

Question 15 - Town centre uses

Chapter 7 of the Issues and Options report considers options for the roles of our town centres. Question 15 sought views on these options and we set out a number of differing potential uses and approaches to promoting town centre vitality and activity. Levels of support were sought.

People that made comment said.

Ref No	Respondent	Question15Comment
FS-Case-297785613	Kim Sankey Angel Architecture Ltd	Why not provide gyms and leisure activities on the first floors above shops - especially in departments stores which have ceased trading?
FS-Case-297949549	Martin Thurgood	There is a need to reflect changes in retail shopping with the rise of on-line purchases. However, this should NOT necessarily lead to the presumption that traditional town centre premises demand will be substantially reduced. Rather, retail businesses in new 'growth' sectors and consumer services should be expected to develop in the light of changing life-styles and such developments should be encouraged, in particular, those that bring 'life'/footfall to a centre.
FS-Case-298494546	Charles Nicolle	Much more pedestrianisation of town centres would make them far more appealing to visitors
FS-Case-299321852	William R Palmer	People and retail shops can co-exist in a town centre, look at many examples in Italy where living over shops creates a vibrant life. Should not be one thing or the other. Take Exmouth as an example, probably the best thing to do with the Town Centre is knock it down.
FS-Case-299861217	Heath Nickels Exmouth Wildlife Group	Online shopping is fundamentally altering town centres. Councils need to adapt their policies to reflect this: 1. Support, where feasible, the localness of retail/ leisure/ cafes that will attract shoppers to a town centre 2. Support any efforts to allow local shops to thrive (e.g. business rates) 3. Allow vacant retail space to become residential, where appropriate applications are submitted 4. Support local community groups to take up vacant retail space, where deemed feasible
FS-Case-300714787	Blank - No Name	Exeter needs better Arts - a good theatre would be a great benefit
FS-Case-300872971	Ian Wasson	It should be easier for redundant town centre premises, such as shops etc to be converted into housing.
FS-Case-301179421	Mark HUMPHRIES	if retailers are uneconomic put to use their properties for development into housing
FS-Case-301424628	ERIC BOWMAN	AGREE TOTALLY WITH ALL AND EVERYTHING IN THE ABOVE
FS-Case-302549497	simon davidson	15f - Exmouth is already well provided for in terms of gyms / sports facilities.
FS-Case-302971165	Richard Thurlow Sid Vale Association	Q 15D We support as long as this does not compromise the integrity of the core frontage.
FS-Case-304210544	David Beazley Sainthill Baptist Church	Please include multi-use facilities, whether called 'leisure' or not, i.e., music venues, church spaces, theatre, young people's clubs, etc..... i.e., not just sports but cultural/educational/spiritual too.

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FS-Case-305076755	Jeff Powley	Stop making it so difficult for people to access the local facilities, increasing parking charges simply as a means to pay for increased spending on local government workers is not sustainable.
FS-Case-306175815	christopher Burton	I strongly believe the main use of town centres will not be for shopping but for a more social environment and speciality retailers. In East Devon we are ideally suited to this transformation as we don't have any large towns/cities.
FS-Case-306237729	Geoff Crawford	Town centres have to be able to adapt to modern needs. More housing in town centre will mean that more shops will be fed with customers and less vehicle movement will be necessary. More different types of uses mixed in town centres gives more adaptability to changes rather than great swathes of vacant shops because nothing else can take their place.
FS-Case-306256851	Simon Rennie	no comment see objective 10 section 12 questions
FS-Case-307156482	Emma Molony	dont lose shop spaces to housing - at least support temporary community initiatives because once these spaces (which are also precious heritage of town/ village) are lost to housing, it will be impossible to return to a communal shop/ cafe. Community centres in villages and towns are so much more than economic hubs - they also contribute to the health & wellbeing of a community.
FS-Case-307313176	Jonne Ceserani	To survive a town needs to be a mixed economy. I would like to mention Seaton specifically. It has huge potential so please priorities getting rid of the obvious sea front eye sores, encourage bright colours on al the grey sea front buildings and well done on letting them build the new small set of flats at the east end. Seaton could easily become a major economic growth area once it looks better.
FS-Case-307482014	G. Millard	We cannot "un-invent" the car (wheather it's 'environmentally concious' or not) especially in rural areas, where public transport is not available/inconvenient, so adequate measures should be incorporated in all new development for cars . . . it's no good telling people to walk or cycle to work, they won't. Be pragmatic about living with personal transport.
FS-Case-307991316	Susan Cooper	What is appropriate depends on the circumstances in each town and the role they serve to their local community.
FS-Case-308046866	Simon Greenslade	Having too much housing in town centres isn't going to bring shoppers in.
FS-Case-308049835	Peter Duncan	Manage cars in town centres, especially say between 10am and 4pm more pedestrian based.
FS-Case-308052405	Derek Fish	15d: I am not opposed to the change of use of some buildings from retail and commercial use to housing. However this should be sensitively controlled not to create a significant negative impact on the core business of town centres and the retail and commercial hub of the community.
FS-Case-308071816	Gillian Cameron-Webb n/r	Any commercial or service use that brings people into the town can be supported but converting retail units to residential should be resisted. Residential units ABOVE retail units however is good and it brings life to a town centre.
FS-Case-308072238	Robert Cooper	We are a nation of shop keepers. Council policy has crippled many small shops. Shopping centres have died due to Council policy. Most shops are now charity shops which are encouraged as they pay no business rates. This stifles opportunity for the small shop owner. Allow a diversity of business activities if the demand is not there for what you would like to see. Let market forces drive the way forward. But no kebab shops please.
FS-Case-308091599	Sheena Court	Consider parking charges in town centres and the impact in the town centre footfall
FS-Case-308105398	Jane Ashton Please choose	Where are : Library facilities , Venues for cultural leisure activities, theatre, cinema, performance art venues, galleries, heritage collections.? We need these. 15d. I support change of use to housing but strict conditions need to be put on any conversions to ensure adequate size, natural light source, adequate facilities, and appropriate appearance.
FS-Case-308168070	Norman Reeder	The Town Centre approach needs to consider that for 'out-of-town' retail establishments and balance the two. Town centres across the country are 'dying' as a result of large retail parks - whilst these are necessary and well-loved by many, the council needs to seek a balance and

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		support town-centre retail establishments where possible to allow for diversity and support the tourism the region attracts
FS-Case-308199882	Bernadette Steadman	It makes sense to draw existing retail premises into the centre of towns to recreate attractive places in which to spend time. adding in more 'experience' venues can be attractive to younger users, too.
FS-Case-308231255	Martin Seymour	The objective should be to build self sustaining communities for a diverse range of people.
FS-Case-308268315	Tracy Simmons Cranbrook Town Council	The Council would like to comment relating to the particular circumstances in Cranbrook and would like to highlight the need for planning policy to be flexible and swift to respond to change and external circumstances, e.g. decline in retail, which, to date, it was not able to.
FS-Case-308288718	Emily Davis	The creation of housing in high streets has to stop. It's one thing to convert part of a building to residential use for accommodation, but the retail/commercial use should be maintained for future owners to be able to use. Business owners being able to rent/buy a building that they run their business in is becoming a thing of the past and has created an environment where business owners only care about the town where they live when it affects their sales. People who live and work in the same place have a far greater connection to their community.
FS-Case-308324058	Jack Slim	Sadly, Covid means that more and more people have adopted the online shopping habit. I wonder how long those excellent independent bookshops in Sidmouth can survive once the non-tablet using generation has passed. Shops that provide services will survive; you can't get a decent mug of coffee or a haircut over the internet - although these shops might have to have a web booking presence. What attracts people to town centres is the social interactions and this will reappear once Covid is under control (it won't be eradicated). Street and daytime theatre, bike repair, pop-up shops, bric a brac markets will still encourage people to pick up a bargain.
FS-Case-308326362	Peter Eastwood N/A	Where Business premises in the Towns are considered for 'housing' development, careful planning and sociological considerations should be taken into account.
FS-Case-308406499	Alan Franklin	Traditional retailing in town centres will continue to decline so essential that other uses are promoted particularly leisure
FS-Case-308410804	David Forward Domestic	There are enough sports facilities for paid use. More free play areas would be better
FS-Case-308433805	Kerry Carr	I think this needs to be looked at on a town by town basis as each town is unique& has its own needs.
FS-Case-308520714	Peter Brain	If Exmouth is a case study, the 'centre' is too spread out. As below, housing can be a use for upstairs of shops but not as a replacement unless there is a whole street changed at once; piecemeal change of use would be worse than now.
FS-Case-308588780	Patricia Boyd	While retail is important it doesn't have the volume to fill our town centres. By making towns multi-purpose areas, including residential, community and commercial, as well as retail they stand a better chance of being vibrant and safe. Heritage/tourism (eg the Heritage Centre at Axminster) is also appropriate for town centres to enhance their appeal but perhaps you included that under 'communiity'
FS-Case-308638086	Robin Barker	The world is a different place post Covid !
FS-Case-308655667	Jan Gannaway Exmouth Wildlife Group + Active Travel Exmouth	Town centres are going to change and some shops will remain empty. Some of these could be converted to housing so that people live near facilities, reducing need for travel and making town centres feel safer.
FS-Case-308930499	Lisa Bowman Exmouth Town Council	Looking specifically at Exmouth, Members feel that change of use for housing is not as widely supported, due to potential further loss of commercial and retail premises. Each property should be considered on its own merit and there should be a minimum time and certain criteria imposed on owners/ developers of vacant commercial sites to ensure that they are adequately

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		advertised before the sites are granted permission for change of use. Also, Members do not want to encourage out of town development at the expense of town centre health and feel that the Plan needs to consider post covid and Brexit implications on our town centres.
FS-Case-308948443	Karin Goodfellow	15d. It is important that town centres do not end up as housing estates. Conversion of shops and commercial premises into housing at the edge of town centres makes sense.
FS-Case-309058862	Suzie Mack	Town centres need to be the places where stuff happens. I want to be able to go to a local shop to buy food, essentials and treats. I want somewhere to go to meet friends, go to the library, do activities.
FS-Case-309114723	Robert Anthony	for local councils to encourage live street music, street food, markets etc, all would provide more incentive to use the town centres.
FS-Case-309131539	Daniel Bristowe	Having a swimming pool at the new Cranbrook Leisure centre would be gratefully received. It would also encourage non-residents (Surrounding villages) to visit the town.
FS-Case-309142890	Camilla Mathison	Gyms and sports facilities are expensive to run and require paying customers. Can people afford this? Community areas for me means parks and open places that are safe for families to get exercise together.
FS-Case-309231413	April Arnatt	Leisure facilities can and do, use upper stories of retail premises and there is no reason not to use ground floor spaces of redundant banks and larger stores. Retaining a community feel and high footfall in town centres should be the most important objective
FS-Case-309293778	Paul Smith	The Grimsey Review 2018, clearly projects the future for our Town Centres in the 21st century. The advent of the Covid pandemic with the enforced/embraced change in life styles, adds greater gravitas to the Review. Retail experience must play a smaller part to our Town Centres, combining with activity based community gathering spaces, green space, leisure, art and culture. Community must in future be at the heart of social interaction rather than financial transaction.
FS-Case-309383731	Val Ranger	I support mixed use of towns and shops but no dominance overall. Towns should not become identikit with major retailers and charity shops dominating.
FS-Case-309401093	Philip Jordan	Regretably this is out the councils hands. The simple fact is, and compounded by Corvid crisis, retail as we knew it has gone for good. The empty shops already seen by the collapse of so many large retail chains means town centres have to by re-planned. I have many ideas which could use the centres as 'show and try areas, but products to be home delivered.
FS-Case-309414876	Ross Hussey	Traditional retail centres will continue to contract, so it makes sense for them to be concentrated on smaller areas and for other uses to be allowed in, especially to peripheral areas. It makes sense to allow town centres to accommodate some of our housing need.
FS-Case-309425268	Pamela Dean	Town centre shopping centres will change due to closure of many. Reduction in the size of the town centre being pedestrianised with free parking in the surrounding area. Excess areas could be converted to housing.
FS-Case-309456508	Ian Birch	Town centres are nothing without retail outlets. Cafés / food outlets are a great addition, synergistic with retail - but how many can a high street support (in tourist areas, it's probably a different answer in and out of season)? In all of this there's the need for easily accessible transport links - frequent and cheap - to support them.
FS-Case-309478869	Rosemary Birch	We all recognise that our town centres are changing and how we use them or not, will either let them die or revitalise them. Not all leisure facilities have to be huge in a town, in fact many of us would prefer small. But how nice would it be if one could meander around independant shops with cafe seating spilling out onto pavements, where appropriate, and plenty of greenery being provided by way of tress or large pots for bedding plants etc.
FS-Case-309529320	John Stuckey	Getting back to traditional market towns should be the alm to minimise supply chain miles.
FS-Case-309560982	Helen Dimond	Town centres need to be rethought and concentrating on a core area of retail with greater flexibility outside this area seems the way to go . If carefully controlled I have not objection to more housing on the periphery of such areas , but standards need to be set for such conversions

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FS-Case-309561897	Maria Malinowska	Smaller healthier towns where people live are best.
FS-Case-309588076	Carol Jay Transition Exmouth	All changes of use to include biodiversity gain and zero carbon technology. Where conversion to housing is allowed (in peripheral areas), it should be to high homeworking standards.
FS-Case-310194190	WAYNE SUMMERS	Housing and commercial should be kept separate you have comms then add housing in amongst causing noise problems and why? its a short term solution your gonna have to build more housing at some point anyway so why not get on with it in a purely residential place! rather than jamming everything in together!
FS-Case-310214396	Karan Bennett Bishops Clyst Parish Council	Deliberately reducing the monoculture of retail will improve resilience in town centres and positively promote community cohesion.
FS-Case-310761623	Linda Doughty Coastal Craft Collective	I'd support any initiatives that bring people into the town centres
FS-Case-310965690	Victoria Serag-El-Din	We need to be considerate of new online shopping habits, investing in sustainable retail as opposed to massive stores. encouraging people to shop, socialise and work locally/ from home if possible will facilitate the environmental objectives
FS-Case-310974350	Ian Smith	Vibrant town centres are vital and a difficult challenge to meet the increasing use of online purchases. However, in many foreign cities residential and commercial premises thrive together better than many UK city centre locations where office areas become ghostly outside working hours. So integrating housing and commercial premises rather than keeping them separate is sensible as reatail premises decline (as seems likely).
FS-Case-311441601	Janet Andrews	Its very difficult to predict how town centres will look in years to come. Covid has accelerated town centre decline and it may be that we will need to "think outside the box" when planning future development of what used to be a major social hub.
FS-Case-311530475	Jon Brown	I think that we are moving to an age where the traditional town centre will need to change radically. The way forward is to make sure that there is scope for a flexible approach so that town centres can remain busy places for communities to use in whatever way is appropriate at the time - They need to be places where people can meet and enjoy meeting together.
FS-Case-311693209	Jeremy Woodward Vision Group for Sidmouth	Changes in the high street are a national phenomena; to work with this the Grimsey report considers injecting services and housing into the town centre: https://tinyurl.com/je29asup The benefits of these, and of coffee shops (social centres) and charity shops (positive recycling), should be recognised: they maintain footfall, avoid empty building syndrome, attract browsing tourists and “have kept high streets alive in a very difficult climate”: https://tinyurl.com/92mxmun3 Ideas for rejuvenating the high street: - Creating places to “work, rest and play”: https://tinyurl.com/2vh6nrbs - Recognising the sense of place, including a traditional mix of shops and housing: https://tinyurl.com/yucy43xu - Nurturing the local character: https://tinyurl.com/pdvb7da8 - Repurposing empty retail stores and creating community food halls https://tinyurl.com/fmtn4dfd - Creating a virtual high street: https://tinyurl.com/aktv96df - Creating green spaces: https://tinyurl.com/tckpw329
FS-Case-311868155	Martin Dowse	You cannot switch use of premises without consequences. Shops to houses, houses to shops. You need to identify a core area which stays as a town centre with Shops and if there is overcapacity then go for change of use.
FS-Case-312251067	Neal Jillings Place Land Ltd	the world is changing and planning policy must reflect these changes. solely retail has had its day as the dominant use in town centres. policy should encourage a greater mix of use in town centres. any protection of retail frontages needs to be very selective
FS-Case-312255566	Stephen sadler	High streets have been shrinking as shop fronts have been lost to housing. In Ottery the development of flats above the shop fronts has been a positive move. It may have lost storage space and reduced the capacity of the business site but it provides housing for young single people and maintains retail units. The ground floor though should not be allowed to change in the centre of towns. I would also like to see the development in each town a business support

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		unit ... a place where locals starting their own business can hire a hot desk, or a meeting room (set up for that purpose rather than hiring a room in a hall) when they need to.
FS-Case-312317917	Steven Walton	Town centres appear to have been decaying for the last 10 years plus. It does not appear to be good policy to spend more money trying to maintain the traditional centres as Covid has accelerated the decline. Therefore use the local plan to change for the better
FS-Case-312431413	Bruce Thomson	Town centres are changing due to online shopping. It's difficult to resist this change so better to look for mixed use in shopping areas
FS-Case-312449388	George Williams Greenslade Taylor Hunt	n/a
FS-Case-312655834	Theresa Sanders	town centres to provide an emphasis of local individual shops, post office facilities and a mix of social functions, along with green/ tree planted areas for relaxation. Emphasis away from on street parking apart from disability and have strongly advocated anti idling strategy.
FS-Case-312744056	Christina Skinner	Should not resist other uses in towns. Could do with good mix and need to be flexible and adapt to changing needs of population.
FS-Case-312869806	PHILIP LOAT	People will go to town centres if there is something there for them. Social actives, sports activities, business activities. A small amount of shopping will follow that.
FS-Case-313155665	Catherine Dandridge	Tourism in East Devon relies on towns that can provide a balance of retail, takeaways, cafes to engage the visitors for their holiday experience. Unique shops in each town entice visitors for example Antique, independent clothes, gift, Art/craft shops as well as local museum/library in the town centre. Gym & leisure facilities should remain on the outskirts of towns.
FS-Case-313198806	Vicki Whatley	Perhaps where shops are empty for a period of time, pop up shops could be encouraged for those who couldn't afford a permanent place. Maybe even traditional skills introduction hubs - come and have a go tasters to encourage new folk to get into them. eg making walking sticks, weaving ... Even larger things like farrier skills and thatching.
FS-Case-313233811	Phil Golder	Converting commercial space to housing in town centres reduces the incentive for people to shop in them and will likely lead to increased vehicle emissions by encouraging visits to out-of-town retail parks and supermarkets, and the use of more packaging and delivery vehicle traffic through internet shopping. Community and leisure facilities and should be promoted in all community centres, for example, Wythicombe, Littleham and Brixington in Exmouth
FS-Case-313343575	Joanna Burkey	I think that town centres have to change because of the rise in online shopping it is difficult for the High Street to remain as is. However, I think it is important that they remain as social hubs for people, so the introduction of more cafes, eateries is not a problems as long it is balanced with the correct number of good quality shops. Incentives should be made to encourage people to set up shops selling local & niche goods that cannot be obtained online. I think the change of use from retail to housing should only be considered on the peripheries of towns or in situations where it is clearly no longer viable for the property to be used commercially.
FS-Case-313428092	John Cooper	What is appropriate depends on the circumstances in each town and the role they serve to their local community.
FS-Case-313459444	Mike Allen EDDC	All the evidence says that pure retail will continue to decline but for products and services which require personal experience. I would favour flexibility between offices, shops and other commercial uses except for manufacturing in currently designated shopping areas. Leisure/social uses of town and village centres will be essential to keep our settlements thriving
FS-Case-313521692	Louise Dean	All will create jobs and leisure and retail is good for physical and mental health
FS-Case-313542858	Judith Heathcock	As before, use empty space above shops.
FS-Case-313560398	Elaine Tant	I feel a town centre should be a mix of retail & commercial premises but with the emphasis on retail. I am not opposed to the principle of some retail outlets being repurposed as housing but

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		wouldn't want to see this done in excess. Gyms and other sports facilities should be peripheral not in Town centres.
FS-Case-31358476 1	Richard Norman Musbury Barn	Unfortunately town centre shopping is dead with the 'on line' revolution and I cannot see it coming back so there is no point supporting TC shopping facilities to the exclusion of other business; shops should be allowed/encouraged to be used by: other business, as housing, for community BUT not gyms - exercise OUTSIDE must be encouraged not inside CF SARS Cove-2 transmitted more easily inside and Cov-19 will remain a risk not addressed in this strategy doc
FS-Case-31360880 4	Susan Child	Not only gyms, but art galleries, performance venues, libraries, museums, cinemas, & other social & cultural places.
FS-Case-31361800 9	Elizabeth Twining	Retail in town centres is important to the local economy and for local people. However, resisting non-retail uses in town centres seems potentially quire destructive. The switch to on line shopping is not going to reverse, so if we cannot find other ways of brining people into town centres they will continue to decline.
FS-Case-31362984 0	Cathy Gardner	Converting commercial premises to housing is difficult to reverse. Conflicts can then arise between residents and other uses, such as bars, restaurants and so on.
FS-Case-31364399 1	Douglas Smith	Each town is different and changing ... so unique plan needs to be done for each... a blanket plan would not work
FS-Case-31367833 0	june glennie	no more outdoor gyms, better to use empty commercial buildings for housing
FS-Case-31369336 2	Gary Tubb	Diversity in any town, large or small, is always a good thing, collating different features close to each other encouraging 'on selling' trade benefitting all in that area.
FS-Case-31369848 7	Craig Daley	As mentioned earlier, there seems to be no town plans to make the towns work as a whole. The are separate ideas concentrating on one specific idea, but the needs up scaling for the town to work correctly
FS-Case-31371062 0	Jacqueline Cox	limit buisness only offering take away food, this contributes to littering and doesn't keep people in the town as cafe's do.
FS-Case-31371237 7	Susan Mackie	In reality town centres are already dead
FS-Case-31371852 5	Robert Maynard	Over the past 30 years the retail offer in town centres and villages has changed significantly due to the shift in retailing to fringe of town Supermarkets and DIY centres. In smaller settlements many post offices, village store and garages no longer exist. With a greater proportion of goods being sourced through the internet this will continue to undermine the viability of businesses.
FS-Case-31375751 2	Jane Nelson-Smith	As I said at the beginning there needs to be more Art, Music and Cultural Activities in town and along the seafront.
FS-Case-31377102 6	John Connolly	The government proposal to allow shops to be converted to housing is yet another nail in the coffin of the high street that should be resisted. There are insufficient standards governing such conversion which will result in the usual developer "race to the bottom". This will lead to these "new" properties being rented to the low end of the market or families with a range of social challenges. We will then have a town centre with little or no retail or food/drink - apart from low end pubs - effectively a zone where no-one wants go. There should be clear zonation of the town centre where conversion is not permitted. Failure to do so will end up driving out those businesses who work so hard to try to retain an identity for the town centre.
FS-Case-31378082 2	Jim Stacey	We have too many retail and similar premises in our towns that have been empty for years. These should be redeveloped, wherever possible as housing.
FS-Case-31381260 6	Richard Bates	No point in doing this unless folk can park for free. One day the council might learn that an awful lot can be achieved by allowing folk to park in/near town centres without taxing

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		(mistakenly called car park charges) them for the first two hours. Out of town shops and the like never charge customers for parking BECAUSE IT DOES NOT MAKE SENSE!
FS-Case-313827312	Chris Andrews	You will not succeed in reviving Axminster's fortunes as an attractive destination to visit and a thriving community hub until the A358 is diverted away from the town centre. What is happening with the plans for extra housing and a by-pass? The last I heard was that the government grant had turned into a loan - has this scuppered the chance of a by-pass?.
FS-Case-313840169	Alan Hughes	Make it easier for small-scale or single outlet retailers, e.g. craft or artisan food thereby giving individual character to town centres rather 'the same everywhere'
FS-Case-313846023	Paul Garnham	The traditional retail-only high street is dying. Retail should be encouraged, but residential and/or office space should also be considered appropriate for town centres.
FS-Case-313849237	Kathleen Ellett	Post Covid i think our town centres will further shrink and conversion to housing may revitalise them and provide sites as we have few brown site areas to build upon. Just think how more people would be in Exmouth town centre and reduced car use if Macdonalds located there instead of Liverton estate. Retail Development should be integrated with our town centres and avoiding traveling to shop. They are ugly blots in our cities that become ghost towns if shops pull out.
FS-Case-313857211	Linda Johnson	Most towns already have a gym. Outdoor gyms in town centres where everyone has access at no cost making them available to all should be supported.
FS-Case-313884230	Andrew Roberts	If office/shops been unoccupied for more than 12 months support allowing them to be used for social housing (ie rented property for local residents)
FS-Case-313969913	colin rundle	Covid19 has shown that online shopping is easy and achievable, and will continue to expand. Maybe we need to look at the US option of out of town shopping malls.
FS-Case-313997024	Richard Holman	Town centres and immediate surrounding areas should target economic activity and development. Leisure and sports type facilities do not need to be in the town centre. They can operate at a slight periphery and benefit from the economic benefits of a vibrant town centre.
FS-Case-314090147	Rob Longhurst	Forget Commodity retailing - its a thing of the past. . Some will last most will not. Debenhams, Top Shop, only worth the value of their on-line business. Home delivery reigns supreme. East Devon has two wonderful temples Honiton and Sidmouth.. Both survive, even prosper on "bijoux" shops. Honiton has seen off a bypass and Tesco and still thrives. Antiques, coffee shops, pubs, art, craft, select clothing etc.etc. Close old buildings and convert to the modern retail OR housing. Why is there not a skating rink until Bristol?
FS-Case-314096976	Peter Gilpin LED Leisure Management Ltd	Leisure provision is currently inadequate in a number of East Devon towns - Cranbrook, Axminster, Seaton, Sidmouth
FS-Case-314133727	Ian Jewson Walsingham Planning Ltd	no comment
FS-Case-314173237	Malcolm Hillier	It is important to use city centres for housing if the housing shortage is to be solved
FS-Case-314261371	David Valentine Gittisham Parish Council	Retail parks and out of town locations should be avoided. A comprehensive review of existing town centres should take place to establish regeneration opportunities and improve the quality of the shopping experience.
FS-Case-314278250	Keith Bungay	Strongly support residential use above ground floor shops
FS-Case-314585169	Peter Faithfull	The change from commercial use to housing is killing town centres for quick profit.
FS-Case-314606312	RICHARD GETLIFFE	conversion of buildings to housing only on the basis of making them low energy solutions

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FS-Case-314731257	Fiona Lawson	Aires for motorhomes
FS-Case-314735839	Heloise Marlow Honiton Town Council	Retail is very important for Honiton and should b strongly supported. It is also essential for the Prime Shopping Area to be extended along Honiton High Street both to the north east and to the south west covering all properties. This also applies to more of New Street to the south.
FS-Case-314758581	Peter Ball Kilmington Parish Council	mix of all but examine each town with local community to create tailor made plan and try to encourage, rather than leave to random haphazard development. Encourage local mixed community markets.
FS-Case-314760502	christopher Heal Private	We need to encourage retail and other businesses that generate income to benefit the local community
FS-Case-314771914	Ian Cherry	All the above depend on appropriate accessibility. Some town centres lend themselves well to being pedestrianised, other do not. Good public transport is essential in all cases and depending on the size of the town convenient car parking can be a key factor in attracting people to visit the town centre. A dedicated area of retail outlets is always a good draw as these shops feed off each other simply because of the proximity to footfall.
FS-Case-314846841	Wendy Van Der Plank The Beehive-community complex	Please as above support the infrastructure and organisations CIC Charities already running community buildings for the towns and villages, these are the people who often have the local knowledge of peoples needs but seldom have the resources, particularly if they are run on a shoestring and don't have experts (or time) on applying for funding.
FS-Case-314852216	Jenny Ashmore	Keeping the unique character of an area alongside the need for vibrancy and new ideas is sometimes a difficult balance - it would be interesting getting the feedback of what visitors love about the area, in my case Sidmouth. However, creative new ideas in character with the town have already been done and hopefully continue and expand. Rockfish coming and all the mini and bigger Festivals like Seafest etc are so exciting and in keeping. More markets and small creative businesses like Totnes has done seems appropriate, also continuing to promote sustainability, clean streets, plastic free etc., Repair cafe, Sidmouth in Bloom and all the myriad of diverse all-age organisations. That is the core of Sidmouth Town Centre and its close areas.
FS-Case-314877392	Susan Mills	Out of town shopping offers free parking. To encourage foot fall in the town centers offer 2 hour free parking in order to compete with out of town shopping.
FS-Case-314894688	John Colby	Town centre boundaries may have to be redrawn/"brought in" given current and anticipated economic, employment and retail trends
FS-Case-314910549	James Barnes-Phillips	Town Centre over development needs parking and local transport which is not always convenient. We have to accept that the car rules nowadays so some out of town, but still within the town boundary should be encouraged.
FS-Case-314921504	robert wiltshire	I don't want to see town centres turned over to housing, but if businesses are unable to survive, I suppose it is preferable to empty commercial premises. It is preferable to abandoned shops.
FS-Case-314926201	Richard Crabtree	Retail in Town Centres will never be the same following Covid19.
FS-Case-314926952	Kathy Hackman	Axminster has become a town where many premises are unoccupied and look derelict, and retailers are putting out a 'begging bowl' message to locals to support them or lose them. A closer look at the experience of pedestrian shoppers in this town will provide the answer to why roadside businesses aren't thriving. Heavy traffic noise and pollution is the reason.
FS-Case-314943918	Des Senior	Parking provision/cost and business rates are the biggest barriers to a healthy high street. A mixed approach with cafes and attractions will help bring people in, but the main priority must be supporting retail, since these shops often provide the variety or niche shopping that is not available in large out of town outlets.
FS-Case-315126013	George Williams Greenslade Taylor Hunt	No response. Irrelevant.

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FS-Case-315132462	Sara Harris	Budleigh Salterton Hospital being repurposed to provide the 'hub' has been fantastic - even through lockdown where they have continued to provide services on-line. A great model - could this be rolled out more widely across east Devon?
FS-Case-315275424	Rob Phillips Broadhembury Neighbourhood Community Land Trust (BNCLT)	Town centre decline should be seen as an opportunity for rethinking the use of those buildings and spaces. Empty shops and spaces above existing shops should be looked upon as providing not only places for offices, cafes, etc – but also places for affordable living. Using those spaces to provide some of the needed affordable homes will additionally place people at the heart of our town centres to breathe life back into the business that are there.
FS-Case-315287680	Jennifer Hiley-Payne N/A	Judgement to vary according to the economy, situations and opportunities
FS-Case-315328621	Chris Burhop	Conversion of former retail to residential is OK, but conversion of former hospitality to residential should be resisted.
FS-Case-315449037	Darren Roberts East Devon District Council, Central Planning	Changes to the Use Classes Order will allow the change of shops and offices to residential in any case, we should not seek to accelerate this if we wish to retain the vitality of town centres. Whilst it would be useful to locate gyms in town centres most TCs in East Devon are small and would be unable to accommodate large buildings.
FS-Case-315455012	Rachel Hughes	Until the economy and community recover from Covid 19 restrictions and outcomes, I believe it is difficult to redefine the size of town centres (15c), as there will be opportunities for new business and retail ventures after lockdown ends and Covid becomes controlled. Decreasing business rates and not developing out of town shopping centres will help return the High Street to a vibrant place and centre of the community. The convenience of on-line shopping has become a feature of life now - so everything that can be done to rejuvenate the High Street should be done.
FS-Case-315476876	Graham Long Upottery Parish Council	The growth in online retail which is taxed much lower than high street retail is continuing to hit high streets hard. This must be addressed to provide a level playing field for high street and online retail. Whilst this is primarily a central government responsibility, (e.g. business rates), the new Local Plan should take every opportunity to level the playing field.
FS-Case-315539551	Gary Parsons Sport England	no comment
FS-Case-315591470	Brian Carpenter	The pandemic has changed the nature of retail for good, and it will never 'dominate' town centres again. While there will be some reversion to onsite shopping after Covid, levels of online shopping will remain much higher than they were in 2019. Because of this, I think it's best to look at the future of town centres in a different and more varied way.
FS-Case-315622017	Robert Martin Clyst Honiton Parish Council	The town centre is changing, and the policies here will need to reflect and influence that change. People will have to have a reason to go to town centres and they should be allowed to develop for people, not profit otherwise they will just become soul-less Support for local businesses would help the local economy and help to boost the tourist trade. The same multiple stores in all towns does not attract people, particularly now they are all online.
FS-Case-315666051	Olly Davey	More support for creative and arts uses in town centres.
FS-Case-315678300	George Williams Greenslade Taylor Hunt	no response.
FS-Case-315678845	Paul Hayward Newton Popleford and Harpford Parish Council	15d - Except where mixed use is appropriate to facilitate commercial vibrancy 15f - Subject to policy driven measures and safeguards to prevent over-saturation.

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FS-Case-315690761	Naome Glanville	15d - whilst it is useful to re-purpose unused shops for housing, we are already experiencing the creation of lots of flats with no parking, in town centres. So it would be useful to require developers to create parking spaces where possible as part of new developments in re-purposed premises. (Car parking spaces should have charging points).
FS-Case-315694995	John Labrum	1 The level of rents and business rates is an issue affecting retail - it does seem that retail will struggle - so seems likely that we have to allow for other uses 2 Unfortunately, part of the attraction for tourists is attractive and interesting retail shops in towns - so possible negative impact on tourism? I hope that sufficient retail in town centres can survive, perhaps with some interesting local start up businesses. Suggest that support is probably needed for retail where possible and judged to be necessary
FS-Case-315697980	Terrence Blackler	The pandemic will inevitably lead to a redefinition of town centres as shopping moves on line. Similarly, the increase in working from home will also make some town centre business etc coffee shops, sandwich bars uneconomic.
FS-Case-315788477	Kenneth Bonser -	15f Opposed- unless parking problems addressed
FS-Case-315804855	Sophie Minter	Converting unused units or upper storeys to residential use is really important to keep towns vibrant with a sense of community, will support the existing/remaining shops, reduces any 'need' for extra housing elsewhere, has an already established infrastructure, supports environmental principles. By encouraging mixed use of retail/leisure/cafes/community etc throughout the town will give greater resilience for business and a pleasant atmosphere for all.
FS-Case-315843780	James Holman	Use existing business premises and redundant land for housing not greenfield as government guidance says . Change of use from open Storage or warehouses to housing to provide homes
FS-Case-315884481	stephen moore Mr	We need more people living in town centres. Many traditional shops (and premises above) can be better used for residential purposes as the High Street shrinks and on'line shopping expands. Our High Streets are run down and lacking investment. They must change if investment is to occur.
FS-Case-315937332	Fiona Anderson	I think we need to support our existing sports facilities eg the Flamingo Pool in Axminster got very little government support during the pandemic but is an essential way for many in the area to keep fit (not all want to swim in the chilly sea!)
FS-Case-315939416	linda aucott	Change of use of commercial to housing is a useful addition to housing provision but only if properly designed - some office space is not suitable and redevelopment might be a better option. Sports facilities in town centres are not a good idea - I just don't think they are compatible. Example -Development of the swimming pool in Exeter centre was a dreadful idea, access is difficult and not safe.
FS-Case-315961800	David & Mrs Wendy Lewis	Most of our East Devon towns do not not lend themselves to Option 15c.
FS-Case-315963133	George Koopman	The retail world has changed for ever, thus town centres need encouragement to change their focus. More parking charges are counter-productive as all this does is to encourage out of town retail parks etc, which do not support community interaction and are less accessible for the elderly,
FS-Case-315968014	Eleanor Cozens	Provide incentives to owners of retail properties to let out upper floors - through supporting necessary building adaptations and introducing levy on empty property.
FS-Case-315972159	Monica Bell	Every town in East Devon should have a pool of some kind. We are a holiday destination. My sister's town in Germany has 4 pools open during the summer and it isn't much bigger than OSM.
FS-Case-315984133	Daphne CURRIER	Again, promote the arts in town centres across the region, everything from jewellery making to pottery and more. Promote Arts Centres. Pedestrianising shopping areas is always a good idea. Street markets can be fun for those who cannot afford to rent a shop. Indoor markets with reasonably priced stalls in empty former department stores could help start up businesses.
FS-Case-316012231	Terry Sweeney	It is unsure where exactly town centres are going, but they have always changed. I want to see them as centres of local social interaction and really buzzing. I'm all for empty spaces above shops to be used for flats, but I want to see as many independent traders as possible. ED could conduct surveys to see what people want from their centres, especially women. Enough loos? Enough seats? Good bus stops? And attractive green spaces, squares, well designed and cared

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		for street furniture, calmed traffic etc. this is all part of quality of life, with added ice cream and coffee.
FS-Case-31601607 1	David Hayler none	create artistic and cafe culture in town centres
FS-Case-31601943 3	Jennifer Morgan	Each community needs consultation for proposed development.
FS-Case-31602365 4	lauren allan	I would like to see community allotments near towns or business parks with permanent stalls for selling produce or indeed providing food could become real community assets. Rather like 'Produits Regionaux' so popular in France. Car parking with public transport within cycling or walking distance would be needed.
FS-Case-31603669 3	Philip Wragg none	Difficult to generalise - what is appropriate in Sidmouth is not necessarily appropriate in Ottery St Mary. The key is to try and support the existing retail businesses which have been badly affected by the Covid pandemic though at the same time be open to consider other Uses within the new Class E user Class.
FS-Case-31605319 9	Ben Evans	Rather than concentrate retail in the town centre how about concentrate community in the centre and businesses that support the leisure activities of those visiting the centre e.g cafe's and bars and have retail on the periphery.
FS-Case-31605674 1	Helene Jessop RSPB	<ul style="list-style-type: none"> • The RSPB recommends that design and development minimises impacts on the natural environment, maximises potential for including opportunities for nature, and enables and encourages walking, cycling and public transport over car use. • In relation to community uses, we strongly recommend that the value of natural greenspace within towns is recognised and nature-rich parks and walking and cycling routes are included. • We recommend creation of "Green Arteries" (https://www.wildlifetrusts.org/nature-recovery-network) to make all parts of a development accessible to wildlife. • Where buildings are renovated or demolished for new development, we recommend that integral nest sites for birds (swift bricks) are incorporated into the construction. While the recommended ratio for housing developments is 1-1, larger buildings can accommodate more.
FS-Case-31609161 3	Malcolm Dicken Torbay and South Devon NHS Foundation Trust	Health services need to be where there is good infrastructure to provide easy access. A lot of the issues of high street challenges including changes in shopping habits and declining footfall is well evidenced. However high streets remain an integral part of towns; providing a focal point for the community, a sense of place, business and commercial opportunities – especially local ones to flourish - and a location for residents to access services and take part in activities, meetings and events. The placing of healthcare centres and GP practices in the heart of town centres could attract additional footfall to other retailers boosting the local economy as well as reducing the number of journeys with the associated carbon footprint.
FS-Case-31612114 9	Sam Piper	Regenerate derelict shops and offices and turn in to accomodation. So much space going to waste
FS-Case-31612585 1	Diana jennings	Although we support retail use we support the other options if retail fails.
FS-Case-31612740 2	Eleanor Rylance	It seems that retail and shops are changing for ever. People will still however want to gather and meet up, and there will probably always be a need for physical shops in which people can see what they are buying. Town centres have a social as well as a commercial function. But equally most town centres could happily accommodate more dwellings, and or probably should. Although it's less of a problem in East Devon, the relative lack of people living in or very near town centres nowadays can be a problem that threatens the existence of the shops the lives. So I'd favour a more flexible approach to the buildings that currently house shops- the downstairs part of such buildings could very easily be repurposed as offices or work from home spaces, and I'd favour a more flexible approach to change of use requests. Allowing such spaces to be used for non-retail purposes (say work from homes offices) would enable the upstairs of such buildings to be returned to housing stock.
FS-Case-31613543 8	George Williams Greensalde Taylor Hunt	No response. Irrelevant.

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FS-Case-316136353	Bill Horner Historic Environment Team, Devon County Council	No comments
FS-Case-316153559	Jacqueline Green	15f More appropriate to site sports facilities outside town centre, but preferably within reach. Playgrounds good at heart of new housing estates, so natural supervision is possible. Avoid outdoor gyms funded by 106 money and underused, especially if placed where there's no natural supervision (e.g. at Stowford Rise, Sidmouth) . Indoor gyms superfluous eyesores, when we have AONB on our doorstep, and lots of great running clubs?
FS-Case-316158325	Paul Hayward Personal View only	15d. Support but believe that a great deal of work is needed to consider the unintended consequences of inappropriate housing conversions.
FS-Case-316159794	George Williams Greenslade Taylor Hunt	Not applicable; no response.
FS-Case-316160103	Julie Moore	15d. is unclear. outside of a redefined core area i support the change of use to housing. but within the core areas c/u to housing should be resisted (other than upper floor areas)
FS-Case-316181550	Deborah Griffiths Devon Archaeological Society	Traditional/historic buildings make a major contribution to the character/sense of place of East Devon's town centres. Sensitive reuse or conversion should consider their historic character and the streetscape if the existing use of shops or industrial premises is no longer viable.
FS-Case-316188495	George Williams Greenslade Taylor Hunt	No response. Irrelevant.
FS-Case-316240170	George Williams Greenslade Taylor Hunt	No response. Irrelevant.
FS-Case-316333576	Rosalind Leveridge	With online shopping here to stay, new uses for town centres will have to be developed to prevent decline and decay. I strongly support support new community amenities, cafés, and converting retail space into housing, with affordable parking.
FS-Case-316361805	Tom Clarke MRTPI Theatres Trust	The Trust is supportive of the plan taking a flexible approach to uses within town centres. It must be considered that following amendments to the Use Class Order there is greater scope for non-retail uses to come forward. A range of uses must be supported to minimise vacancies and ensure the vitality and viability of town centres. With regard to residential uses, the Trust is supportive of homes within town centres in principle but the plan must ensure these are sensitively located so as to avoid conflict with existing uses, paying regard to paragraph 182 of the NPPF.
FS-Case-317286080	Stephen Canham	Unfortunately not realistic to hold current retail dominance
FS-Case-323231602	Gordon Hodgson	15d. its wrong to se the term " any shops or commercial property to be converted". Criteria need to be established about what would or not be acceptable circumstances. It will not always be appropriate and if worded badly could permit inappropriate changes and even sub standard living accommodation.
FS-Case-324952647	Lawrence Turner Boyer Planning	No comment.
FS-Case-324964822	Sarah Jackson	15a - I am happy to support COU on unused premises above or behind retail/service/hospitality as many retail units no longer hold stock but I can't support conversion for shop front premises as I believe there can be more commercially and sociably valuable options available. EDDC should take a more proactive approach to enforcement where neglected premises have a negative impact on the perception of the towns by its community and visitors alike and

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		undermining the appeal for potential tenants/businesses wanting to move into the neighbouring premises. EDDC could also be encouraging/implementing schemes in place which enables landlords of empty retail premises to work with temporary commercial/community/environmental/arts based projects in order to ensure town centre vibrancy during the period of vacancy.
FS-Case-324999075	David Morgan Not Applicable	Please refer to submitted representations.
FS-Case-325041454	East Devon and Tiverton & Honiton CLPs	· We neither oppose or support housing on the high street. Shops should only be turned into housing where they are on top of commercial premises. · We strongly support the use of community space model, such as exemplified by Axminster's Community Waffle House.
FS-Case-325077531	I.G. Cann Exmouth Civic Society	Please see attached submission.
FS-Case-325085151	Matthew Kendrick Grass Roots Planning	See Separate Representations Document
FS-Case-325107229	George Williams Greenslade Taylor Hunt	No response. Irrelevant.
FS-Case-325131855	Michelle Dobrota-Gibbs N/A	Please refer to submitted representations.
FS-Case-325156112	Peter Dobbs	Please refer to submitted representations.
FS-Case-325170882	Dorothy Taylor Exmouth Mental Health St John's Court Carers' Group	Please refer to submitted representations.
FS-Case-325549089	Ken Pearson Stockland Parish Council	Neighbourhood Plans could provide a much more local response here.
FS-Case-325731054	Andrew Ardley South Western Railway	Essential to have more permanent activity in town centres with employment being a high priority. More people working there will support the remaining retail. The move of offices to the edge of towns has badly damaged town centres alongside changes in retail habits.
FS-Case-325829612	Dan Yeates Savilles	no comment
FS-Case-325831870	Cem Kosaner Lichfields	n/a
FS-Case-325838141	Dan Yeates Savills	no comment