Local need should drive development type and location particularly in more rural and village locations.
FS-Case-305767901	david stewart	no	Better and more affordable housing is needed more than anything else, until good social housing exists people will be left out due to extremely high private rents.
FS-Case-306256851	Simon Rennie		no comment see objective 10 section 12 questions
FS-Case-306308166	Sylvia Meller	no	Make sure all new builds are self-sustainable. Solar panels need to be mandatory. All builds should be with the highest environmental friendly standards. All gardens should be having hedgehog friendly walls/fences. Green walls (as in plants growing on the house wall ) would be a good thing.
FS-Case-306915743	Catherine Kingham	no	There should be a limit on infilling using gardens, green spaces etc. - often self build groups use these spaces. Definitely minimum standards of space inside and outside should be allocated. The whole environment in which people live, should be taken into account when planning for additional housing.
FS-Case-307126895	Daren Richards		Self build should be a definite option

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FS-Case-307162450	Karen Moughton	no	Stop second home owners
FS-Case-307313176	Jonne Ceserani	yes	<p>As a self builder I absolutely applaud any effort to support this approach and you need to ensure the planners are competent to deal with it. In my experience they are lacking in vision. We were told by EDDC planners we had to build a chalet bungalow. We refused, wouldn't be seen dead in one, and used expensive consultants to demonstrate how our modern design was in line with other development. It was an easy battle to win as the planner had not done his homework bit we should not have had to incur the cost.</p> <p>Pay a lot of attention to density, allowing building by splitting sites can lead to turning a characterful area into a housing estate, Reading is a good example of ow how not to do it.</p>
FS-Case-307389332	Stephen Crook	no	This list is too big and too vague. Unless it is made more specific, it should not be included.
FS-Case-307991316	Susan Cooper	no	<p>If at all possible legally, new build houses should only be available for permanent residents and not as second homes immediately or in the future(particularly villages under 3000 people).</p> <p>Parishes to be encouraged to carry out affordable surveys to target specific housing needs in their communities</p> <p>Density standards should not be set. Lower densities can be more appropriate in more sensitive locations i.e AONB</p> <p>All new homes should be able to access suitable broadband connectivity.</p> <p>More space for home working should not be a general policy- many people do not need this space- many are retired or have to travel to work (more if covid is brought under control). Could lead to too many large expensive dwellings of a scale, height and bulk inappropriate to rural and AONB areas for the few not the many i.e. some new applications for 3 or 4 bedroom expensive dwellings are adding more room for office space when it could be accommodated in existing designs with smaller footprints.</p>
FS-Case-308045888	roger staten		Build fond existing transportation, buses and trains
FS-Case-308046720	Jonathan Page	no	it seems that anyone can buy a field and destroy it by filling it with inappropriate rubbish, sheds, caravans and then slowly move in and live there. Enforcement doesn't seem to operate and you end up with a rubbish development and very angry communities. Either encourage self-build through planning or enforce against those who disregard the rules we all have to adhere to.
FS-Case-308048692	Paul Shannon	yes	but in the context of impact on affordability of new homes.
FS-Case-308049835	Peter Duncan	no	Encouraging self build homes should not be policy or encouraged unless genuinely for the house builder.
FS-Case-308105398	Jane Ashton Please choose		<p>I've read those objectives and agree with all. Particularly agree with Points 1 and 2 on subject of self-build and Point 3 on community input.</p> <p>Need for facility to charge electric vehicles if individual allocated parking not provided.</p>
FS-Case-308111547	janice watkins	no	Retirement developments are not welcome, seniors should be supported by and integrated into teh community

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FS-Case-30815846 1	sally mumford george woods (sw)ltd	no	surrounding infrastructure should be of equal value at the planning stage
FS-Case-30819988 2	Bernadette Steadman	yes	Yes! (Except that land is overly priced in East Devon because landowners are offered millions by big developers).
FS-Case-30823125 5	Martin Seymour	no	The objective should be to build self sustaining communities for a diverse range of people.
FS-Case-30825665 3	Della Cannings	yes	I'm not in 100% support of all items Retirement housing developments create ghettos ... retirement housing should be mixed in with other developments to create balanced communities You are already required to provide gypsy and traveller accommodation .. I think the word 'importance' is inappropriate. The individuals choose a life style so should not accrue any greater or different support than everyone else.
FS-Case-30826831 5	Tracy Simmons Cranbrook Town Council	no	The Committee felt that the additional housing policy objectives were constrained by outdated thinking and questioned whether the Local Plan was sufficiently understanding strategic developments. For example, space should be allowed in each development/parcel for self-builds to achieve better a variety of homes and increase the aesthetic appeal. Subsequently, the relevant policy should be more specific and directive and, instead of "encouraging", a percentage of self-builds "must be offered".
FS-Case-30828871 8	Emily Davis	no	You need to enforce certain eco-friendly aspects from the start. ALL homes should have rainwater harvesting. ALL homes should have solar panels. All homes should be suitable insulated.  Also, the encouragement to build new homes out of cobb. We're one of the few places in the world with builders that can do it. Tourism and ecology again!  Make it eco, functional, and beautiful.  Regarding space, look at 1930's built semi-detached houses. They were designed with furniture and the need for space for a growing family.
FS-Case-30832405 8	Jack Slim	yes	I am concerned that self-build developments will be allowed in inappropriate locations and will not make full provision for energy efficiency.
FS-Case-30832636 2	Peter Eastwood N/A	no	The Council have in the past allowed too many self-build and or custom build, which have not always been sympathetic to adjoining properties, the smaller properties have been of inferior standard and not in keeping with surrounding properties. Previous Planning decisions have allowed a mish-mash of architecture which beggars belief!
FS-Case-30840184 0	Duncan Harvey	no	Yes they are appropriate but also traffic noise, congestion and safety need to be included. We live in Cranbrook next to London Road and find the traffic volume, fumes and particularly the noise has increased over the 7 years + since we have been in residence.
FS-Case-30840649 9	Alan Franklin	no	If possible I'd like to see policies that would restrict second homes and particularly those that are unoccupied for much of the year
FS-Case-30843380 5	Kerry Carr	no	I think it should be stipulated that your own planning department should be adhering to these policies. It seems quite a waste of everybody's time& money to go to the effort& expense of developing yet another new local plan when your own planning officers don't follow the existing plan. Your planning officers recently advised that a planning application for a new school (TSJ School) & 150 houses should be granted. This was in spite of it being in direct conflict with your own Local Plan & Ottery neighborhood plan. What is the point of these plans when your own planning officers don't follow them? This proposal went against the local plans on so many levels-Ottery has already more than met it's housing needs in recent years, the proposed development fell far short of the social housing requirement etc. It makes a mockery of this whole process. Thankfully the EDDC Councillors saw fit to reject this application but the whole process made me question the ethics/morality of your planners.

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FS-Case-308520714	Peter Brain	yes	6 & 7 are important; other countries have plenty of examples of single-family but multi-occupation. Thus, what we call the 'granny flat' is a step towards this - the younger couple start out there and then swap with their ageing parents. 4 is dubious (see previous box). 5 is a matter for consultation to avoid obvious (and hidden) risks. But it is a necessary policy discussion.
FS-Case-308588780	Patricia Boyd	yes	More rigorous inspection of developments to ensure standards are being met is important - house buyers do not have the skills to do this for themselves. We should be wary of housing development that simply serves second homes/holiday rental for owners outside of the area. Income in those cases, eg from holiday rentals, simply gets exported out of the area. Could we consider restrictions on some properties to local ownership eg as in St Ives where they've put a ban on second home ownership from outside the area.
FS-Case-308618646	Christopher Eccles	yes	and a big focus needs to be put on active travel opportunities to site and less focus on car access.
FS-Case-308691225	Christine Rogers	no	All new housing should be equipped with solar panels at least. I see no reference to the need to move towards minimising the effects of climate change via conditions for new build
FS-Case-308895922	Diana Wynn	yes	It is particularly important to take note of the increasing number of elderly residents, so the provision of retirement developments, (individual houses within a controlled area) is important, and would free up many second hand medium to large houses to fulfill the mid life housing needs of growing families etc. I would also advise that small scale developments of 3 or 4 story flats will provide affordable, less land hungry, housing for young and single people.
FS-Case-308930499	Lisa Bowman Exmouth Town Council	yes	Members expressed doubt over the need to plan for retirement and aged related housing in Exmouth as there is a proliferation of sites already. They support policy objective 5.10 (2) and strongly support policy objective (8) in terms of ensuring that room sizes meet minimum floor space standards.
FS-Case-309114723	Robert Anthony	yes	Are self build homes likely to be more than minimal numbers?
FS-Case-309131539	Daniel Bristowe	yes	allowing self-builders to use their own land within areas outside of the BUAB, with restrictions to ensure development is in-keeping with the local landscape.
FS-Case-309139032	David Lord		Most of these should be set at national level not a local plan.
FS-Case-309142890	Camilla Mathison	no	I think retirement homes are already too given too high a priority over younger people who are needed in the area to work and support the economy
FS-Case-309231413	April Arnatt	yes	High design standards are important for residents' quality of life, sustainable use of resources and our local environment. Have just seen the developments at Pinhoe which are awful and are a good example of what not to do!
FS-Case-309254127	J Nickels	no	There needs to be provision to tackle biodiversity gain, when new developments are applied for.
FS-Case-309293778	Paul Smith	yes	Encouraging self build, and Community Housing Developments to address local needs are positive objectives.  Much of the identified ,Gypsy housing need, could be addressed by the addition of 1-2 pitches to existing private developments. Council should be supportive of addressing this localised need.
FS-Case-309318809	SUSAN AVIS	yes	This is very important "Encouraging community housing developments so that local communities can determine locally the housing needs that they have and the types of development that may be appropriate."
FS-Case-309383731	Val Ranger	yes	Minimum space standards are particularly important. So are garden sizes. Where appropriate and more dense housing is necessary, we should be considering low rise and tastefully built flats, especially one or two bedroom flats which this area is desperately short of, with attractive outside landscaping.

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			<p>Car ports should be incorporated into developments rather than garages that we know do not get used for parking of cars but are inevitably storage areas that then get converted into another room in the house, leaving roads congested.</p> <p>Where built garages should be large enough to accommodate modern large cars. Shared roadways for cars and pedestrians should be avoided. I site King Alfred Way in Newton Poppleford as an example of poor design, lack of car parking and where cars are parked wholly on pavements leaving residents to walk in the road. what sort of example does this set to children and how safe is this for those less swift on their feet.</p> <p>More trees must be incorporated.</p>
FS-Case-309425268	Pamela Dean	yes	Retirement housing isn't only for the very old or needy. They need to be for independent living within other housing so multigenerational families can live locally to add support for childcare and support.
FS-Case-309456508	Ian Birch		Would support idea of more self-build - would encourage more design diversity. A recent 'Grand Designs' on TV showed a possible model.
FS-Case-309478869	Rosemary Birch	yes	There are examples around the UK of small streets and cul-de-sac's being built entirely with self-build housing. One I saw recently was a small cluster of houses where each plot owner was allowed to build any style of house but they were allowed a limited choice to build from in terms of brick, wood and stone, plus a height restriction. The result was an amazing group of interestingly styled houses, all very different, yet they had a cohesiveness because of using the same materials. They also helped each other with their builds and thus had a strong bond as a small community who looked out for each other. How exciting would that be if it could happen in East Devon. Housing developments are not just about the building, but about the people who live in them as well. Could there be retirement 'villages' created, not privately run, and near to other facilities?
FS-Case-309529320	John Stuckey	yes	Fibre broadband mandatory requirement for all new build homes.
FS-Case-309561897	Maria Malinowska	yes	Many homes are under occupied. Incentivize equity release and build retirement villages with great amenities
FS-Case-309588076	Carol Jay Transition Exmouth	no	Promotion of biodiversity / zero carbon lifestyles should be at the basis of around all planning decisions. The best way of achieving balanced communities is to set up a centralised, secure, legitimate scheme which provides real, generous incentives to persuade older people to move out of over-large houses.
FS-Case-309593710	Vivien Heath	no	More housing is required for 1st time buyers and there needs to be an increase in the number of rentals available
FS-Case-310194190	WAYNE SUMMERS	no	Mainly right but the focus on old people ha gone too far for too long!
FS-Case-310202766	Anthony Derrick	no	Stop building houses that can be sold for 2nd homes
FS-Case-310327426	Amy Roberts Bell Cornwell LLP	yes	The new local plan policies must create opportunities for the diversification of the range of housing types that will be supported across the district.
FS-Case-310448600	Anne Double	yes	These are all important objectives but sustainability and environment should be paramount, especially impact on traffic levels
FS-Case-310456969	Penny Kurowski	yes	I particularly support the need to give provision for home-working, given the recent experience during the pandemic which may well lead to a permanent shift to more home-working.
FS-Case-310515497	David White Devon and	no	We propose that the housing policies in the new local plan recognise the direct correlation between new homes and population growth, and the increased demand this places on the Force's resources, and include a statement to help fund the additional

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	Cornwall Police		police infrastructure that is required. We also suggest that large housing sites and urban extensions should include policies requiring police infrastructure. In order for Devon and Cornwall Police to continue to provide the high level of policing that residents, businesses and communities expect of it, the Force will need additional police officers and police staff as a result of these large residential developments. It will therefore need additional accommodation, assets and equipment to enable the officers and staff to perform their roles.
FS-Case-310604804	Sarah Alana Sayers Farringdon Parish Council	yes	Farringdon NP supports Self Build and Custom Built Dwellings Policy Farr 5 Self Build and Custom Built Dwellings specifically supports self build initiatives (including custom built) taken by the owner/occupier of a current dwelling so as to provide a suitable specialist dwelling within the recognised curtilage of an existing dwelling but not farmsteads. Policy Farr 5 is supportive of such initiatives as long as the extent of the residential area of the Parish is not increased.
FS-Case-310982347	Peter WRIGHT	yes	These nine points show the complexity of housing provision - way beyond my full understanding I'm afraid. I can only state that I feel housing should "fit in", not provide an eyesore in the wrong location and be of a type that suits the LOCAL need.
FS-Case-311441601	Janet Andrews	yes	4) Planning specific sites and areas for retirement housing developments. I think that planning retirement homes within a larger development is a healthier way to go. All members of the community would benefit from advantages to be gained from a mixing of age groups.
FS-Case-311637333	David Lloyd	yes	The idea of a community based scheme for individuals to self - build thier new home is something I would promote. It would include the ideas of eco technologies and micro energy generation.
FS-Case-311693209	Jeremy Woodward Vision Group for Sidmouth	yes	5.10 1-3) could be furthered by supporting: - 'Passivhaus for the mass market' [eg: Norwich <a href="https://tinyurl.com/2d9x8uxe">https://tinyurl.com/2d9x8uxe</a> ]; - Land Trusts [eg: Brighton <a href="https://tinyurl.com/yjtvvbyy">https://tinyurl.com/yjtvvbyy</a> and Beer <a href="https://www.beerclt.org/">https://www.beerclt.org/</a> ]; - housing cooperatives [eg: Brighton <a href="https://tinyurl.com/y2kab3bz">https://tinyurl.com/y2kab3bz</a> ]; and - broader, more innovative approaches [eg: Lammas <a href="https://tinyurl.com/2bkaxy8n">https://tinyurl.com/2bkaxy8n</a> as part of the Welsh government's 'One Planet Development' policy <a href="https://tinyurl.com/4986x9h2">https://tinyurl.com/4986x9h2</a> ] 5.10 4) contradicts the Sid Valley NP's policies on balanced/mixed communities 5.10 9) supports the Sid Valley NP on WFH
FS-Case-311810037	Charles Hopkins	no	Need to address and control second homes, private sector multiple ownership for rental, student accommodation.
FS-Case-311868155	Martin Dowse	yes	Starter homes should not be rabbit hutches designed for a 25 year life. They should also stay as starter homes. Retirement gated communities should be encouraged along with nursing homes
FS-Case-312095051	Terry Darrant	no	Retirement developments are not a priority. There is also the need for all new homes to be given parking priorities for despite the 'carbon free' veneer authorities like to operate under in the real world the majority of households will run at least one vehicle and the local plan needs to adopt this even with urban, or near town, centre developments. Self and custom builds should not be so encouraged as it promotes capitalistic 'garden grabbing' but also overdevelopment of specific areas which prove to be detrimental to the local area.
FS-Case-312251067	Neal Jillings Place Land Ltd	yes	I particularly support the need for more self build and custom build but do not necessarily consider that this should be a proportion of larger housing proposals. I would support an 'exception' type policy for self build and custom build. I do not support the use of standard densities. Other policies relating to design, amenity, LVIA matters etc should be able to do this. The LP does not need to be a development management manual that is applied uniformly without an eye on context. DM officers should not need the 'crutch' of density standards.
FS-Case-312255566	Stephen sadler	yes	They address the issues but I feel they are open to abuse by developers. How will it be policed? For example self builds may look attractive but often take longer to build increasing the issues of noise etc and 'neighbour' conflict. Will there be set times for a house to be built under these laws? Also who in the community decides on the community needs?? is it the local community or will EDDC want to control this???

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FS-Case-312317917	Steven Walton	yes	The plan should give high priority to allowin/aiding individual self build projects as this fits best what people want, their own home, to a design for their needs, in the location required, at an affordable price. It reduces the requirement to build large numbers of inappropriate homes in inappropriate places.
FS-Case-312431413	Bruce Thomson	yes	Self builds great idea. Also change of use to residential in redundant commercial buildings in town centres
FS-Case-312449388	George Williams Greenslade Taylor Hunt	no	Self-build homes/retirement schemes/community led developments have their benefits. There are however issues with allocating land for these types of development. Doing so can result in an uplift in land value and means that the viability of these schemes is put at risk. Therefore, there should be policy support for the delivery of these types of development but they should not be subject to a prescribed and restrictive policy or allocation.
FS-Case-312560519	Catherine Pester	no	There should be consideration for help to buy and affordable housing for the younger generations
FS-Case-312655834	Theresa Sanders	yes	consideration should be given for all to access local amenities via good cycle and footpaths.
FS-Case-312726461	Anthony Bevan N/A	yes	In particular I support the priorities at 5.10.1, 5.10.3, 5.10.7 and 5.10.8. Of these the most important is to vigorously adopt 5.10.3 and align this with neighbourhood plans. East Devon has a widely different range of environments ,as this consultation document recognises, and the neighbourhood plans and people know very well what types of housing are needed in their area to meet their needs. I do not support 5.10.4 or 5.10.6. In the former case there are plenty of developers already plumbing this market and in the latter case it is for government to set minimum building standards.
FS-Case-312743967	Dee Woods	yes	It is vitally important for health and well being to have minimum space standards for new homes.
FS-Case-312781179	Carine Silver	no	The biggest area of housing policy not explicitly considered is the requirement for all new housing/self-build housing to be carbon neutral: have integrated EV charging, roof solar panels, eco-drainage and (preferably) district heating. No development should be considered without these, of whatever size or affordability of housing.
FS-Case-312788353	Rosemary Walker	yes	The community voted for neighbourhood plans which set out housing needs and the design of houses. This is not always carried out. There should be a minimum size for houses and rooms as set out for council houses in the 1950's. The majority of these still look good although due to Thatcher they are mostly in private hands. Some of the new developments have smaller spaces than the miners and shipyard workers houses ,which were pulled down because they were deemed to be slums.
FS-Case-312793696	Margaret Hall West Hill Parish Council	yes	These are all housing policy areas that need to be addressed. Accommodation for gypsies and travellers is important, but they should not be given priority over other residents.
FS-Case-312869806	PHILIP LOAT	yes	Broadly agree
FS-Case-312949492	Janet Caudwell	yes	The objectives about making new developments places people want to live in are unobjectionable. Presumably these are not entirely new Council objectives and yet there is little evidence that they have been implemented effectively so far. Some objectives seem mutually incompatible. How do you ensure accessible green spaces within developments without increasing the footprint of the development ? These are usually on the fringes of existing settlements, thus extending the distance people have to travel to existing amenities and making it more likely they will use their cars for most journeys. Cars themselves create a blight by cluttering up roadsides and causing people to tarmac over their gardens (which also aggravates drainage problems) . Can there be a more creative solution to car parking in new developments e.g. mews?
FS-Case-312979176	Helen Connor	yes	As previous comment



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FS-Case-313155665	Catherine Dandridge	yes	As per point in question 10 caution needs to be exercised to ensure new builds do not create Ghettos thus inadvertently segregating people according to their age, disability or social background.
FS-Case-313233811	Phil Golder	yes	All housebuilders should ensure that new houses are zero carbon, create minimal waste and are, as far as possible, energy self sufficient.
FS-Case-313343575	Joanna Burkey	yes	Certainly I think the local community should have more say in how houses are built
FS-Case-313428092	John Cooper	no	New build houses should only be available for permanent residents and not as second homes immediately or in the future(particularly villages under 3000 people).  Density standards should not be set. Lower densities can be more appropriate in more sensitive locations i.e AONB  More space for home working should not be a general policy as only a third of people at most work from home- many people dare retired or have work they need to travel to in order to undertake their duties .
FS-Case-313521454	JOHN BROOKS	no	Anything that can be done to make self build easier / less complex / more available.
FS-Case-313523282	Gary Barlow	yes	There are far too many current blockers to people developing on their own land. Why? The attitude of wanting to keep things as they were 100 years ago needs to stop. The world moves on and evolves. If we didn't evolve as a species and just stayed the same as 100 years ago we would have no progress. Stop thinking the state know best what to do. They don't.
FS-Case-313534234	Sally Galsworthy		Council housing for youngsters or downsizes. Retirement homes for rent.
FS-Case-313542858	Judith Heathcock	yes	Self build of individual homes on sites of previously demolished buildings would be acceptable.
FS-Case-313545820	Len Worsfold	yes	Perhaps a Retirement Village could be set up. My Brother lives in one.
FS-Case-313584761	Richard Norman Musbury Barn	no	This method of consultation is non-optimal; e.g. this simple binary question covers 9 areas each of which require a separate response and also qualification.e.g. 1 and 2 cover the same area and some others are or can be seen as mutually exclusive.
FS-Case-313603740	Eileen Beech	yes	Yes, I think these are appropriate but there is no mention of all new homes being energy efficient and carbon neutral
FS-Case-313613307	Madeleine Blu	yes	There are possibly more policy areas which will come apparent if the creativity of the people is allowed and ideas built on bit by bit. This will give us more unique and beautiful homes and provide for people who do not wish to marry or have children.
FS-Case-313618009	Elizabeth Twining	no	It is also important to maximise the use of existing properties, and to support initiatives to make them more carbon-efficient.
FS-Case-313672954	Brian Ward	no	More affordable homes, fewer executive homes.
FS-Case-313678330	june glennie	yes	self build should be encouraged
FS-Case-313693362	Gary Tubb	yes	Self build, including refurbishment of redundant buildings, should definitely be encourage, particularly 'Live-Work' projects in rural areas, creating homes, employment and organic growth in low employment areas, which creates Sustainable Development and a low carbon footprint.

Ref No	Respondent	Q 11	Question 11 Comment
FS-Case-313698487	Craig Daley	no	Again, this question is a waste of time, as again you are it I control of what developers build. Stop thinking your important, and wake up and smell the roses.
FS-Case-313710620	Jacqueline Cox	no	Consider the density of housing and the outside space, plot size. Exclusive retirement homes may not be the most appropriate option, different age groups can often support each other.
FS-Case-313712377	Susan Mackie	yes	if you insist on more housing
FS-Case-313718525	Robert Maynard	no	1) Support - self and custom build housing . 2) Support - custom or self builds. 3) Support - community housing developments. 4) Object - sites/areas for retirement housing developments. Gated Communities hinder community, privatize public spaces, create obstacles and highlight social differences. 5) Support - planning for appropriate accommodation for gypsies and travellers. 6) Support - Setting minimum floor space or room size standards for new homes that must be met in new developments. 7) Object - to sub-division of home and annexes when they result is poor quality housing or adversely impact on existing 8) Support ? - set standards for the density of development, subject to improvement of in sustainability and design 9) Support - home working and broadband connectivity
FS-Case-313735518	Peter Brown	no	Allowing a single property on land that is for sale to allow people to live in a more natural nature way - for example land that is 2 acre mix of grass and woodland and one house even single storey house that meets all the eco and carbon requirements would open an entirely new area of living
FS-Case-313736922	Simon Cox S Cox and Co ltd	yes	There should be more minimum space allocated to starter and the smaller first time buyers houses
FS-Case-313757512	Jane Nelson-Smith	no	See my answer to question 8.
FS-Case-313771026	John Connolly	no	I believe that the Local Plan should require every Town and Village Neighbourhood Plan to contain specific policies on second home ownership. As is evident in many Cornish villages and some areas of London, second home ownership results in hollowed out communities where for weeks on end no-one lives there. Vibrant communities rely on people living, working and being invested (financially and emotionally) locally.  There are areas in East Devon (Beer, Exmouth Seafront) where second home ownership is resulting in "dead spots" ie they are only occupied for few weeks a year. I have no objection to holiday rentals (in moderation) but there should be limits on second home ownership which control the numbers of pure second homes, holiday rental and permanent rental. These limits should be based on both absolute percentage plus location within the community ie Exmouth should not allow all seafront homes to become second homes, nor should Beer become a ghost town in winter.
FS-Case-313779995	Stephanie Hidson-Jones Seaton Town Council	yes	Affordable housing should be kept as such in perpetuity and not become part of the general housing stock going forward into the future.
FS-Case-313780058	Megan Lowe	no	These all sound great. I would also like to see consideration given to setting standards for outdoor space and wildlife friendly housing.
FS-Case-313848718	Julia Bove	no	Keep the design of new homes 'traditional' and in line with existing nearby historic developments.
FS-Case-313849237	Kathleen Ellett	yes	Please aim to keep all ages of communities living together in planning. Dont isolate the elderly.

Ref No	Respondent	Q 11	Question 11 Comment
FS-Case-313882518	I Godfrey	no	Require houses to be built to zero carbon specifications
FS-Case-313884230	Andrew Roberts	yes	Agree with point 9 about adequate broadband - think any developments of more than 5 properties must have superfast broadband available in area before any development permitted.
FS-Case-313893034	Steven Hoplestone	no	Housing should be not allowed to build small homes with minimal size rooms. These homes ultimately create unwanted homes, which are significantly devalued compared to older larger homes in the long run. Devon should take pride in its housing and offer good high quality housing which reflects the area.
FS-Case-313969913	colin rundle	no	Parking for cars, and access is an issue in some areas currently. Unless public transport is improved, there will always be issues about cars, many families now own more than one car, developers and planners need to take account of this as it will be around for many years to come. Are there issues around needing to limit numbers of second homes in some towns/villages ?
FS-Case-313997024	Richard Holman	no	Actually building enough homes needs to be addressed before any attempt is made at targeting a particular housing type. There is not enough houses anyway so taking the focus away from housing numbers with what I can only harm development
FS-Case-313999789	Jayne Blackmore	yes	It is also essential that local communities be encouraged and further empowered to determine local housing needs and the types of development that may be appropriate. Neighbourhood plans have a vital role to play.
FS-Case-314090147	Rob Longhurst	no	1. Working from home?? 2. Cramlington IS NOT FOR ME, BUT those who live there LOVE it apart from the lack of infrastructure. So extend Cranbrook and provide more infrastructure =give them what they want. .
FS-Case-314181450	Iain Ure	yes	Restrict a % of houses to be for locals - say 75%
FS-Case-314278250	Keith Bungay	yes	Especially 2,3,4,5 and 9
FS-Case-314345492	Martyn Smith Feniton Parish Council	yes	FPC agrees that these are appropriate housing policies, but wishes to express its particular support for 5.10(3). It is essential that local communities be encouraged and further empowered to determine local housing needs, and the types of development that may be appropriate. Neighbourhood Plans have a critical role to play here (see response to Question 3 above). In late 2021 FPC will again be undertaking a Housing Needs Assessment of the parish. Parish Councils should be encouraged to undertake a similar exercise, and the results should be a determining factor when considering housing development proposals in the community.
FS-Case-314437283	Jacqui Baldwin	no	Agree with the policy areas listed but would add a requirement for adequate off road parking - at least 2 per house - to avoid the ridiculous situation that has occurred in recent new developments including King Alfred Way in NP
FS-Case-314601466	Julia Daniell	yes	We should create more houses with space around them as decent sized gardens provide valuable space for wildlife and people, and are more desirable. New houses should be designed with more privacy, without being overlooked, as this is more desirable. We should stop 'filling in' our existing towns as this is making them barren of wildlife, overcrowded, & unpleasant, etc.. No new house should be allowed to overlook an existing property. This causes misery. All new homes should have downstairs toilet and shower potential, thus making them future-proof. Also, all new-builds need utility space, which is essential where 'open plan' layouts mean sharing space with noisy machines. 'Open Plan' living space should be an option, not an imposition. More chalet bungalows are needed - an adaptable option, suiting the elderly and younger families alike.
FS-Case-314606312	RICHARD GETLIFFE	yes	i think there is huge potential for provisioning for a significant amount of self build where people really believe in low energy homes

Ref No	Respondent	Q 11	Question 11 Comment
FS-Case-314607825	Mary Brooks	no	Anything that can be done to make self build easier / less complex / more available
FS-Case-314627836	Wes Healey	yes	All housing developments should have access to footpath/ cycle route. We have one near us where the only access is by car!
FS-Case-314646596	Alex Pryor	no	We should add a requirement that a certain minimum % of houses in both small and large developments have large gardens i.e. substantially above the minimum size required by law. Otherwise we never get ANY new housing with larger gardens. This is something that will only happen if legislation requires it.
FS-Case-314758581	Peter Ball Kilmington Parish Council		Don't destroy existing local communities through fast growth, which can also then result in insufficient local community facilities. Look at Neighbourhood Plans for guidance on what is considered acceptable growth and existing facilities.
FS-Case-314760502	christopher Heal Private		I would support more self build but as a single or double plot availability as on a larger site the complexities of completing a build could vary by a number of years according to the individuals finances
FS-Case-314762361	ZOE H BETTERTON Cornerstone Design and Build	yes	Setting minimum space and light standards as was done post war is essential if you want to promote wellbeing.
FS-Case-314771914	Ian Cherry	yes	Accommodation for gypsies and travellers? Surely by the very fact that people falling into those categories are transient they need facilities for a temporary stay rather than permanent accommodation by virtue of the fact they take their accommodation with them. All else seems fine.
FS-Case-314832307	Anthony Carthy James Carthy and Company Limited	no	Consideration should be given to a scheme that gives preference to: in order 1. Local people, 2. Houses for people outside the district that are for a main home. 3. Houses that are to be used as second homes.
FS-Case-314852216	Jenny Ashmore	no	Every area and each community, town and village to be assessed individually and really carefully on their needs and the impact it has; so a policy that also takes that into account.
FS-Case-314869138	Michael Ennever	no	The ground areas around individual properties and access routes should also be included
FS-Case-314894688	John Colby	no	Dont forget the importance of housing for young people/families
FS-Case-314910549	James Barnes- Phillips	yes	Self Build is a great idea. Youngsters building a "home for life" create a "Community for life".
FS-Case-315100989	Elaine Wade	no	Prescriptive housing does not give individual choice on whether the area is one people would want to live in. This needs to be factored in; space is limited and most people want to live in a nice area. ED is a lovely area, but some of the towns have grown so much and have a real problem with those who cannot live with others and in close proximity. Whilst this is a national problem, we are limited in space in UK, whatever the government may say, we are densely populated. A real wish of mind is to have nice communities where people help each other and look after their areas....I live in hope.
FS-Case-315126013	George Williams Greenslade Taylor Hunt	yes	Self-build homes/retirement schemes/community led developments have their benefits. There are however issues with allocating land for these types of development. Doing so can result in an uplift in land value and means that the viability of these schemes is put at risk. Therefore, there should be policy support for the delivery of

Ref No	Respondent	Q 11	Question 11 Comment
			these types of development but they should not be subject to a prescribed and restrictive policy or allocation.
FS-Case-315136864	Jill Butler		The specific views of local communities must be taken into account when assessing housing needs, particularly in small rural villages.
FS-Case-315168747	Liz Shortland	yes	With the exception of travellers. They don't travel do they. So yes they need sites but they also need to pay the necessary rates etc.
FS-Case-315216760	Elizabeth Campbell	yes	<p>The setting of minimum room sizes should be mandatory. Developers squeeze in rooms which are in general far too small.</p> <p>I imagine that most self builders would not want to build in a large housing development. The issue for most wanted to build their own home is access to suitable land - perhaps some of your small sites mentioned earlier could be considered for this approach.</p> <p>I do not think it appropriate to build 'ghettos' of retirement residencies/homes. These should be integrated into towns and developments to create proper communities. Density of most modern housing developments is an issue - most modern housing is crammed in with little individual garden space or communal garden/outdoor space. This became very apparent during the pandemic. So as one of your objectives is around well-being then YES - less homes, more outside space, bigger rooms. It will improve quality of life but the Developers wont be happy.</p>
FS-Case-315275424	Rob Phillips Broadhembury Neighbourhood Community Land Trust (BNCLT)	yes	We particularly endorse – and recommend greater emphasis is placed upon - para 5.10 7) (Considering whether it's appropriate to support the sub-division of homes and annexes as a way of providing a wider choice of housing). Additionally, we recommend the following as an emerging theme: Consider whether it's appropriate to repurpose unoccupied buildings such as disused shops into homes – this would have the additional benefit of breathing life back into town centres.
FS-Case-315285428	Paul Foster		<p>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.</p> <p>Retention of housing stock for use by local people instead of Holiday Homes MUST be a priority.</p>
FS-Case-315423597	Kim Dearsly	no	Protection of villages from external light pollution linked to new developments; encouraging innovative designs and not generic urban housebuilding in our villages, promoting green spaces within developments to include allotments for general health and well-being.
FS-Case-315449037	Darren Roberts East Devon District Council, Central Planning	no	Amenity space standards could be considered - access to either private gardens, balconies, or communal open space is vital for all households
FS-Case-315516791	Mary Truell None	no	It is WRONG to build homes only for the benefit of human beings. Homes for wildlife are EQUALLY important. Life is Life. Destroy it and Death is the answer. There is enough accommodation in Devon already but the distribution of it is pathetic. No mention has been made of second homes: no more executive houses needed in Devon. Without any doubt whatsoever BUILT UP NEW DEVELOPMENT IN THE COUNTRYSIDE MUST BE FORBIDDEN. Renovation or conversion or rebuild on a present site permitted with existing rules for dwellings to fit into surroundings properly supervised.
FS-Case-315539551	Gary Parsons Sport England		no comment
FS-Case-315550412	Iain Fairbairn	yes	The Grenfell Tower disaster shows that building standards need to be improved and more strictly enforced. While this is not principally a District Council matter, local plan policies should take account of future improvements and encourage them.

Ref No	Respondent	Q 11	Question 11 Comment
FS-Case-315622017	Robert Martin Clyst Honiton Parish Council	no	<p>Some of the missing policy areas are:</p> <ul style="list-style-type: none"> <li>• Self and custom build policy</li> <li>• Live work unit policy</li> <li>• Passivhaus policy</li> <li>• Site Regeneration policy</li> <li>• Mixed development sites</li> <li>• Affordable Retirement Homes policy</li> </ul> <p>Standards for the density of development ought to be in place as a guideline rather than an absolute measure as a poorly designed sparse development is often much worse than a dense well thought out development. There is always the case that village style developments would expect to be less 'dense' than town centre ones.</p> <p>New homes having adequate space to accommodate home working and suitable broadband &amp; mobile connectivity should be an absolute must – we are in a new world post-covid and this plan should be prepared for it.</p>
FS-Case-315666051	Olly Davey	no	Higher building standards on green space provision, and insulation.
FS-Case-315672889	James Dorey Plainview Planning	no	<p>1) The South East and South West each have a 25% share in national demand for self-build; and 2) due to lack of land availability, the UK remains one of the lowest self-build countries in Europe (Self-build and Custom Build Housing House of Commons Briefing Paper 2017).</p> <p>A self build policy would be an opportunity to attract self-build development. This would unlock better development opportunities, design and overall quality. There should be policy support for infilling between existing properties in areas outside of settlement boundaries. Also for the limited expansion of existing rural settlements. Previously sites outside of the settlement boundary have been considered as unsustainable.</p> <p>However, technology changes the way that we live on a day to day basis. This has actually been highlighted by Covid-19. Previously rural settlements relied on daily travel. However a large number of people now work from home and are not required to travel daily.</p>
FS-Case-315678300	George Williams Greenslade Taylor Hunt	yes	Self-build homes/retirement schemes/community led developments have their benefits. There are however issues with allocating land for these types of development. Doing so can result in an uplift in land value and means that the viability of these schemes is put at risk. Therefore, there should be policy support for the delivery of these types of development but they should not be subject to a prescribed and restrictive policy or allocation.
FS-Case-315681467	Jacqui Best		These are all appropriate.
FS-Case-315690761	Naome Glanville	yes	We should also be addressing the disconnect between humans and the natural environment by requiring bigger gardens where children can play and plants can be grown and nurtured. Additionally consider requiring developers to include allotment sites as part of developments to encourage people to grow their own food, reduce food miles and need for plastic packaging, increase sense of community in growing things and space and reason to be outdoors - wellbeing and health agenda.
FS-Case-315694995	John Labrum	no	<p>1 Areas subject to flood risk -application of sequential test seems a bit varied - eg scope of search area for alternative site. Suggest more consistent approach needed</p> <p>2 Areas subject to flood risk - elsewhere, I have seen flood risk issue addressed by having garage on ground floor, with living accommodation above. Alternative would be a live/work unit, with a work area on ground floor, with living accommodation above. Suggest more consideration of these possibilities in discussions with planning applicants, to bring unused sites into housing use.</p> <p>3.Potentially look at town centre shop/commercial premises for conversion to housing, where there is no longer demand for premises to be used for shop/commercial use.</p> <p>4.Consider brownfield sites for housing, if site no longer needed for employment</p> <p>5 Practical approach needed where site with small former employment use could be</p>

Ref No	Respondent	Q 11	Question 11 Comment
			used for housing (eg Laundry Lane, Sidford) 6 Require minimum amount of garden space to enhance quality of life
FS-Case-315697980	Terrence Blackler	yes	Fell strongly that minimum room sizes should be increased. There are too many small box developments in the drive for developers to maximise profits. Very rarely do volume developers live in the boxes they create for others.
FS-Case-315804855	Sophie Minter		Several of these are sensible but setting minimum space standards is inappropriate and unnecessary.
FS-Case-315843780	James Holman	no	Quantity is the the problem . East Devon is not allowing developers to build . Because of years of neglect the nimby mindset has taken deep root in east Devon . The situation is now in the open and with covid and the current looming financial crisis east Devon has nowhere to hide . If it cannot find the necessary will to sort this then I believe central government will take over and take planning oversight out of area .
FS-Case-315892586	Carolyn Bowles	no	The major problem you should addressing is the overpopulation of East Devon
FS-Case-315961800	David & Mrs Wendy Lewis	yes	It's a great list. Is there appropriate support for those who need some of these things but do not have the personal skills or other resources to access them unassisted? There are people who need help even to climb on the first rung of the ladder.
FS-Case-315962975	Nicolette Bitschi	no	Do not agree with minimum space standards
FS-Case-315963133	George Koopman	no	Help to buy schemes are important, but should restrict early sales and any abuse for buy-to-let. There MUST be greater emphasis on social/council housing - right to buy must not be available for these properties. 2nd homes and buy-to-let must be subject to supplementary taxes to take the heat out of the housing market (and npo, I am not a socialist, just a pragmatist!)
FS-Case-315968014	Eleanor Cozens	no	Development of self-build- and custom-build serviced plots should be given priority as more likely to be good quality, develop community spirit. Where support is provided to purchasers - as with Graven Hill site of 1,900 houses nr Bicester <a href="http://www.gravenhill.co.uk">www.gravenhill.co.uk</a> - this would encourage take-up. More social/council housing whether directly managed by councils or Housing Associations (without right to buy). Discourage 2nd home ownership through higher council taxes. Wherever retail parks are developed, the Developers should be obliged to build one or two floors above each retail unit: the inhabitants would be close to shops and employment - and these sites are usually served by public transport.
FS-Case-315972159	Monica Bell	no	Affordable housing, 50% of all developments should be aimed at locals, by forcing developers to reduce the price for locals (25% off).
FS-Case-315984133	Daphne CURRIER	yes	These are good. I especially like encouraging community projects and self-build as keeping it local would boost local economies. Over the country there are very few travellers so I feel it should be a central government directive to provide sufficient suitable sites for all of them , to prevent them being passed on from one area to another. In the long run it would be cheaper to just deal with it. U.k. homes have become too small; splitting big houses into flats causes parking problems especially in terraced streets, with maybe four people each with a car in one old house. Annexes can be great for multi- generational family dwelling and less likely to cause a parking problem. Housing density is in need of control. My friends in Birmingham have been unable to sustain 2m Covid social distance when on the street outside their terraced houses. Too many people packed in. Broadband provision should be a pre-requisite of any new housing scheme.
FS-Case-316012030	Beatrix Godfrey	yes	Also making sure all new housing is built to and beyond the best design/energy efficiency/construction standards for each type of housing
FS-Case-316012231	Terry Sweeney	yes	Again, there is post covid research to show how new and improved space standards are needed to allow for less stressed home working ,for example. Excellence in design for housing, space and place should now be expected in all housing policy. Access to gardens and nearby greenspace should be part of the standard. Large kitchens please, and room for the freezer to store local fresh food.

Ref No	Respondent	Q 11	Question 11 Comment
FS-Case-316013464	Michael Street	yes	Snagging reports show that too many new houses have too many faults so building control measures should be tightened. The UK builds the smallest houses (and gardens) in Europe. Minimum room sizes should be increased. The effect of Covid has made this more noteworthy.
FS-Case-316019373	Anthony Green	yes	These are all sound with the exception of zoning retirement housing which could produce aged ghettos
FS-Case-316019433	Jennifer Morgan		These are reasonable objectives, especially point 3 where each community should be considered individually.
FS-Case-316023654	lauren allan	no	In the light of the pandemic, housing must consider, more carefully, access to supermarkets, self-sufficiency (allotments, co-operatives) public space provision and ventilation in new homes.
FS-Case-316034840	Nicola Baker	yes	The views of local residents must be taken into account when looking at housing needs especially small rural villages.
FS-Case-316035390	Daniel Lazar Membury Parish Council	yes	The provision of mobile shops will help people as they get older remain in the villages where local shops have been lost. This would have been particularly useful during the lockdowns of the last year.
FS-Case-316047097	Richard Pryor	yes	Provide a mix of 1, 2 and 3 story houses
FS-Case-316053199	Ben Evans	no	Some sort of limit on the number of homes that can be used as second homes and holiday rentals. If we have a housing crisis then why would we allow growth in this area? We need to look at maximising the use of our current housing stock rather than just thinking about new housing. We have many derelict historic buildings that could be turned into accommodation too.
FS-Case-316056741	Helene Jessop RSPB		The RSPB recommends setting minimum biodiversity standards for design and construction of new housing. Eg, provision of integral nest sites for birds (swift bricks) within buildings at an overall ratio of 1-1, making all garden boundaries permeable to allow movement of wildlife such as hedgehogs (where boundaries cannot be hedges, then holes should be provided at the base of fences/walls to allow movement between individual gardens), making streets more nature-friendly (eg, landscaping to be nature friendly in species choice and management, amphibian-friendly kerbing near drains, SuDS to maximise benefits for biodiversity). 'Green' housing developments will enable people to experience nature in their immediate surroundings; this is beneficial to wellbeing and is particularly valuable in ensuring equity of access to nature for those unable to travel far from their immediate neighbourhoods for reasons of age, disability or economic constraints.
FS-Case-316091613	Malcolm Dicken Torbay and South Devon NHS Foundation Trust	no	COVID-19 has accelerated the use of tele-consultations for healthcare which is likely to continue for the future. Therefore, the NHS would deem access to high speed broadband as being essential for both patients and Health homeworkers.
FS-Case-316121149	Sam Piper	yes	design is incredibly important. We cannot continue to see decimation of large green spaces like Cranbrook with no empathy for its surrounds
FS-Case-316125851	Diana jennings		Some of them are appropriate, but not all. We agree with 3,4,6 and 8. We do not agree with 1, 2 and 9. Points 1 and 2 can lead to outlandish designs that do not fit in with other local housing (re your objective To conserve and enhance our outstanding built heritage).
FS-Case-316127402	Eleanor Rylance	yes	More self-build (appropriate and affordable by design) More single story living for disabled and older people. More houses that are ready to work from home (ie a garden office or a dedicated office, or fit for a workshop etc.
FS-Case-316127687	Lisa Turner Blackdown	yes	Generally agree that these are appropriate area to address, with the following specific points: Helpful to have policies that manage rather than encourage the take up of self and



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	Hills AONB Partnership		custom build housing. Density standards need to balance making good use of land while enabling other objectives to be achieved (i.e. gardens and green space for health, wellbeing and biodiversity). Would be good to see ultrafast broadband, electric vehicle charging and renewable energy measures built in as standard in new developments.
FS-Case-316135438	George Williams Greensalade Taylor Hunt		Self-build homes/retirement schemes/community led developments have their benefits. There are however issues with allocating land for these types of development. Doing so can result in an uplift in land value and means that the viability of these schemes is put at risk. Therefore, there should be policy support for the delivery of these types of development but they should not be subject to a prescribed and restrictive policy or allocation.
FS-Case-316136353	Bill Horner Historic Environment Team, Devon County Council		No comments.
FS-Case-316147775	Mathieu Holladay	yes	I support these additional housing policy objectives
FS-Case-316153559	Jacqueline Green	yes	But old age ghettos should be avoided. As any grandparent knows, children nearby keep you young and can improve health and wellbeing. Primary schools who have 'twinning' with nearby pensioners living alone, have evidenced this.
FS-Case-316158325	Paul Hayward Personal View only	no	Working towards PassivHaus/BREEM standards as policy. We must lead by example.
FS-Case-316158385	Sarah Jackson	no	there needs to be more robust policies on, second homes, holiday homes, and the development of ancillary buildings that later become separate dwellings ie. annexes
FS-Case-316159794	George Williams Greenslade Taylor Hunt	yes	Self-build homes/retirement schemes/community led developments have their benefits. There are however issues with allocating land for these types of development. Doing so can result in an uplift in land value and means that the viability of these schemes is put at risk. Therefore, there should be policy support for the delivery of these types of development but they should not be subject to a prescribed and restrictive policy or allocation.
FS-Case-316166919	Sheila Dorsett	yes	I think all new housing estates should be for mixed age groups.
FS-Case-316176196	Adrian Toole	no	Local homes for Local People. Ensure provision for Self-build and Housing Association developments and EDDC developments. Use every means available to make ALL development carbon-neutral or even contribute positively to carbon reduction. All the tools are available, they just need to be imposed on developers.
FS-Case-316188495	George Williams Greenslade Taylor Hunt		Self-build homes/retirement schemes/community led developments have their benefits. There are however issues with allocating land for these types of development. Doing so can result in an uplift in land value and means that the viability of these schemes is put at risk. Therefore, there should be policy support for the delivery of these types of development but they should not be subject to a prescribed and restrictive policy or allocation.
FS-Case-316240170	George Williams Greenslade Taylor Hunt		Self-build homes/retirement schemes/community led developments have their benefits. There are however issues with allocating land for these types of development. Doing so can result in an uplift in land value and means that the viability of these schemes is put at risk. Therefore, there should be policy support for the delivery of these types of development but they should not be subject to a prescribed and restrictive policy or allocation.
FS-Case-316255332	Matthew Sherwood	yes	FPC agrees that these are appropriate housing policies, but wishes to express its particular support for 5.10(3). It is essential that local communities be encouraged and further empowered to determine local housing needs, and the types of development that may be appropriate. Neighbourhood Plans have a critical role to play here (see

Ref No	Respondent	Q 11	Question 11 Comment
			response to Question 3 above). In late 2021 FPC will again be undertaking a Housing Needs Assessment of the parish. Parish Councils should be encouraged to undertake a similar exercise, and the results should be a determining factor when considering housing development proposals in the community.
FS-Case-316333576	Rosalind Leveridge	yes	Very important to consider the impact of the pandemic and the subsequent effect on home working. All new housing does not therefore need to be clustered in huge dormitories around the town of Exeter for example, but having excellent broadband when living in the country is now essential.
FS-Case-316371196	Josie Denning	yes	FPC agrees that these are appropriate housing policies, but wishes to express its particular support for 5.10(3). It is essential that local communities be encouraged and further empowered to determine local housing needs, and the types of development that may be appropriate. Neighbourhood Plans have a critical role to play here (see response to Question 3 above). In late 2021 FPC will again be undertaking a Housing Needs Assessment of the parish. Parish Councils should be encouraged to undertake a similar exercise, and the results should be a determining factor when considering housing development proposals in the community.
FS-Case-316471166	colin stiff	no	Nowhere in this time of global warming does EDDC mention the need for housing to be built as close to Passiv Haus standards as possible. I would like a response to the suggestion that EDDC housing should be built to Code 6 EN 1 Level 6 Code 6
FS-Case-317286080	Stephen Canham	yes	Specific Social Housing Plan
FS-Case-323231602	Gordon Hodgson	yes	Some authorities seem to encourage groups of self builders to form and who help each other in the overall planning and building process. In many cases its the only way that some of these people will be able to afford their own home. Parker Morris Standards in the past had a positive impact on building houses of reasonable size and facilities. Allowing the standards to slip has resulted in some housing being too small and cramped development layout.
FS-Case-323661989	Michael Gooch Boyer	no	"Obj 2- potential for requiring a proportion of homes on all larger development sites to be custom or self builds" is not considered appropriate. No evidence is provided within the Issues and Options document to suggest that demand is substantial and widespread enough to justify that all large developments must make provision for custom or self build homes. A policy with that sentiment may unnecessarily restrict developers. "Obj 6 - setting minimum floor space or room size standards for new homes that must be met in new developments" is not considered necessary as national building regulations are sufficient. "Obj 8- consider whether we should set standards for the density of development" is not considered necessary because appropriate densities vary across sites and locations, depending on local surroundings and context, such that restricted standards would not be effective across the District. It is considered that the appropriate density should be determined on case by case basis.
FS-Case-324952647	Lawrence Turner Boyer Planning	yes	Please refer to submitted representations.
FS-Case-324964822	Sarah Jackson	no	There needs to be more robust policies; second homes, holiday homes and the development of ancillary buildings that later become separate dwellings ie. annexes.
FS-Case-324977684	Simon Collier Collier Planning		Please refer to submitted representations.
FS-Case-324988465	Simon Collier Collier Planning		Please refer to submitted representations.
FS-Case-324999075	David Morgan Not Applicable	yes	Please refer to submitted representations.

Ref No	Respondent	Q 11	Question 11 Comment
FS-Case-325030287	John Withrington N/A	yes	These policies are appropriate, but section 5.10(3) deserves greater prominence. It is imperative that local communities be given more meaningful input when housing needs are being evaluated. That includes, of course, NPs. But substantial weight should also be given to any local Housing Needs Assessment. Feniton Parish Council is again commissioning an independent housing needs assessment. Both this, and the NP, must be a critical factor when taking into consideration any proposed housing development in the village.
FS-Case-325041454	East Devon and Tiverton & Honiton CLPs		<ul style="list-style-type: none"> <li>· Objective to connect all new housing developments to excellent public transport in order to meet climate emergency goals.</li> <li>· Facilities to be accessible by foot and cycle.</li> <li>· Ensure that minimum floor space is suitable and includes change of use property conversions.</li> </ul>
FS-Case-325053097	Ed Persse EJP Planning Ltd	no	<p>"Objective 6 - setting minimum floor space or room size standards for new homes that must be met in new developments" is not considered necessary as nationally described space standards are sufficient.</p> <p>"Objective 8 - consider whether we should set standards for the density of development" is not considered necessary because appropriate densities vary across sites and locations, depending on local surroundings and context, such that restricted standards would not be effective across the District. It is considered that the appropriate density should be determined on a case by case basis.</p>
FS-Case-325070883	Emma Russell	no	I agree with 1,2 and 3. I do not agree with 4 if it continues the way it has been with premium sites being turned over to a limited age group ad infinitum. Surely older people need younger people around them, and vice versa, to create vibrant communities. 5 is a legal requirement but needs to come with a responsibility requirement for those inhabiting such spaces such as enforceable tenancy agreements.
FS-Case-325077531	I.G. Cann Exmouth Civic Society	yes	Please see attached submission.
FS-Case-325085151	Matthew Kendrick Grass Roots Planning	no	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	yes	Please refer to submitted representations.
FS-Case-325156112	Peter Dobbs	yes	Please refer to submitted representations.
FS-Case-325170882	Dorothy Taylor Exmouth Mental Health St John's Court Carers' Group	no	Please refer to submitted representations.
FS-Case-325549089	Ken Pearson Stockland Parish Council	yes	Especially the lack of broadband fibre to the home, even in new homes, to enable working from home as well as home tuition for children.

Ref No	Respondent	Q 11	Question 11 Comment
FS-Case-325831870	Cem Kosaner Lichfields		N/A
FS-Case-325838141	Dan Yeates Savills		no comment