

**Question 16 - Additional town centre policy objectives**

Paragraph 7.6 of the Issues and Options report identified three additional areas where policies may be appropriate including the use of vacant stories over shops, resisting 'out of town' uses to support town centres and producing town centre masterplans to identify key areas for improvement. Views were sought on whether these were appropriate.

Those that made comment said.

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FS-Case-297949549	Martin Thurgood	yes	Yes, they are appropriate - BUT 1. they need to be more positively expressed. For instance, the word 'hope' in paragraph 2 is far too feeble. 2. the proposal for some form of planning initiatives by EDDC to assist in the development of existing town centres - especially the smaller ones - is crucial to the sustainability of East Devon, its impact on the environment, its contribution to carbon reduction and the happiness and well-being of its residents. Such an initiative is long overdue. It requires EDDC to 'pump-prime' and take the lead in partnership with lower tier authorities and other relevant partners.
FS-Case-299321852	William R Palmer	no	People need to be brought into accommodation in town centres and not spread out into suburban mazes. Centres should have easily accessible, free, parking on the perimeters and mainly pedestrianised centres with vehicle access restricted to emergency vehicles. Gradual development can probably generate this in most East Devon towns but not all
FS-Case-299556440	John Arnatt	yes	We should resist out-of-town retail at all costs. Anything that can be done to promote face-to-face shopping, in keeping with the traditional character of East Devon, and especially its seafront towns.
FS-Case-299861217	Heath Nickels Exmouth Wildlife Group	yes	"..promote greater use of vacant upper storeys above ground floor shops." Agree that this is important as it should count towards housing targets, if residential is allowed.
FS-Case-300714787	Blank - No Name	yes	Again, see what locals have planned or want to see. Festivals are great in Sidmouth but not so good for Honiton I think.
FS-Case-301179421	Mark HUMPHRIES	no	if you want to encourage residents to shop locally, then better more affordable public transport, and free parking
FS-Case-301424628	ERIC BOWMAN	yes	PEDESTRIAN FRIENDLY AREAS IS MUST.
FS-Case-302331967	Jan Wells	yes	I feel a lot of work needs to be done on the town centres to make them vibrant places that people want to visit. I do not want to see run-down, depressed town centres that attract anti-social behaviour. I feel a core of good local shops, cafes, pubs, wine bars and restaurants and any 'excess' buildings should be turned into offices, shared workspaces or housing.
FS-Case-302971165	Richard Thurlow Sid Vale Association	yes	The production of Individual Town centre plans is to be strongly recommended. These would be produced in conjunction with the Town Council and any existing Neighbourhood Plans
FS-Case-303140818	David Buller	no	Why not put funds into development of a town centre community website that can promote local businesses & make shopping online from local retailers easy to do. These businesses could also be all linked into a communal delivery service, so the website could function as a local amazon-type, one-stop shopping online experience. Covid has accelerated the switch of consumers to online shopping & they are completely accustomed to that experience now & aren't likely to revert. Why not tap into this trend to encourage & support local retailing.
FS-Case-303403737	Mr&Mrs Wood	yes	Definitely resist out of town shopping centres as these obviously take away from the high street. Ensure space for a hub with nominal rents for new businesses to thrive and grow from.
FS-Case-303473174	Christopher Bargmann	yes	Masterplans for town centres to identify key areas for improvement is essential

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FS-Case-303791282	Maureen Chandler		no comment
FS-Case-304210544	David Beazley Sainthill Baptist Church	yes	(In that context the spelling is STOREYS !!) Carparking is a key factor, as is pedestrian access.
FS-Case-306237729	Geoff Crawford	no	Incentives should be given to changing vacant commercial units to residential or shops into offices. More flexibility is needed and a completely different way of looking at things. I do not feel that the current scope is wide enough nor ambitious enough.
FS-Case-306256851	Simon Rennie		no comment see objective 10 section 12 questions
FS-Case-306308166	Sylvia Meller	no	As said before, use places that are empty /not used instead of building new ones
FS-Case-306915743	Catherine Kingham	no	Town centres are not always the best places to shop - i.e. if people living in small towns/villages in Devon can access fresh, organically grown fruit and veg, then that might be better for them, for their health, for the environment and for air/road miles.
FS-Case-307126895	Daren Richards	no	Commercial property should be helping new business venture
FS-Case-307313176	Jonne Ceserani	no	I do not see item 2 as an either or, more of a both and. For example, I use Millers Farm shop at Kilminster and I think this type of development is to be encouraged. Alongside this Axminster needs development as well by both are equally important.
FS-Case-307482014	G. Millard	yes	Lobby Central Government to levy higher rates on O.O.Town Retailers, and reform of the current Rating System. Under existing Planning Laws, owners of vacant 'upper parts' are encouraged to convert them to residential. Local Authorities should identify (with Grants ?) vacant areas to encourage a more vibrant Town Centres.
FS-Case-307956780	Lorraine Snell	no	Some buildings have been left to deteriorate which creates a very bad impression for tourism
FS-Case-308050340	Michael Taylor Michael Taylor	no	I do not think that we should discourage out of town shops
FS-Case-308071816	Gillian Cameron-Webb n/r	no	Affordable car parking is missing. People are currently penalised for shopping in town centres and until affordable car parking is prioritised town centres will always be disadvantaged in comparison to out of town retail with their free car parking. Out of town retail centres should be resisted, they're rarely attractive and they're inevitably national chains rather than independent traders.
FS-Case-308072238	Robert Cooper		Spaces above many shops is often left virtually derelict. This should be brought back into use. If all accommodation above shops is properly occupied much of the need for housing would be addressed.
FS-Case-308105398	Jane Ashton Please choose	yes	Yes, I agree with all. Re point 2. We should strongly resist. The rise of out-of-town retail has been disastrous for so many small and not- so-small businesses within towns. One extreme example is Torquay where The Willows killed off town centre trade. Liverton in Exmouth also caused small town businesses to close.
FS-Case-308158461	sally mumford george woods (sw)ltd	no	appropriate roads
FS-Case-308168070	Norman Reeder	no	Para 7.6 does not outline any policy objectives. The policy needs to address what town-centres are there for, who uses them and why, what do the retail stores offer that out-of-town stores do not, how do town centres support tourism, how do they attract other businesses to the area etc.
FS-Case-308231255	Martin Seymour	yes	The objective should be to build self sustaining communities for a diverse range of people.
FS-Case-308256653	Della Cannings	yes	Especially reduction of out of town retail.
FS-Case-308288718	Emily Davis	yes	Yes. Each town should have a regeneration committee thats specifically for that purpose. Having a good business community such as a forum also helps.  A lot of the overarching plan will help facilitate this (if done right), but additional support with grants for things like repainting or maintenance to shop-fronts.

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FS-Case-308324058	Jack Slim	no	The picture you show is Sidmouth. Sidmouth and Exmouth have holiday maker and walker so are different to Ottery, Axminster and Honiton. These town centres are already beginning to look depleted. Something must be provided to get people to come in and pay to park there. More events. Provide small local theatre and theatre and cinematographic workshops for teenagers it will also create jobs. Once you allow large out of town development, the centres are doomed.
FS-Case-308326362	Peter Eastwood N/A	yes	The Council should promote town centres and maintain them to promote business. They should also determine the number similar businesses any one Town centre can support through licence.
FS-Case-308520714	Peter Brain	yes	1: yes this would be good. 2: the key is parking which is free out of town and relatively expensive in the centre (hence so much casual nuisance parking in nearby streets). 3: any local plan for a town centre should follow the method of establishing a Local Plan; preferably this is something the Town or Parish Council should do.
FS-Case-308588780	Patricia Boyd	yes	Events that encourage people to use and explore our town centres are important. The photo of Folk Festival Week at Sidmouth that you use is a good example. The creative arts and industry should be supported / partnered to generate interesting and varied programmes that draw people in. Town centres also offer the potential for lots more residential accommodation eg above retail premises / no longer used commercial premises. Could some of this fulfil the affordable housing need?
FS-Case-308594020	Michael Harris	yes	A recent trend has been the increased number of farm shops and meal delivery outlets which seem to be well supported. This is welcome in terms of encouraging healthy eating and community spirit as well as input to the local economy, employment and tourism. This should not be discouraged by resisting out-of-town uses to support town centres.
FS-Case-308618646	Christopher Eccles	yes	in addition they need to become attractive destinations that people want to go to - in terms of infrastructure, environment and ease of access by active travel means. Less Car Dominant !
FS-Case-308655667	Jan Gannaway Exmouth Wildlife Group + Active Travel Exmouth	no	Management of traffic in towns is increasingly important. Research shows that in low traffic neighbourhoods people walk and cycle more, have fewer road accidents and suffer less crime. More pedestrianisation needed.
FS-Case-308873443	Howard Joules	no	More free parking in town centres to encourage the vibrancy of the towns
FS-Case-308930499	Lisa Bowman Exmouth Town Council	yes	Members are supportive of resisting excessive out of town retail development in order to safeguard high street businesses.
FS-Case-308948443	Karin Goodfellow	yes	Although I've ticked 'yes' I don't think that all out of town retail parks should be resisted. Parking in town centres is limited and not always the best option for shops selling white goods, furniture, TVs etc.
FS-Case-309114723	Robert Anthony	no	Out of town retail is dead - Amazon etc have caused that, those failing Regional Shopping Centres should be repurposed as New Towns - they have good road access and parking, shops easily convert to apartments and affordable homes.
FS-Case-309142890	Camilla Mathison	yes	Is it possible to encourage short term let's for pop up businesses to try out their ideas?
FS-Case-309216926	Ivor Sims	no	Out of town retail development should be allowed unless you increase the amount of affordable car parking in town centres.
FS-Case-309231413	April Arnatt	yes	If you allow out of town development traffic flows will increase. There is no need for this to happen so please dont do it
FS-Case-309293778	Paul Smith	no	Town Centres and villages within East Devon should not try to compete with larger out of town retail, but instead offer a totally different and unique experience, a blend of flexible smaller and medium size retailers incorporated into the environment & social interaction of the community, a replication of proposals incorporated in the Grimsey Review. Whilst having the added draw of the Jurassic Coast, Sidmouth totally embraces this ethos.
FS-Case-309401093	Philip Jordan	no	I believe this issue of our town centres needs a totally different approach. Planers just can't stop the market forces. A forum of all stakeholders should now be

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			considered through out the country and try to establish and react to market forces. Town centre retailers are very quickly becoming irrelevant to the consumer. The effects of Corvid should be analysed and then when we have a educated idea as to how the consumer will shop in the future..., then plan accordingly.
FS-Case-309414876	Ross Hussey	yes	I think out-of-town retail needs to be accepted as a fact of life and made as acceptable as possible, such as by ensuring it is accessible by public transport and by bike. Pedestrian and cycle routes within retail parks need to be much better than they have been historically, so that desire lines don't take you across muddy grass and through planting. Parking should be communal rather than specific to one unit, so that those arriving by car can park in one place and walk to the various units, rather than having to keep getting back in the car to drive between them all - just like in a traditional town centre in fact!
FS-Case-309425268	Pamela Dean		Free parking in surrounding area of town centres to encourage support and discourage on line shopping.
FS-Case-309456508	Ian Birch		Not sure about town centre masterplans - might be too restrictive. Vacant stories over shops - would support commercial uses or conversion to residential (people living in a town centre is probably good for trade). Resisting out-of-town uses - would not be appropriate for larger developments.
FS-Case-309529320	John Stuckey	yes	Cost of EDDC parking needs to encourage, rather than discourage, local town retail use.
FS-Case-309588076	Carol Jay Transition Exmouth	yes	Yes - provided that there is an understanding that , as a guiding principle , "Environmentally friendly" , "promoting biodiversity" and "enabling zero-carbon lifestyle" concepts lead to intrinsically beautiful areas . These are are more important than mere aesthetics of the sculpture park type. .
FS-Case-310067578	Terry Redgers N/A	yes	I think it important that all retail business's should have the above street levels kept in good order, whether that be a landlord or the shopkeepers responsibility. There are many lovely old buildings in our towns where the upper street facing levels have fallen into some state of disrepair, and let down the look of the street.
FS-Case-310194190	WAYNE SUMMERS	no	out of town is the future, high streets are dying! you have rated them out the game! and the parking charges too
FS-Case-310214396	Karan Bennett Bishops Clyst Parish Council	no	Town planning needs to be light touch and flexible to respond to the rapid changes that are likely in society, economy and the environment. Policies to promote diverse retail outlets rather than monocultures where all centres have the same set of national shop branches.
FS-Case-310448600	Anne Double	yes	Please also consider the impact of traffic and parking in small towns
FS-Case-310982347	Peter WRIGHT	yes	Too many town centre business's seam to have vacant space above them. Access might be an issue but large areas of accomodation are being wasted.
FS-Case-311441601	Janet Andrews	yes	3. Whilst it would probably be outside of the scope of local plan policy we could look to producing masterplans for town centres to identify key areas for improvement. I strongly agree with this.
FS-Case-311637333	David Lloyd	no	Town centre car parking is a really hot potato! There needs to be a change in the thinking about this. People who come to town to shop - ie, spend time and money should be able to park freely (maybe with token system when used as a pay on exit barrier) to encourage more use of the high street. Any shortfall from the councils coffers will be exceeded by the benefit to the town. People who need to park to get to work etc should pay with season tickets or the like.
FS-Case-311693209	Jeremy Woodward Vision Group for Sidmouth	yes	In addition: Re 7.6 2) The Sidford industrial estate should not become a shopping centre: the planning application promised “Limiting retail space to ancillary show room space to avoid adverse effects on local retailers:” <a href="https://tinyurl.com/fsmbept8">https://tinyurl.com/fsmbept8</a> Re 7.6 3) “Any mixed use or large-scale redevelopment, such as Port Royal (Eastern Town), will expect a master planning”, which has received further support: <a href="https://tinyurl.com/333pb3xk">https://tinyurl.com/333pb3xk</a> There are other policy areas: - The disappearance of high street banks could be countered by the micro-bank model of SW Mutual: <a href="https://tinyurl.com/c8f4x2zy">https://tinyurl.com/c8f4x2zy</a> - An e-delivery service for shops, being trialed in Exmouth, could double-up as a passenger-carrier: <a href="https://tinyurl.com/utdbe9dk">https://tinyurl.com/utdbe9dk</a>

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			- Sensitive pedestrianisation contributes to town centre vitality: <a href="https://tinyurl.com/482ww6ju">https://tinyurl.com/482ww6ju</a> - Mulhouse, France, offers an inspiring model of revival: <a href="https://tinyurl.com/4skjpa4d">https://tinyurl.com/4skjpa4d</a>
FS-Case-311810037	Charles Hopkins	no	Look to the creation of town centre residential communities with live-work units, accessible community and educational facilities, across all age groups.
FS-Case-311868155	Martin Dowse	yes	You can easily see the consequences of out of town development in Ottery St Mary and Otter nursery. Yes they employ 200 people but the town centre is on its knees. A better balance needs to be struck. You cannot blame it all onto the Internet and out of town shopping.
FS-Case-312087808	Gill Akers	no	Encourage appropriate medical and educational provision.
FS-Case-312251067	Neal Jillings Place Land Ltd	no	when the document refers to 'supporting town centres', this is normally about protecting retail (primarily). as per the comment above regarding changing shopping habits and the general change for town centres to be less retail led, a policy aspiration to 'support town centres' that only focuses on 'traditional' town centre uses will be at odds with societal changes. I support the policy desire to make town centres vibrant, but vibrant town centres and out of town retail are not mutually exclusive. They can go hand in hand.
FS-Case-312255566	Stephen sadler	yes	However, whilst we may encourage use of existing town centres maybe EDDC needs to support the town centres in developing -- eg better signage for pedestrians, Actively enforcing the rules for Conservation Areas, to make town centres feel safer for pedestrians (reduced traffic, reduced speed limits to 20m, pedestrianisation of areas)
FS-Case-312317917	Steven Walton	yes	By developing the town centres as places to be livid in with more leisure activities the council will be accomplishing 3 key objectives in one process; increasing housing, increasing wellbeing, reducing carbon footprint
FS-Case-312449388	George Williams Greenslade Taylor Hunt	no	n/a
FS-Case-312655834	Theresa Sanders	no	as above
FS-Case-312744056	Christina Skinner	yes	But only if this meets needs of population.
FS-Case-312753468	Rosalind Buxton Luppitt Parish Council	no	Encouragement for new businesses in the form of incentives, eg reduced business rates for the first year of operation. Business rates should be realistic to support a thriving, unique and individual retail presence in the High Street thus encouraging Honiton to be an attractive destination.
FS-Case-312869806	PHILIP LOAT	yes	Do not blanket resist out of town shopping. Exmouth has two supermarkets on one side of the town. Why is there not another near the Exeter road? Why were McDonalds, Halfords, The Range etc all built miles from major housing development resulting in excessive use of the Salterton Road by traffic.
FS-Case-313155665	Catherine Dandridge	yes	Given that tourism is major industry in East Devon it is important to have small towns with good shopping facilities to appeal to tourists & cater for residents (especially older people who often rely on local shops) to ensure these do not become ghost towns in winter months when visitors are lower in number.
FS-Case-313233811	Phil Golder	yes	Above shop locations could be used for cultural facilities, though I have no issue with these being residential, if shops are supported.
FS-Case-313523282	Gary Barlow	yes	Retail out of town should not be dismissed so easily. Out of town is easier to get to, easier to park, allows more space for growth of a business. Rents and rates should be cheaper allowing for further investment. If the planners just say no to everything, especially to small individuals that aren't connected to someone in the council. Very suspicious of planners having personal views against an individual and going out of their way to deny them any planning permission for their business. I look particularly at the individuals involved in the Sidmouth area who are frankly corrupt and deny permission at times out of pure pettiness. Hire some better people with actual business knowledge, that would be a start.
FS-Case-313533757	Patrick Sinnott	yes	Good ideas you have here.

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FS-Case-313534234	Sally Galsworthy	no	Have to make town centres a destination. Have a look at Gun Quay Wharf in Portsmouth. Exmouth Estuary ideal.
FS-Case-313541759	Fabian King	no	Rural areas need to be more self supporting. For example farm shops and garden centres should be assisted and encouraged in line with a rural masterplan should envisage encouraging and stimulating dispersed retail/online/retail hubs for rural areas. They could carry the concept of the department store but within the rural community. This would dramatically reduce car use and provide local jobs within each area.
FS-Case-313584761	Richard Norman Musbury Barn	yes	Resist out of town BUT see comments to Q15
FS-Case-313618009	Elizabeth Twining	no	Resisting out-of-town retail would potentially be destructive - people will either drive elsewhere or shop on line. Honiton has a history of resisting major retail developments in or near the town centre, so it would require a change of heart to reverse this. However it is important that out of town retail should be accessible by public transport as well as by car.
FS-Case-313643991	Douglas Smith	no	It has to be broken down by town ... not generalised
FS-Case-313672954	Brian Ward	no	Make town centres more attractive by reducing traffic. More pedestrianisation.
FS-Case-313698487	Craig Daley	no	The doesn't appear to be any local plans, apart from letting charity shops in rent free.
FS-Case-313710620	Jacqueline Cox	no	people will only travel further to out of town, also some businesses are more suited to out of town for example builders merchants, click and collect outlets, suppliers of large goods.
FS-Case-313718525	Robert Maynard	yes	1. Support promotion of greater use of vacant upper storeys above ground floor shops. 2. Support resistance to out-of-town retail, or other commercial activities, in the hope that we may see more town centre shopping and investment. 3. Support the production of masterplans for town centres to identify key areas for improvement.
FS-Case-313812606	Richard Bates	no	I have given some clear indications of the sort of out of the box changes in thinking which are required but I fear my comments will be ignored as in the past (former East Devon councillor). Does anyone recall the stupid and costly blocking off of Exeter Road which happened a few years ago which I vehemently opposed at the time and which was subsequently reversed at further cost a few months later....
FS-Case-313827312	Chris Andrews	yes	Building additional affordable housing is of the utmost importance.
FS-Case-313893034	Steven Hepplestone	no	I think the trend to encourage local only stores is both anticompetitive and contributes to the decline of town centres. Companies should not be denied planning permission based on being part of a chain, or a large franchise. Every shop attracts footfall and every option should be encouraged. Local policies which discriminate result in town centre collapse.
FS-Case-313997024	Richard Holman	no	This is not an area the EDDC has to focus on. A more diverse open plan needs to be addressed as it more suits the type of area the EDDC is. If there is a town centre then this needs to be treated differently than if there is not a town centre where a more flexible solution needs to be used.
FS-Case-314090147	Rob Longhurst	no	See 15 comments
FS-Case-314113114	Caroline Wilson Chardstock Parish Council	yes	Regenerating town centres is to be encouraged. Axminster, for example, despite the efforts of the local shopkeepers, is looking rather run down. Using upper floors of shop premises as housing is a good idea.
FS-Case-314133727	Ian Jewson Walsingham Planning Ltd		no comment
FS-Case-314181450	Iain Ure	yes	There is a new reality for town centres - we need to be nimble and adapt as quickly as possible
FS-Case-314278250	Keith Bungay	yes	Strongly support 3 re. Masterplans. The Masterplan produced for Exmouth contained positive proposals supported by many. Sadly, implementation of its

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			suggestions has been less productive. A review of the Masterplan is long since overdue!!!!
FS-Case-314601466	Julia Daniell	no	Parking - should be free and extensive Pedestrianisation - should be mandatory, with cover for inclement weather Local Shopping Centre Websites should operate for each town, to create online shopping with free local delivery. This should be standard practice. Stop 'flogging a dead horse' and join the 21st century! (This would reduce the need for parking near the shops and make things more manageable.)
FS-Case-314606312	RICHARD GETLIFFE	yes	i think the encouragement of out of town retail to move back into the town centre should be encouraged and even incentivised
FS-Case-314731257	Fiona Lawson	no	Access cycle paths and motorhome aires
FS-Case-314758581	Peter Ball Kilmington Parish Council	yes	Is there any way to encourage major on line retailers to organise specific 'Click and collect' centres in towns for on-line ordering to reduce home deliveries and encourage visiting town centres.
FS-Case-314760502	christopher Heal Private		I would support the proposal to encourage keeping retail and business development within existing towns and villages which would not require the use of the car to travel further afield.
FS-Case-314771914	Ian Cherry	yes	Green spaces are vital to any community - leisure centres and such like are best placed on the fringe of a town as users tend to be short stay and want to park right outside the facility. Shops and cafes do better if there are parks and playgrounds within easy walking distance so centralised pedestrianised areas work best.
FS-Case-314852216	Jenny Ashmore	yes	It would be so helpful to support small and growing retailers by giving them low business rates etc., to help them get on their feet, especially post-Covid. So much has been said about lack of support and we are now seeing empty shops because of the high rates they pay. Feel strongly this should be the first step.
FS-Case-314894688	John Colby	no	Support para. 7.6 items 1&2 but not 3. Try some more free town centre parking and relaxing parking waiting restrictions in town centres to stimulate them
FS-Case-314926952	Kathy Hackman	yes	Simply this. Concentrate on locals' pedestrian safety and health from appalling traffic noise and pollution.
FS-Case-314937410	Eleonore Pang	yes	Not enough infrastructure to sustain - nut certainly support viable town centres and take note of neighbourhood plans.
FS-Case-315126013	George Williams Greenslade Taylor Hunt		No response. Irrelevant.
FS-Case-315216760	Elizabeth Campbell	no	I believe this needs to be considered holistically with housing development - the more you support the large out of town housing developments the more the core of town centres will be eroded - people living in these developments will tend to shop in large out of town shopping centres and not come in to the town centre. Town centres are destined to change and this was happening pre-Covid. A consolidated approach to creating a broader approach to town centres as places where you can potentially work, shop, relax and enjoy without having to travel perhaps by zoning areas.
FS-Case-315275424	Rob Phillips Broadhembury Neighbourhood Community Land Trust (BNCLT)	yes	Our comments at Q15 to be equally relevant here.
FS-Case-315287680	Jennifer Hiley- Payne N/A	no	There may be size limited spaces in town centres, which should be reserved for smaller opportunities, whilst some larger commercial developments may 'fit' well into the landscape and create beneficial gains for the communities, i.e. employment, creativity, and financial gains for many people.
FS-Case-315455012	Rachel Hughes	yes	Please refer my previous answer.
FS-Case-315539551	Gary Parsons Sport England		no comment

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FS-Case-315622017	Robert Martin Clyst Honiton Parish Council	no	The concept of master-planning town centre expectations would no doubt influence future development, even though it would not necessary be part of the local plan. This has been successful elsewhere and the concept of best practice should be used in envisioning what town centres will look like going forward.
FS-Case-315678300	George Williams Greenslade Taylor Hunt		No response. Irrelevant.
FS-Case-315681467	Jacqui Best	yes	<p>Encourage and incentivise residential flats at upper levels above shops and community / leisure uses. Agree to resisting out-of-town retail and agree to masterplans for town centres.</p> <p>Encourage active frontages – for example local art displays, ‘meanwhile’ uses, and promote community uses. Bid for funding for historic town centres, including Heritage Action Zones, reinforce local distinctiveness and encourage local participation in heritage initiatives.</p> <p>Work with partners and communities to consider options for empty buildings, schemes to enhance the public realm, encourage heritage / tourism initiatives and other cultural activities to increase activity, interest and footfall, potentially helping to boost local enterprise.</p>
FS-Case-315690761	Naome Glanville	yes	Suggest having more street markets with stalls at an affordable price so that people can sell local produce on a small scale.
FS-Case-315694995	John Labrum	yes	<p>1 Provide pedestrian areas where practicable, for a more pleasant shopping experience - eg in Sidmouth</p> <p>2 It does seem that out-of-town shopping areas should generally be resisted, in order to try and protect town centres</p>
FS-Case-315697980	Terrence Blackler	yes	Many Councils rely on Car Parking charges as revenue raisers which has lead to the growth of retail parks away from the centre. Thought should be give to the provision of free parking and free transport from these car parks into pedestrian only town centres to regenerate the centres. The current policy is killing town centres with loss of revenue.
FS-Case-315804855	Sophie Minter	yes	First two policies listed are particularly important.
FS-Case-315939416	linda aucott	no	this needs a lot more consideration and creative thinking and any approach needs to be flexible - we just don't know how people will want to use these spaces in future.
FS-Case-315961800	David & Mrs Wendy Lewis	no	How about traffic congestion, parking capacity and pedestrianisation schemes?
FS-Case-315963133	George Koopman	no	As above rethink parking charges. Allocate areas for local markets. Reverse closure of local hospitals.
FS-Case-315968014	Eleanor Cozens	no	Provide low-cost parking for local residents. Where suitable town centre property is available, retail parks should definitely be resisted. Agree with all of those cited.
FS-Case-315984133	Daphne CURRIER	no	Parking is the biggest problem. People go to out of town stores because one can park there. More park and ride schemes would help with this and also tick climate change boxes. Electric shuttle buses would cost a lot to set up but be a good example and provide an attractive solution to this problem.
FS-Case-316012030	Beatrix Godfrey	yes	Vacant upper stories of shops can be used for affordable housing in town centres
FS-Case-316012231	Terry Sweeney	yes	See previous comments. Yes, all part of building beautiful, and for people. EDDC must, with local councils, be proactive in providing townscape infrastructure that makes centres places folk wish to visit and enjoy. Which are the centres you most enjoy?
FS-Case-316019373	Anthony Green	yes	Traffic in towns needs to be considered
FS-Case-316023654	lauren allan	no	Roads need to be addressed e.g. the A373 near Honiton is often blocked by 2 large vehicles in opposite directions trying to pass each other. Produits Regionaux near Motorway access roads would be an appropriate site (seeQ15 response).



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FS-Case-316121149	Sam Piper	yes	Brownfield/urban regeneration
FS-Case-316125851	Diana jennings		We support 1 but not 2.
FS-Case-316127402	Eleanor Rylance	yes	I think we need to give serious thoughts to how to recommission the upstairs of shops as dwellings. Traditionally, many would have housed the shop owners- a veritable work from home scenario, with the added bonus of passive security. Nowadays this is a rare model, with the upstairs of shops used either as storage or left empty. We should be encouraging any proposed use that brings upper floors back into use as flats.
FS-Case-316135438	George Williams Greensalde Taylor Hunt		No response. Irrelevant.
FS-Case-316136353	Bill Horner Historic Environment Team, Devon County Council		No comments
FS-Case-316147775	Mathieu Holladay	no	I support the additional Town centre policy objectives however I would like EDDC to effectively manage the retreat of retail shopping and to encourage conversion to housing. This is because with more housing in town centres there will be more people close to the retail that remains which will help to increase the customer base. I would also support more one way routes or full restrictions for motor traffic so that areas can be converted for active travel, green spaces for people & wildlife and expansion of areas for leisure & play for people and businesses. Town centres should become attractive places to visit to build memories and experiences rather than just sites of retail commerce.
FS-Case-316153559	Jacqueline Green	yes	Traffic free zones should be seriously considered. Excellent examples on mainland Europe.
FS-Case-316158325	Paul Hayward Personal View only	yes	Those 3 are a good start but there will be more, I have no doubt!
FS-Case-316159794	George Williams Greenslade Taylor Hunt		Not applicable; no response.
FS-Case-316176196	Adrian Toole	no	Needs to be more incentive for landlords to find tenants for the retail premises that seem to remain empty for years.
FS-Case-316181550	Deborah Griffiths Devon Archaeological Society	no	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. This is important for the attractiveness of East Devon as a place to live and work and as a visitor destination.
FS-Case-316188495	George Williams Greenslade Taylor Hunt		No response. Irrelevant.
FS-Case-316222313	Kimberley Waterfall	yes	I support the additional Town centre policy objectives however I would like EDDC to effectively manage the retreat of retail shopping and to encourage conversion to housing. This is because with more housing in town centres there will be more people close to the retail that remains which will help to increase the customer base. I would also support more one way routes or full restrictions for motor traffic so that areas can be converted for active travel, green spaces for people & wildlife and expansion of areas for leisure & play for people and businesses. Town centres should become attractive places to visit to build memories and experiences rather than just sites of retail commerce.
FS-Case-316240170	George Williams		No response. Irrelevant.

Ref No	Respondent	Q 16	Question 16 Comment
	Greenslade Taylor Hunt		
FS-Case-316361805	Tom Clarke MRTPI Theatres Trust	no	As noted above, there is great merit in ensuring the sustainability of residential uses within town centres by ensuring they are appropriately located, in particular avoiding conflict with noise-generating uses.
FS-Case-316377163	John Sherwood	yes	Storeys please, nor stories.
FS-Case-316464599	Conrad Libischer	yes	I believe 'out of town' uses also potentially would have a negative impact on environmental sustainability by encouraging car use.
FS-Case-316577757	Ron Metcalfe	no	More proactively return to a proposal several years ago for EDDC to acquire the leaseholds on the Magnolia Centre in order to positively renovate - and save, Exmouth Town Centre
FS-Case-319425252	Peter Simmons	no	Local retail is shrinking. Focus on converting town centre buildings to housing rather than trying to revive the 1950's.
FS-Case-323231602	Gordon Hodgson	yes	A series of masterplans revised to suit the changing circumstances is a good idea. Encouraging more people to take part in the process of forming the plans would be beneficial. The effects of the massive growth in online shopping due to Covid need to be given some time to adjust rather than make quick assumptions about what needs to change.
FS-Case-324952647	Lawrence Turner Boyer Planning		No comment.
FS-Case-324964822	Sarah Jackson		Please refer to submitted representations.
FS-Case-324999075	David Morgan Not Applicable	yes	Please refer to submitted representations.
FS-Case-325041454	East Devon and Tiverton & Honiton CLPs		· Important to fully consider the use of vacant upper-stories before turning it into housing as a last resort. · We should seek to resist out-of-town retail.
FS-Case-325077531	I.G. Cann Exmouth Civic Society	no	Please see attached submission.
FS-Case-325085151	Matthew Kendrick Grass Roots Planning	yes	n/a
FS-Case-325107229	George Williams Greenslade Taylor Hunt		No response. Irrelevant.
FS-Case-325131855	Michelle Dobrota-Gibbs N/A	yes	Please refer to submitted representations.
FS-Case-325156112	Peter Dobbs	no	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	no	There should be much more reliance on Neighbourhood Plans to provide a more appropriate response.
FS-Case-325829612	Dan Yeates Savilles		no comment
FS-Case-325831870	Cem Kosaner Lichfields		n/a
FS-Case-325838141	Dan Yeates Savills		no comment