

Question 17 - Designing beautiful spaces and buildings

Chapter 8 of the Issues and Options report explained how attractive places can be planned and Question 17 sought to find out how important you think it is that this is done.

Those that made comment said.

Ref No	Respondent	Question 17	Question 17 Comment
FS-Case-297507653	Kate Duggan	veryImportant	Green spaces around home and workplaces
FS-Case-297785613	Kim Sankey Angel Architecture Ltd	essential	Locally distinctive design is what attracts tourism and investment. This cannot be stressed highly enough.
FS-Case-297933432	Harry Carter	essential	I believe every development should be assessed on its own merits without resorting to a tick box analysis imposed by a design code. That said current volume house design is pretty dire. Problem is reconciling the economics which will always be a problem with large developments. Keep the design code flexible.
FS-Case-297949549	Martin Thurgood	essential	Your text covers the issue but fails to suggest what standards will be set (such as by reference points or local guidance), how it will be promoted and how it will be achieved in your Local Plan.
FS-Case-299321852	William R Palmer	veryImportant	East Devon is already beautiful so concentration should be on enhancing that rather than creating something new
FS-Case-299349815	Allan Punton	essential	Each site is unique and thus it should specific design codes.
FS-Case-299556440	John Arnatt	essential	Use of vernacular building styles and 'character' frontages in particular. Design codes should be case-specific, even if this complicates development.
FS-Case-299861217	Heath Nickels Exmouth Wildlife Group	essential	<p>"We are considering taking a new approach with more emphasis on how beautiful places and buildings can be planned at the outset through the local plan.." (8.5)</p> <p>This is one of the MOST IMPORTANT phrases in this document.</p> <p>This runs to the heart of how EDDC should tackle the underlying KEY issues of the climate and biodiversity emergencies and health and well being.</p> <p>If EDDC really wishes to tackle these issues, then SETTING out key DESIGN and minimum STANDARDS for :</p> <ol style="list-style-type: none"> 1. The beauty of buildings 2. Minimum standards of energy efficiency in buildings 3. Minimum standards on tree cover / amount of open space 4. Beautiful places (streets, squares and parks) 5. Sustainable transport (public transport) ;electric vehicle infrastructure; cycleways and footpaths 6. Biodiversity net gain standards for birds/bats boxes; hedgehog highways; hedge retention; wildflower meadows <p>is ESSENTIAL as the bedrock of the Local Plan.</p>
FS-Case-300714787	Blank - No Name	essential	Yes, plans need to be tight or else lawyers get fat on the proceeds. Codes need to be set to ensure developments are appropriate in the sites concerned e.g. height of buildings: could they have more floors in lower lying areas with average roof heights. Green spaces provided that are car free.
FS-Case-300872971	Ian Wasson	essential	Design codes - yes. Some new housing is really hideous and out of character, e.g. Evan's Field, Budleigh.

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FS-Case-301179421	Mark HUMPHRIES	quiteImportant	Beauty is in the eye of the beholder, so what one sees another may not... but all development should encourage provision of natural habitat and green spaces of native species
FS-Case-301345304	JANICE ALEXANDER Devon Rural Housing Partnership	veryImportant	I think design codes can be useful as they can save time with planning applications by giving applicants the ability to see the type of design they need to produce at the beginning of the process. However, they should not be too prescriptive and narrow but should be simpler with general guidance and advice. Innovation and new building practices should be encouraged i.e. more sustainable homes, off site modular built homes and passivhaus construction. Design in rural areas is especially important as generic 'box type' homes would look very out of place and cause local opposition in many villages. Green space should also be considered including good size gardens, green areas for play or wildlife and a general feeling of spaciousness rather than a 'concrete jungle'.
FS-Case-301424628	ERIC BOWMAN	essential	CREATE WOW TYPE HOUSES HOTELS THAT ARE QUALITY AND THEREFORE BUILT TO LAST. BUILDINGS THAT ARE SO OUT OF BOX IN THEIR DESIGN WILL MAKE PEOPLE VISIT DEVON JUST LOOK AT THEM. GIVE ARCHITECTS SOME FUN WHEN DESIGNING
FS-Case-302277185	Iain Barbour	essential	Design should be both in keeping with historic cultures and tradition, but should also encourage radical, new design - setting architectural standards for the rest of Britain. Be Bold!
FS-Case-302640746	Hazel Jeffery	essential	As stated this is subjective, and I can't say that I've seen any beautiful developments in East Devon! Again this would be at the sacrifice of affordable housing wouldn't it?
FS-Case-302912562	Paul Gamble	veryImportant	Policies should be in place that support designs that are high quality, support carbon zero objectives, and increase biodiversity. East Devon should look at encouraging and supporting exemption sites (similar to affordable housing) where this high criteria is met
FS-Case-302971165	Richard Thurlow Sid Vale Association	essential	Provide Design codes for allocated sites and ensure that any development of any type is sympathetic to existing development and in line with the "Place" ambiance of that area
FS-Case-303140818	David Buller	veryImportant	I would like to see all new buildings designed & built to Passivhaus standard & be highly energy efficient in terms of use of construction materials, material re-use & use of power for heating, lighting, cooking, etc. Important to design in use of heat pumps, district heating & other low carbon lifestyle features.
FS-Case-303403737	Mr&Mrs Wood	quiteImportant	The natural environment is beautiful in itself, no planning needed, but protection is. If it becomes apparent that a new building will have to be built, then yes, it should be well designed for purpose and beautiful to look at.
FS-Case-303734212	Cassie Thornton	veryImportant	In keeping with the local area, but able to be modern and creative as long as it reflects the environment around it and using more natural or eco products
FS-Case-303791282	Maureen Chandler	veryImportant	keep the character of the areas to be developed - dont like the "boat" glass building at the end of Trefusis terrace - not in keeping with all the other properties
FS-Case-304172022	Eve Bampton-Wilton	veryImportant	General guidance sounds simpler.
FS-Case-304854668	John Catchpole None	essential	I would support the inclusion of design codes in future local plan for each allocated development site.
FS-Case-305076755	Jeff Powley	quiteImportant	Probably no point introducing new codes, as the developers will simply ignore.
FS-Case-305122809	Mike Green	essential	Design should include local geology to create a sense of place - travel the Jurassic Coast and look at older buildings, you will see local geology reflected in them - modern boring rendered buildings "are all made out of tacky tacky and they all look just the same" Boring flat windows and boring flat surfaces with no light and shade or texture.

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			<p>They look the same whether wet or dry or which way the sun is shining -</p> <p>Policy suggestion 1 - All new development should include at least 33% local geology - eg. red brick, chert, black flint, blue lias, Beer stone etc</p> <p>Many of our building in East Devon have been rendered over, covering local stone - Colyton has been a leading light in uncovering this stone work and providing more stonework and it has improved the town no end</p> <p>Policy suggestion 2 - Every owner should be encouraged to uncover old stonework - It is a longer lasting solution as well.</p> <p>I have seen some building re-rendered 3 time in my lifetime - what a waste of resources</p>
FS-Case-305765435	Aurora Aykroyd	essential	<p>I think it's really important to create a beautiful space that people can live in not only does it create that sense of pride where people want to keep the area looking great and look after it. But also Devon is one of the most beautiful counties to visit it's not right that we should neglect the way in which we build or renovated. They have been some great developmentS, Exmouth Ocean building and dinosaur park as well as the following development is a really great translation of modern ideas and needs while still being aesthetically pleasing and appropriate for Exmouth seafront, As well as the piazza in the town and they wide variety of homes available. This style however is not going to be appropriate everywhere.</p>
FS-Case-306237729	Geoff Crawford	veryImportant	<p>Design should not be restricted to tastes of those that approve or disapprove. Difference should be encouraged. A new building should not have to look like the old one it replaces or those around it just because thats the way its always been. Britain is the worse country in Europe for being blinkered to bland repetitive design.</p>
FS-Case-306256851	Simon Rennie		<p>no comment see objective 10 section 12 questions</p>
FS-Case-306274820	Olivia Cooper	essential	<p>Set it into a design code or developers will ignore the guidance in favour of economic gain.</p>
FS-Case-306308166	Sylvia Meller	quiteImportant	<p>Beauty lies in the eye of the beholder. The main thing would be that a design goes with it surrounding and is environmentally friendly</p>
FS-Case-306915743	Catherine Kingham	essential	<p>It is essential for the wellbeing of all concerned that we have beautiful buildings and green open spaces around us.</p>
FS-Case-307126895	Daren Richards	notImportant	<p>As long as the building in question is able to be used for its purpose making it fancy is not important</p>
FS-Case-307127261	Julie Lewis	veryImportant	<p>It's amazing what developers can do when there are restrictions placed on them. Tetbury in Gloucestershire has multiple new homes built in sympathetic Cotswold stone coloured brick. Also a new development at Horsley in Gloucestershire. Makes a huge difference not to build identical "boxes" in red bricks!</p>
FS-Case-307313176	Jonne Ceserani	essential	<p>Planners are very fond of the term, 'not in keeping' that is a catchall when they are too lazy to be specific about an objection. There seems to be some imagined time that defines a style that is correct, but based on that approach we would all be living in mud huts. Buildings change and what is important is excellent design and construction, much of which is subjective. Uplyme is not characterised by any style as it is a very pleasing mix albeit some of it now old and dilapidated that needs replacing. We replaced an old Woolaway bungalow for example. The guidance I would give to a prospective new build is, 'look at what is around you, design what you want with an argument for why you think it is right.'</p> <p>The challenge you face is firstly planners who lack imagination and vision, I speak from experience. Also many members of the public have no sense of good design so their opinion has little validity and many objections are based on jealousy and fear of the new.</p>

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FS-Case-307482014	G. Millard	veryImportant	Yes - local policies should compliment local design/history/style. e.g. The design of the new housing fronting 'lower' Mill St, O.S.M.,(on the old factory site) reflecting as it does the character/style of Victoria Terrace opposite, is particularly good.
FS-Case-307683611	Dan Lakeman	essential	Any new buildings should be visually stunning
FS-Case-307693356	Michael Horn	essential	The Local Plan should contain general guidance with the detail being covered by Neighbourhood Plans. This will allow for the differences in locations.
FS-Case-307991316	Susan Cooper	essential	A design code for a site would only be appropriate if the local community and residents adjacent to a proposed allocated site can input into the illustrative designs before they are incorporated into the Local Plan. Landscape appraisals and ecological surveys may also be needed to input into these designs. It may therefore better to provide general guidance and then produce a development brief (with a design code) as supplementary planning guidance for each allocated site which could be open to more consultation and input from interested parties. Parish design codes should be fully considered during this process.
FS-Case-307992623	Deirdre Jennings	essential	Include design codes. Once a bad design is accepted it becomes permanent.
FS-Case-308042581	E Charlton	essential	Include design codes
FS-Case-308046720	Jonathan Page	essential	Allow more Para79e type building to encourage builders to explore the possibilities of design and innovation. At the moment the planners seem to immediately say No without thinking it through. This makes such projects very expensive and risky. Why?
FS-Case-308046866	Simon Greenslade	limitedImportance	Surely architects should be doing that anyway.
FS-Case-308048692	Paul Shannon	quiteImportant	simpler and general guidance. In an era of financial restraint need to have v nice to have.
FS-Case-308049835	Peter Duncan	veryImportant	Certainly control and minimise bad or bland design.
FS-Case-308052405	Derek Fish	veryImportant	This should be encouraged within realistic financial costs and not create a detrimental effect on encouraging the small developer in investing and improving the environment.
FS-Case-308058616	Carol Royal	essential	To obtain this, there should not be an increase in building. That would NOT, result in creating beautiful spaces and buildings - quite the opposite.
FS-Case-308065272	robert hinks	essential	Need more green spaces with trees and seating with car free access
FS-Case-308071816	Gillian Cameron-Webb n/r	essential	<ul style="list-style-type: none"> - All major developments should meet the design principles set out in BfL(12) (Building for Life 12) - Car parking is often one of the most ugly parts of a development. Car ports should be provided instead of garages (nobody uses their garage for parking cars (usually too small anyway) and more car parking spaces should be provided to avoid pavement parking. - Design codes are essential and should include/ permeable driveways/ variation in design detail for schemes of more than 5 dwellings; boundaries adjoining roads or public footpaths should be done in a traditional manner (e.g.stone or brick) or native hedging, not close boarded fencing; developments should not cause or suffer from adverse impacts such as noise and light/ services such as power and telephone land lines should be underground - Also, as in the Health and Wellbeing section, I think more nature needs to built

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			into developments so people can see nature from their houses rather than having to walk into the countryside
FS-Case-308072238	Robert Cooper	essential	New properties should be attractive and should be set in areas which are of benefit to the area. Open spaces should be created but must be taken over by the council to manage rather than pass the buck onto someone else to pay for the maintenance.
FS-Case-308091599	Sheena Court	essential	Design codes as long as they are well thought through and appropriate. I would also like to see a requirement for larger gardens and adequate space around houses for parking. Developers are squeezing more and more houses into increasingly small spaces and are getting away with huge profits per development. People need more space.
FS-Case-308105398	Jane Ashton Please choose	veryImportant	Very important - but as expressed in report, beauty is subjective so including design codes will not stop criticism. An argument for including design codes for each allocated development site is that each area has its own character and a design code would be stipulating whether design must fit in with that OR whether it should specifically complement it by being different. Who would decide that though?
FS-Case-308111547	janice watkins	veryImportant	I think no design codes are needed as they would encourage a uniformity to areas. Good strong design and individuality should be encouraged
FS-Case-308155966	Vivien Rands	essential	Any design should be sympathetic to its environment and every plan should be viewed with this in mind. Consideration must be given to those who have to look at the development and the nature of East Devon.
FS-Case-308168070	Norman Reeder	quiteImportant	Functionality is far more important than beauty.
FS-Case-308171880	Colin Rivett	veryImportant	...but whose idea of "beauty"?
FS-Case-308199882	Bernadette Steadman	essential	General guidance would be appropriate, but we must look towards aesthetically pleasing spaces in order to promote mental health and encourage people to venture out.
FS-Case-308210121	Cariad Eccleston	limitedImportance	Given unlimited money, I'd love to rank beauty higher. But the truth is, I rank sustainability and affordability much higher.
FS-Case-308268315	Tracy Simmons Cranbrook Town Council	essential	Design is one element of creating beautiful places but so is ongoing maintenance and this is an issue where local authorities are responsible for maintenance and repair. The policies should impact on maintenance and repair as well as initial delivery.
FS-Case-308277004	Charlotte Salter	quiteImportant	Nature is the most beautiful so we need to conserve our open spaces and incorporate into any 'designs' rather than flatten for development.
FS-Case-308288718	Emily Davis	veryImportant	Function, obviously should come first, but there is absolutely no reason why form should not be considered nearly as highly. Hence my previous comment regarding cobb-built housing.
FS-Case-308324058	Jack Slim	veryImportant	In my experience, developers start by offering a lot of amenities then come back after planning is granted pleading that they cannot make it work economically and asking that housing should be denser, squares and parks reduced in size, less trees should be planted etc. Councils should stand up to this but often they don't. It's best to be clear t the outset that what they propose should be delivered and they will not be allowed to sell the homes until the amenities - especially the schools - are up and running. The roads in a development should have traffic calming and be deliberately windy so that the driver is not tempted to pick up speed.
FS-Case-308326362	Peter Eastwood N/A	essential	All development should comply with the basic rules that businesses complement the ambience of the area in style and in their displays.

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FS-Case-308401569	Deidre Jones	quiteImportant	Make sure they fit in with what surrounds them.
FS-Case-308433805	Kerry Carr	essential	I absolutely think there should be design codes & houses built should not be generic, they should be individual& fit in with the area they are built in.
FS-Case-308520714	Peter Brain	quiteImportant	The length of this text reveals, correctly, that these are very subjective matters. Taste is relative and beauty elusive. Consider what was cutting edge 20 years back which is now out of fashion. There should be a panel of independent assessors who might at least avoid actual ugliness.
FS-Case-308546698	Noel Allan	veryImportant	Keep and increase open spaces, tie down developers to specifics
FS-Case-308588780	Patricia Boyd	veryImportant	Be aware that "buildings that reflect the history, character and identity of their community" only ever looks backward and can result in twee, pastiche development. Many people are inherently conservative and don't know much about design/architecture. There needs to be space for development that delivers high quality design and environmental performance. We do not want East Devon to be set in aspic. Paragraph 9.2 in the next section illustrates how each period of history has added to our townscapes and built environment. 21st century development should continue to add to that built environment and not solely reference history as suggested in paragraph 8.4.
FS-Case-308594020	Michael Harris	veryImportant	A mix of housing styles is desirable in larger developments. Design codes in the local plan would be too prescriptive and could be overtaken by design advances in the period of the plan. Better to include general guidance so that designs can be tailored to individual sites.
FS-Case-308618646	Christopher Eccles	veryImportant	why not
FS-Case-308638086	Robin Barker	essential	Especially with more people working from home we need these areas to be more beautiful - with real investment in circular walks (off road) etc
FS-Case-308655667	Jan Gannaway Exmouth Wildlife Group + Active Travel Exmouth	essential	Research shows that people benefit from living in attractive surroundings with more trees, less traffic, plenty of green space, less noise and light pollution and closer to natural features in housing (eg in-built nesting places for birds, bees and bats, 25% tree cover, 30% green space, hedgehog highways, pedestrianised areas, lighting management plans to reduce light pollution). Better opportunities for using sustainable travel and public transport, And buildings that are well designed and energy efficient - looking to a greener future.
FS-Case-308685349	Carol Wheeler Company Name (optional)	quiteImportant	Design should be econical, environmental, making most is space, no wasted space
FS-Case-308801635	L Martin	essential	General guidance.
FS-Case-308861482	Sophie Cook	essential	We need to encourage tourism and one way is to make sure buildings are cutting edge statement buildings like the ocean building on the seafront.. shoreside is a bit of a let down as more could have been made of that site..
FS-Case-308895922	Diana Wynn	essential	It should be site specific, with emphasis on parkland and gardens, or community growing spaces in each development.
FS-Case-308930499	Lisa Bowman Exmouth Town Council	quiteImportant	Members recognised that beauty was in the eye of the beholder, however design should compliment its surroundings. Design should not be at the expense of delivering affordable/social housing.

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FS-Case-308948443	Karin Goodfellow	essential	Design codes should be included for each allocated developmental site to ensure they fit in with the surrounding buildings. General guidance will likely be ignored by large scale developers.
FS-Case-309058862	Suzie Mack	veryImportant	We should move away from large scale development and support smaller, local builders and self builders.
FS-Case-309114723	Robert Anthony	quiteImportant	Unfortunately much money has previously been spent on improving the street scene with block paving, seating, planters etc, this has not addressed the core issues of parking etc nor held back the change in shopping activities. Each development should meet overall codes but have some specific input relevant to the particular environment
FS-Case-309139032	David Lord	essential	Local plan for each site taking account of space, access, energy efficiency and public transport.
FS-Case-309142890	Camilla Mathison	essential	Beautiful but also practical, prioritising bike and pedestrian access possibly public transport too in more normal times over cars!
FS-Case-309216926	Ivor Sims	veryImportant	General guidance.
FS-Case-309231413	April Arnatt	essential	My preference is to see design codes as I suspect guidance will be ignored if at all possible. This approach offers clarity for all parties in considering first the plan and then individual site proposals.
FS-Case-309254127	J Nickels	essential	<ol style="list-style-type: none"> 1. The beauty of buildings 2. Minimum standards of energy efficiency in buildings 3. Minimum standards on tree cover / amount of open space 4. Beautiful places (streets, squares and parks) 5. Sustainable transport (public transport) ;electric vehicle infrastructure; cycleways and footpaths 6. Biodiversity net gain standards for birds/bats boxes; hedgehog highways; hedge retention; wildflower meadows
			are ESSENTIAL as the bedrock of the Local Plan.
FS-Case-309293778	Paul Smith	veryImportant	The creation of design codes, and the requirement at early/preplanning stage for graphic/3d imagery relating to a proposed development would be of immense value to both residents, councils and planners alike. However the preservation of natural beauty should not be sacrificed at for manmade regenerated provision.
FS-Case-309318809	SUSAN AVIS	veryImportant	Flexibility in this area, depending upon heritage of the surroundings, and the likelihood of each design code attracting development to each particular site.
FS-Case-309383731	Val Ranger	essential	Design codes are essential, there have been some truly hideous developments recently and historically and without design guides there is nothing that can prevent these. Buildings should be build to last and the current trend for the identikit timber framed homes built in very short timescales are not going to last. I fear we will look back at this time in the way we look back at 1960s buildings now and think - how could they have ever thought that was a good idea?
FS-Case-309385676	Roger Pell	essential	less rabbit hutches for housing , and make them look different to each other
FS-Case-309401093	Philip Jordan	essential	One of the first structures tourist will see at Junc 30 on the M5 is an absolutely appalling new hotel next to Sandy Park stadium. As this was allowed it means that planners have no concerns as to the design or quality of building in the area. I know this is not EDDC, but recent developments just have no design 'beauty' in any shape or size. As to creating beautiful spaces, we already have them so just protect them and don't try to develop and more likely damage these spaces.
FS-Case-309456508	Ian Birch	essential	Much recent development has been of the 'Pete Seeger' variety (Little boxes made of ticky-tacky and they all look just the same), a sad legacy for several generations to come. EDDC has no great track record on this: our village has

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			had a Village Design Statement in place since 2004, now incorporated into our Neighbourhood Plan, specifying materials, styles etc. for new development - but it was not followed for a 15-property development approved in 2015. Let's hope any such move to set such standards in the future is followed more rigorously.
FS-Case-309465143	Daisy mclauchlan	essential	BEAUTIFUL BUILDINGS? This statement is not objective as beauty is subjective. We need to move towards design when we are talking about buildings and spaces being beautiful?? I think that is subjective too.
FS-Case-309478869	Rosemary Birch	essential	It has been recognised, even more so this last year with Covid19 restrictions, that beautiful buildings and surroundings are essential to our well being. Myself, husband and friends who live locally have said many times that we have kept content with our situation because we are lucky enough to live in a beautiful home in beautiful surroundings. All new buildings in East Devon should make those who live in them feel, 'aren't we lucky.' Good, interesting design, including improving the surrounding, help improve well being and give people a sense of communal ownership where everyone wants to take care of their surroundings and keep everywhere looking its best.
FS-Case-309529320	John Stuckey	limitedImportance	Buildings need to be functional. Cosmetics we can't afford. National debt is too high for that.
FS-Case-309560982	Helen Dimond	essential	Design codes could be useful - but how would they be enforced? Supplementary general design guidance may be a better route . As a village with a local design statement it hasn't had much effect!
FS-Case-309561897	Maria Malinowska	essential	Simpler with guidance
FS-Case-309579334	Anne Tombs	veryImportant	Green areas
FS-Case-309583339	Andy Bourne	essential	All buildings and open spaces should be sympathetic to the local environment and not look out of place.
FS-Case-309588076	Carol Jay Transition Exmouth	quiteImportant	More important to embed absolute requirement for net biodiversity gain and zero carbon lifestyle . EDDC should tackle the underlying KEY issues of the climate and biodiversity emergencies and health and well being. If EDDC really wishes to tackle these issues, then SETTING out key DESIGN and minimum STANDARDS for : 1. The beauty of buildings 2. Minimum standards of energy efficiency in buildings 3. Minimum standards on tree cover / amount of open space 4. Beautiful places (streets, squares and parks) 5. Sustainable transport (public transport) ;electric vehicle infrastructure; cycleways and footpaths 6. Biodiversity net gain standards for birds/bats boxes; hedgehog highways; hedge retention; wildflower meadows is ESSENTIAL as the bedrock of the Local Plan. 7. Policies are needed to manage and reduce air, noise and light pollution
FS-Case-309608682	Gary Smith	veryImportant	Keep it simple to encourage versatility
FS-Case-309775222	Cheryl Wood	essential	Each town/village needs its own design code as appropriate to its setting and history.
FS-Case-309879551	David Goodfellow	essential	A general guidance (and maybe Codes of Practice) is better because it allows an acceptable level of design diversity to retain architectural interest, whilst ensuring that new spaces and buildings are in general keeping with the residents expectations and values.
FS-Case-310194190	WAYNE SUMMERS	quiteImportant	If everyone wants to live forever you need to build stuff, people cant live 30 years longer and not dare build any more houses? and why should youngsters be penalised with houses that are sub standard to expensive- no gardens or dining

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			rooms (unless you are very well off) You get obsessed with where you build stuff which ends up costing the rate payer a fortune for no reason
FS-Case-310202766	Anthony Derrick	essential	Some beautiful areas must be allocated as dog free
FS-Case-310214396	Karan Bennett Bishops Clyst Parish Council	veryImportant	Design codes to control shop fronts and styles of lettering etc
FS-Case-310279572	Patricia Goddard	essential	I think that we should insist on good design and open spaces and not just have general guidance
FS-Case-310456969	Penny Kurowski	essential	I think it is important that spaces and buildings sit well in the landscape and with existing buildings. Many neighbourhood plans include recommendations on the design of new developments and it could be useful to include these in the local plan.
FS-Case-310479155	Mary Pike	essential	Cranbrook is definitely not a beautiful space
FS-Case-310604804	Sarah Alana Sayers Farringdon Parish Council	essential	Farringdon Neighbourhood Plan: "the Quality of design is an important facet of all new development in the Parish, including the planned extensions of existing dwelling. In accordance with our overall approach to new development , we expect extensions to be appropriate in scale and harmonise with their building and location. The NPPF para 127 states " planning policies should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history including the surrounding built environment and landscape setting" Designing beautiful and healthy spaces must include the requirement for commercial enterprises sitting alongside residential settlements to also comply with a high visual standard. If a beautiful housing settlement is situated alongside an ugly commercial business park it completely defeats the purpose of the policy.
FS-Case-310675340	Bec Davey Axmouth Parish Council	essential	As a designated Countryside area, should any future development be built, they must be completed sympathetically with the local design in mind - please refer to the village design statement.
FS-Case-311441601	Janet Andrews	veryImportant	In my opinion, simple is always better, so general guidance would be best.
FS-Case-311523569	Kevin Clarke	essential	Sustainable design for the long term inspires health and well-being, pride in ones area and business support
FS-Case-311530475	Jon Brown	veryImportant	It is helpful to provide guidance and a vision for what is required, but equally it is important to avoid rigid policies that mean that innovative and creative designs are excluded without consideration (we need to encourage creativity whilst avoiding off the wall horror stories)
FS-Case-311676977	Rosalind Fox	essential	Creating beautiful spaces and buildings will help to increase people's sense of wellbeing and in turn yield greater productivity in their workplace. Living in an area where there are open spaces for recreation with minimum pollution helps to promote quality of life. Of course what people consider to be beautiful is subjective and what may have been popular designs in one decade may be far from desirable in future!
FS-Case-311693209	Jeremy Woodward Vision Group for Sidmouth	essential	"The government's ambition is that every council will produce a local design code and guide which it claims will give residents have a "real say" in the design of new developments in their area." https://tinyurl.com/zxnmhs7 The Sid Valley NP's Place Analysis acts as a design code: https://tinyurl.com/5pwwu823

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FS-Case-311810037	Charles Hopkins	veryImportant	Design codes should be put in place for each allocated site to ensure development is appropriate to its location in design terms.
FS-Case-311868155	Martin Dowse	limitedImportance	We already live in a beautiful area why wreck it with unwanted buildings, statues that no one agrees with and then have petitions to have them remove because of some sort of history.
FS-Case-312184112	Linda Lowes N/A	veryImportant	It is equally important to ensure that existing small towns and villages retain their beauty and that any new development is not detrimental to existing settlements.
FS-Case-312251067	Neal Jillings Place Land Ltd	veryImportant	'beautiful'? I think there's a saying about the possible subjectivity of this judgement. Asking this question is as much use as asking whether we want everything to be brilliant. The answer is, of course, yes that sounds nice, let's do that. The trouble is that planning has never really actively sought to not do this and the current government's focus on beauty as an objective measure to aim for is a bit policy wonkish. Some civil servant suggest that we make development really good, the minister agrees and this seeps out to local planning authorities asking questions like this. the devil will be in the detail of interpretation of the local plan as a whole and I sincerely hope that I don't have a refusal on my hands at some point in the future because the proposal is not beautiful enough
FS-Case-312255566	Stephen sadler	essential	This must not be limited to new developments. It should be extended to protect green spaces in towns from development, development of wild hedgerows and funding to improve the historic cores of the towns
FS-Case-312317917	Steven Walton	essential	Space and well designed buildings improves wellbeing and make the area a desirable place to live
FS-Case-312449388	George Williams Greenslade Taylor Hunt	veryImportant	Our client is in support of the proposed policy to ensure that attractive places are built. To build attractive places can often mean building well in attractive locations, such as the aforementioned site at Globe Hill, Woodbury. The site offers the Council the opportunity to deliver high quality homes that complement the local rural character of the site. The site, and proposed scheme, would allow for development in a sustainable settlement pattern that sits comfortably in the landscape, in line with point 8.5 and 8.4 of the objectives laid out in the Issues and Options Document. The development would benefit the local area, supporting Woodbury as an attractive area to live and work, thus helping to achieve points contained in Chapter 8, as well as some of the wider strategic objections previously mentioned.
FS-Case-312482944	Peter Bowler NA	notImportant	Planning never has created any beauty. Just consider council housing design and ugly tower blocks. The only buildings that are beautiful were built before planning was thought of.
FS-Case-312655834	Theresa Sanders	essential	Ratio of hard landscaped and built areas- to Green, wildlife supporting spaces- could be designed in all developments. Where possible trees to take important landscaping role. ie Honiton high Street. Emphasis away from cars / 'idling' and on clean accessible public transport and cycleways and footpaths. Where possible old buildings and shop fronts to be conserved using traditional methods, and New builds to be sustainably built and carbon neutral.
FS-Case-312726461	Anthony Bevan N/A	veryImportant	The single best improvement would be to require developers to use different building styles and even different touches on similar houses, such as different coloured brickwork/ cladding and small inexpensive touches like small porches on some houses.
FS-Case-312744056	Christina Skinner	essential	Need to have flexible plans but ensure any future developments do not engulf the natural environment. Also ensure any promises by contractors are followed up and they are held accountable if they fail to deliver. Look at possibility of either getting funding secured before or during stages of any large developments.
FS-Case-312753468	Rosalind Buxton Luppitt	veryImportant	It would be a beneficial idea to have design codes established particularly in respect of the inclusion of open spaces in any development.

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	Parish Council		
FS-Case-312781179	Carine Silver	quiteImportant	For me, beautiful is not necessarily designed! Beautiful is wild as this supports the best biodiversity. So whilst anything built or designed in the human landscape should be beautiful to foster local pride, the less that is designed, and the more natural things are allowed, the better!
FS-Case-312786958	Joanna Davis	essential	Design codes is a good idea.
FS-Case-312788353	Rosemary Walker	essential	It is essential that design codes are included. If not any “anything goes”. Planners need strong strict guidelines which they must enforce on developers.
FS-Case-312793696	Margaret Hall West Hill Parish Council	essential	Though good design is essential, developing and using design codes and guides is very time-consuming and difficult. Neighbourhood Plans often include design principles which are sensitive to the local issues.
FS-Case-312802318	Alan Dent	essential	Design codes needed but not at expense of affordable housing
FS-Case-312869806	PHILIP LOAT	veryImportant	General guidance and then make decisions based on individual applications.
FS-Case-312949492	Janet Caudwell	veryImportant	I recognise that beauty is a subjective matter. However there is great value in considering the specifics of each site, in order to achieve both sympathy with the landscape features and some character which acknowledges the style of the existing housing stock.
FS-Case-313155665	Catherine Dandridge	essential	I agree with using design codes to help inform developments this will help to ensure people have natural space near to them & hopefully give opportunity to create wildlife corridors. The pandemic has demonstrated how important open space & nature is for mental & physical wellbeing.
FS-Case-313198806	Vicki Whatley	veryImportant	When people are proud of a place, they will look after [other than the mindless ferals who seem to enjoy destroying] If we can have an input it will encourage us to take care of it. There will need to be some monitoring to prevent the destroyers however. You have made a start with a few fruit trees planted that people will have access to. This could be expanded. Hanging baskets with strawberries, little tomatoes. The flower beds in Manor gardens looked after by local schools was another good idea. Appropriate materials used in new buildings must be watched. Wood cladding that looks manky after one winters weather is a no no. [But beware of too much prescription and costs that are prohibitive to ordinary folk].
FS-Case-313233811	Phil Golder	quiteImportant	Dull homogenous developments are uninspiring and unstimulating. The number one priority should be to ensure that new buildings produce minimal emissions, are energy self sufficient and are made sustainably, but this can be combined with beauty. A building that is made from sustainable natural materials will look more attractive.
FS-Case-313269010	stephen haynes	quiteImportant	"Beautiful" is such a subjective term! Impossible to define! However, it is possible to define limits in terms of size and height for a development. These should be generous in existing high density areas, much less so in rural and AONB settings.
FS-Case-313343575	Joanna Burkey	essential	I think that design codes should be included for each individual development, as each site will vary dramatically. For example a site maybe that is built in a town centre on a brown field site should be treated differently to a site that is on a greenfield site outside of a village boundary (which ideally shouldn't be allowed to happen).
FS-Case-313445139	Brenda Plumer N/A	veryImportant	We live in a lovely area but just recently we have been horrified at the number of lovely places that have been over-run by those exercising their dogs with little respect for walkers. We are not against dogs but have noticed how often, well before 10 a.m., all of the parking areas on Woodbury Common have been almost full with cars. Perhaps car parking meters could be enforced!!

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FS-Case-313459444	Mike Allen EDDC	essential	Over the last decade of my involvement in Planning Policy I have recommended the use of design guides and design panels and so I warmly welcome the Government's new policies. We should preserve the streetscene where it is possible to provide good environments, but we should use design panels to evaluate new developments and resist clone designs which are inappropriate for the Devon scenic value. I welcome design codes added to our Planning policies
FS-Case-313468624	Caroline Dartnall	essential	buildings and spaces have a huge impact on people's wellbeing, well thought out spaces encourage use.
FS-Case-313498279	John Manser CSG Councillor (not views of the Council)	veryImportant	Good design is an investment for the future.
FS-Case-313521692	Louise Dean	essential	Places to live near and visit to create interest and beauty
FS-Case-313523282	Gary Barlow	quiteImportant	Beauty is subjective. If you make a plan for that then again you will have planners having personal views on something, where quite frankly they shouldn't, especially as 99% of them have never worked in the private sector and certainly never run a business. The state needs to stop thinking it can control everything and knows better than everyone else. Then hides behind a "committee" decision.
FS-Case-313529843	Simon Spencer Simon Spencer MCIAT	essential	Design Codes could be a good idea, but inspired design should not be limited by them. They should only guide not prescribe.
FS-Case-313533757	Patrick Sinnott	veryImportant	Yes, each site to be designed separately..
FS-Case-313542858	Judith Heathcock	essential	Design easily maintained attractive spaces. Think of wildlife. Natural areas.
FS-Case-313545820	Len Worsfold	essential	General guidance
FS-Case-313579157	Timothy Brown	essential	Support detailed design codes.
FS-Case-313584761	Richard Norman Musbury Barn	limitedImportance	One man's beauty is another man's ugly; architects should not be allowed to run rife using this as an excuse; functional such as wind turbines and wave/tidal technology are beautiful; plain functional business (e.g. farm buildings) and housing developments can also display their functionality as beauty using as much imagination as an architect/artist can conjure.
FS-Case-313603740	Eileen Beech	essential	I think we must retain our beautiful spaces and buildings and actively create beautiful spaces along side them.
FS-Case-313608804	Susan Child	essential	Both for those who live in E.Devon & for attracting visitors - your surroundings affect your life. If we live in lovely places we have less need to go away on holiday, we live better, calmer, happier lives. The provision of trees (esp. native s such as crab apples, field maples, birches etc.) add hugely to areas, also the style of buildings is important - no one wants homogeneous buildings of concrete & plate glass with no character - do they? Much more pedestrianisation would allow for more relaxed & less polluted spaces.
FS-Case-313618009	Elizabeth Twining	quiteImportant	At any rate you should resist ugly ones!

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FS-Case-313629840	Cathy Gardner	essential	Local character and distinctiveness is vital, otherwise everywhere looks the same and bland. Development over time has lead to a huge mixture of styles so we should avoid cookie-cutter designs and allow variation. Estates where all properties are similar height etc is dated and restrictive.
FS-Case-313672954	Brian Ward	essential	More trees, more pedestrianisation.
FS-Case-313678330	june glennie	essential	very difficult to achieve but need to have a go, planning committees should be realistic and helpful and innovative, no stuffed shirts automatically saying .no.
FS-Case-313682721	Heike Hollerung	essential	Attractive places reflect the needs of humans. It is not just the outside facade of a building. What do you wish inhabitants and visitors to do? How is this reflecting health and happiness?
FS-Case-313693362	Gary Tubb	veryImportant	Hopefully keeping with the traditional style of any given area and not planting 'space age' eyesores amongst older, established style builds. This is not pleasing to the eye and certainly could not be classed as 'beautiful'.
FS-Case-313694058	Joseph Williams	quiteImportant	Such spaces and buildings can be good for mental health, not just for bringing in more tourists!
FS-Case-313698487	Craig Daley	essential	Don't be aggraid to k ock down town centers and rebuild them with what we know today to make them better
FS-Case-313710620	Jacqueline Cox	essential	general guidance is better as design codes may limit the opportunity for creative architecture. Each design should be assessed on its own. Design codes also risk creating too many similar looking houses, so no diverse styles.
FS-Case-313718525	Robert Maynard	essential	The Plan should set out requirements for high standards of design standards, local vernacular and material use for all developments. Where development sites are sensitive the plan should include design codes appropriate for that site or provide separate supplementary guidance.
FS-Case-313736654	Kate Williams	essential	More traditional architecture - ie Victorian style is so much more attractive than 50s-70s builds! Blocks of flats should be attractive, not just an ugly block
FS-Case-313757512	Jane Nelson-Smith	essential	Buildings need to be modern but blend with the historic and beautiful buildings we already have.
FS-Case-313771026	John Connolly	essential	Two main elements are essential - Space the Visual Interest. Most new developments seek to maximise saleable floorspace by minimising any public space and cramming properties together. They compound this sin by using a minimum number of designs "pepper-potted" across the site. Most developers seem wholly content to use transactional architects to produce cheap to build designs. Without specific and enforceable codes - the majority of developers have no interest whatsoever in "the public good". General guidance is a waste of ink.
FS-Case-313780058	Megan Lowe	essential	Important design matters for me would be how it fits in and enhances the environment. Design should be in keeping to place - not necessarily the same as everything else, but it shouldn't stand out for the wrong reasons and should make the most of local resources where possible. My feeling is that the guidelines shouldn't be too restrictive so to allow for new ideas, but also advise on what could be considered.
FS-Case-313812606	Richard Bates	limitedImportance	Seeing as the council has already messed up Exmouth Strand Gardens by covering it with concrete at the tax payers' expense, maybe they should stay out of this policy area. The Queen's Drive so called development was not needed or required by most residents either, what we had before was perfectly OK.
FS-Case-313840169	Alan Hughes	essential	I think that there should be a code that lays out the perfect requirement for each element but recognising that this may be impossible for a variety of reasons, there should be a minimum standard for each element

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FS-Case-313846023	Paul Garnham	essential	Completely agree. New buildings should be in keeping with the existing local area. Very much against the "identikit" new builds favoured by the big building companies (unfortunately as has happened in Cranbrook).
FS-Case-313857211	Linda Johnson	quiteImportant	Difficult issue as beauty, although defined doesn't take into account designing for the future (yet includes design reflecting history) . Ugliness and beauty are to some degree subjective. There is no need to be prescriptive. There are already recommendations/ requirements for building in conservation areas, in AONB's and planning approval conditions set out requirements for developments.
FS-Case-313969913	colin rundle	quiteImportant	There are higher priorities, e.g carbon neutral.
FS-Case-313997024	Richard Holman	notImportant	Let the developers develop and the planners plan. Too much control just means wasted money and effort on everyone's behalf.
FS-Case-314090147	Rob Longhurst	essential	People love to live in Cranbrook - build on success.
FS-Case-314096976	Peter Gilpin LED Leisure Management Ltd	essential	Get rid of current 'eyesores'
FS-Case-314113114	Caroline Wilson Chardstock Parish Council	veryImportant	The assumption of Chapter 8 is that a great deal of development is to take place ('... a walkable settlement, in which the streets are an improvement on what preceded them, even when what preceded them was open countryside')! Given the CPRE's conclusions (Question 8), there should be absolutely no need to cover the countryside in more streets. Urbanisation is generally neither attractive nor desirable. However, it is important that any new buildings are indeed 'beautiful', so design codes would be a good idea.
FS-Case-314133727	Ian Jewson Walsingham Planning Ltd	quiteImportant	Whilst good design remains an important aspect of new development policies should not be overly complicated or prescriptive. Design policies should be applied proportionately based on the specific site circumstances and reflect the character of the local area.
FS-Case-314173237	Malcolm Hillier	veryImportant	General guidance
FS-Case-314181450	Iain Ure	veryImportant	Include design codes - specific to each area. Have some flexibility for excellence.
FS-Case-314217529	Don Mildenhall	essential	Areas where new conservation areas have been designed but not implemented must be tackled - eg upper Lymptone
FS-Case-314221267	Brian Lowing	veryImportant	Simpler with general guidance
FS-Case-314261371	David Valentine Gittisham Parish Council	essential	The use of National and Local design guidance reflecting local distinctiveness should be required by policy. Opportunities to introduce innovative and interesting design should be accommodated where the impacts do not have an adverse impact on local distinctiveness, ecology and wildlife.
FS-Case-314278250	Keith Bungay not recognised	essential	Suggest a requirement for the preparation of design briefs, which also embraced the issue of affordability, be prepared for all sites.
FS-Case-314282919	Norah Jagers Beer Village Heritage, AONB Ambassador	veryImportant	Take note of the local plans, and Village Design Statements, already in place. Most communities have their own "sense of place" and planers should abide by their views. Big developers have their own vernacular which won't necessarily fit with the local one.

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	, JCT Ambassador		
FS-Case-314601466	Julia Daniell	essential	But. What do you mean by Beauty? Who decides?
FS-Case-314627836	Wes Healey	essential	Green spaces less emphasis on cars discourage cars from towns and villages More innovative design using local materials and reusing buildings (Doughnut towns)
FS-Case-314731257	Fiona Lawson	essential	They should be welcoming with green spaces.
FS-Case-314758581	Peter Ball Kilmington Parish Council	essential	Absolutely essential - Planning Dept. should follow Village Design Statements and Neighbourhood Plans better and listen to Parish Councils when they make comments on planning applications as they know the local area better to enable harmonisation of design, preservation of heritage, creating pleasant walking routes etc. To encourage people to walk more, often along lanes without pavements and street lighting, then reduce speed limits to 20mph within BUABs. This will be even more critical when there are more electric vehicles as you can't hear them coming! Start to do it now. Encourage and assist local community involvement to enhance their green spaces and verges: Set up central bulk buy of wild flowers, trees etc. and green hay made available for local to communities to buy at the discounted prices, local volunteers plant. Also improves community cohesion.
FS-Case-314760502	christopher Heal Private	veryImportant	I would support design of suitable housing and buildings to be relevant to the situation and surrounding Vernacular but we must bear in mind that we cannot refuse applications purely because the older generation within that community does not agree that it does not conform to their likes or dislikes. If you are in a conservation town or village then this is governed by the appropriate listed buildings/ Conservation Officer but we are now in the 21st century and attitudes need to move with the times.
FS-Case-314771914	Ian Cherry	essential	Beauty is in the eye of the beholder so we need to consider not just what looks good today but what will still look good in 50 years time.
FS-Case-314782794	Nicola Daniel	essential	The glory of East Devon is the distinctive characteristics of the different villages and towns. Therefore general guidance for the whole of the district will not be acceptable. Neighbourhood Plans include policies relating to design and layout features which would be welcome for that area. Communities must have a say in the design of housing in their area.
FS-Case-314828418	Richard Maunder Devon County Agricultural Association	essential	some housing developments are particularly drab with no variation. Provide guidance as part of permissions.
FS-Case-314832307	Anthony Carthy James Carthy and Company Limited	essential	While we want to improve design, we should definitely not introduce Design codes.
FS-Case-314846841	Wendy Van Der Plank The Beehive-	veryImportant	Wild life corridors and obligatory hedgehog holes for small mammals in any fencing. Abolish netting of any trees in order for developers to stop birds from nesting. Tree surveys on any sites- we should not be cutting down any

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	community complex		indigenous species. Trees and more green spaces should be re-introduced to high streets and housing developments.
FS-Case-314852216	Jenny Ashmore	essential	Again, as a coastal town, the link to the sea is important through architecture as can already been seen in places like the area around Sidmouth Trawlers. Rockfish is one example of a new look that will revive and enhance. Thinking outside the box and looking at what other coastal towns have done to get some ideas too re. architecture but keeping Sidmouth with its own look. Bringing fun i.which can be colourful and vibrant but also unusual and interesting and also to have quirky architecture amongst the shops.
FS-Case-314894688	John Colby	veryImportant	The Plan should set out details of how these policies will be implemented. Quality design and an understanding of local and national environmental/historical issues will be important
FS-Case-314910549	James Barnes-Phillips	essential	Without active and well controlled planning we will end up with a truly dreadful hotchpotch.
FS-Case-314921504	robert wiltshire	essential	Serious thought should be given to the long term viability of the modern trend of 'Grand Design' buildings. I don't care about the internal design of the house, it is the overall exterior design that matters.
FS-Case-314926201	Richard Crabtree	veryImportant	Leave it to the Neighbourhood Plans.
FS-Case-314926952	Kathy Hackman	essential	Axminster town centre needs a thorough appraisal/redesign. A row of empty shops (before pandemic) in visible disrepair. The town square with its parking is a safety hazard to pedestrians, from actual impact but also from exhaust as cars shunt around them, not least when they wait for a bus. Pedestrianising the square as a matter of safety is needed now and should be agreed before any fancy designs are undertaken.
FS-Case-314937410	Eleonore Pang		Yes - design codes appropriate to existing styles/historic buildings.
FS-Case-314951782	Daniel Mumby N/A	essential	New homes and buildings must reflect an area's character and heritage
FS-Case-314973273	Susan Vagg	essential	Strict but realistic design codes needed
FS-Case-315062740	Ann UPCHURCH	essential	New housing areas should have wider roads, lined with trees. The garden city ideas should be used. Letchworth and Welyn garden cities are a real example and I think, should have been followed when Cranbrook was designed
FS-Case-315100989	Elaine Wade	essential	Keeping the feel of market towns and seaside towns. I can only comment on Exmouth as I live here, but the old Victorian feel and the existence, (at the moment) of an uncommercialise beachfront is what people like. All new buildings, or conversions should be in keeping with the surrounding area. An example of where this has gone wrong is along Buckingham Close where a block of very stunning flats has been built....but it is in the wrong area and looks grotesque alongside the bungalows and houses and quite frankly looks imposing. Beautiful spaces: do not mean public parks, it means just that the old footpaths can be upgrade with gravel to aid safer walking, but no tarmac or concrete. Countryside and open spaces should be that - a reflection of where we live, that is why we have had an influx of visitors during Covid along the railway track, cliff paths and maer valley - unspoilt countryside. I would want to see the design codes before they were included in any plan.
FS-Case-315126013	George Williams Greenslade Taylor Hunt	essential	Our client is in support of the proposed policy to ensure that attractive places are built. To build attractive places can often mean building well in attractive locations, such as the aforementioned site off Oak Road, West Hill. The site offers the Council the opportunity to deliver high quality homes that complement the local rural character of the site. The site, and proposed scheme, would allow for development in a sustainable settlement pattern that sits comfortably in the landscape, in line with point 8.5 and 8.4 of the objectives laid out in the Issues and Options Document. The development would benefit the

Ref No	Respondent	Question 17	Question 17 Comment
			local area, supporting West Hill (and neighbouring Ottery St Mary) as an attractive area to live and work, thus helping to achieve points contained in Chapter 8, as well as some of the wider strategic objections previously mentioned.
FS-Case-315148483	Sara Arthur	essential	I live in an area which has an agreed Design Statement which forms part of the planning process and I think this should be encouraged in other areas.
FS-Case-315168747	Liz Shortland	veryImportant	Beauty is in the eye of the beholder, therefore not every space will be considered beautiful by all. By design codes does that mean that all future development will have a corporate image. Beware Poundbury - legoland
FS-Case-315184341	Richard Pratt	essential	The idea of a design code for each allocated site is appealing but who would determine that? And would developers not just challenge and override it when they find that it makes a site unviable (for them)? I am not confident that the local plan can achieve such a level of detail prior to sites coming forward. Rather than general guidance, how about a series of predetermined codes that would relate to the c17 landscape character categories? These could then be (slightly) modified to suit individual sites whilst ensuring that the default requirements (as stated in the code) are maintained.
FS-Case-315186818	Mervyn H Clapp	essential	Follow europeans eg Denmark. Community flats with central courtyard, shared washing facilities and secure.
FS-Case-315216760	Elizabeth Campbell	essential	We should aim high and not accept poor quality
FS-Case-315275424	Rob Phillips Broadhembury Neighbourhood Community Land Trust (BNCLT)	veryImportant	Incorporating the natural environment as an integral element in design is essential for East Devon.
FS-Case-315285428	Paul Foster	veryImportant	There are many design restrictions at present anyway, open it up. As long as it looks right for the area and isn't a "Carbuncle"...
FS-Case-315287680	Jennifer Hiley-Payne N/A	veryImportant	Mixing practicality with design objectives
FS-Case-315320410	Richard Power Diocese of Exeter	veryImportant	Will EDDC then have the definitive view on what is a beautiful space or building? - how is beauty to be determined?
FS-Case-315423597	Kim Dearsly	essential	I feel very strongly oppose any urbanisation of villages with generic estates, EDDC should impose design codes and encourage green spaces to be included in design and limit the impact of external light pollution.
FS-Case-315449037	Darren Roberts East Devon District Council, Central Planning	essential	Design codes are important for each site, laying out specific needs for architecture, layout, parking, landscaping etc which differ depending on where you are within the District
FS-Case-315455012	Rachel Hughes	quiteImportant	Beauty is subjective - but I think 8.4 and 8.8 are the pivotal clauses in the plan document.
FS-Case-315516791	Mary Truell None	veryImportant	See answers elsewhere. beautiful space is vital.

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FS-Case-315539551	Gary Parsons Sport England	essential	Beautiful? very subjective. Active and vibrant of high quality? The Active Design guidance sets out practical case studies and pointers to best practice are set out to inspire and encourage those engaged in shaping our environments to deliver more active and healthier environments where communities can be naturally active as part of their daily lives. To bridge the gap between the high-level principles of Active Design and delivery in practice, we have worked with the Building Research Establishment (BRE) to link the overarching Active Design Principles with the individual scheme criterion in each of the BRE Environmental Assessment Methodology (BREEAM) family of schemes. Sport England encourages good design that should contribute positively to making places better for people, to create environments that make the active choice the easy and attractive choice for people and communities.
FS-Case-315550412	Iain Fairbairn	limitedImportance	The biggest incentive to good design is market appeal. Mandatory standards will be unnecessary if there is an adequate supply of land to ensure a good range of choices for buyers.
FS-Case-315560020	Robert Barnes Planning Prospects Ltd	quiteImportant	Good design is important. However, it is unnecessarily burdensome to include specific design codes for each individual allocated development. Any design guidance should be higher level and overarching, with the detail resolved as each allocation or proposed development is brought forward.
FS-Case-315591470	Brian Carpenter	essential	I would be in favour of design codes. Be quite prescriptive, and, if necessary, work back from there in consultation with architects and developers.
FS-Case-315622017	Robert Martin Clyst Honiton Parish Council	essential	East Devon is beautiful and it should look to expand in the same way. The very thing that makes people want to live in this part of the world should not be compromised for the sake of progress. Design codes work, but are another thing developers argue their way out of on the basis of viability/profit. There is a need for every new development to submit a design plan in which key outcomes are required, a few listed. <ul style="list-style-type: none"> • Net gain in biodiversity • Zero- carbon levels • Semi permanent parking structures • Renewable energy production • Public realm • Community shared spaces • Urban and non-urban design Difficult to set a design code that caters for the whole District. Design is very locally varied. Local design codes produced by NP’ s can set local design contextual requirements.
FS-Case-315666051	Olly Davey	essential	Both. I think there should be general guidance that can be easily made location specific. E.g. a design code could specify a harmonious choice of materials, which could be place-specific, such as “use of flint in walling”. This might prevent a creeping erosion of local vernacular styles of architecture to the point where it is hard to resist applications due to the variety of building styles in a local area.
FS-Case-315678300	George Williams Greenslade Taylor Hunt	veryImportant	Our client is in support of the proposed policy to ensure that attractive places are built. The site at Sowton offers the Council the opportunity to deliver high quality employment and homes that complement this peri-rural location. The site, and proposed scheme, would allow for development in a sustainable settlement pattern that sits comfortably in the landscape, in line with point 8.5 and 8.4 of the objectives laid out in the Council’s Issues and Options Document. The development would benefit the local area, supporting Sowton as an attractive area to live and work, thus helping to achieve points contained in Chapter 8, as well as some of the wider strategic objections previously mentioned.

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FS-Case-315681467	Jacqui Best	veryImportant	<p>It is very important for development to be visually attractive but equally to be functional (fit for purpose) and durable.</p> <p>Design codes can help to achieve high quality and locally distinctive design, which reflect local traditions, supported by community involvement from an early stage. It is likely that work to produce local design codes involving communities would take time, and may be taken up in only a few areas leading to differences in the quality of design across the district.</p> <p>Detailed design codes could be prepared for larger, more complex or sensitive sites with simpler codes for smaller, less complex or sensitive sites. Communities could be encouraged to develop more detailed codes for the sites within their parish to achieve more distinctive design, where there are the skills, resources and the impetus to do so.</p>
FS-Case-315685113	Lauren James MMO	veryImportant	This aligns with our Seascape policy from the South Marine Plan.
FS-Case-315690761	Naome Glanville	essential	Although this is subjective! I think it is important to maintain the character of building styles in East Devon. New developments should be in keeping, in style and size. Even invite more cob building - it is very environmentally friendly!
FS-Case-315697980	Terrence Blackler	essential	Poundbury has shown the possibility afforded by consistent and high quality design. I suspect that this was the result of strict design codes
FS-Case-315804855	Sophie Minter	veryImportant	I can NOT ever imagine where 'a street is more beautiful than when open countryside preceded it' but to aspire to achieve this is laudable. Using Design codes is more complex and an example would be useful here. It depends really who creates them and by what criteria. The concern would be that they are over prescriptive when more flexibility for each case in question would produce a better outcome.
FS-Case-315811509	Colin Bennett	essential	General guidance to achieve an above average standard with due reference to local vernacular architecture, not like most of the recent developments in Westclyst.
FS-Case-315884481	stephen moore Mr	essential	Most people in the UK would love to live in somewhere as nice as East Devon. This valuable emenity asset can easily be lost by thoughtless / tasteless development .
FS-Case-315892586	Carolyn Bowles	essential	Would not be opposed to SOME housing if the houses fitted in with the character of the buildings already there, particularly in villages. All towns and villages have their own particular character and a lot of the recent new housing is ugly, bland and characterless. I have seen houses in some villages which look completely out of place.
FS-Case-315939416	linda aucott	essential	Cranbrook as an example is a disaster of planing beautiful spaces. It was once hailed as an eco town and as a lost opportunity is shameful. The objectives stated in the Options report are all very well but East Devon has simply failed to achieve these to date - can we have any more faith in future plans.
FS-Case-315947650	Rosalind Rapley	quiteImportant	As you say it is very subjective, but local people know what would suit their town or village, so to be able to comment to that affect and it to be taken into account would be good. If that means `design codes' then yes they should be included.
FS-Case-315961800	David & Mrs Wendy Lewis	essential	Design codes, please. Developers don't need loopholes.
FS-Case-315963133	George Koopman	quiteImportant	Issue general guidance by all means, but avoid trnedy ideas which rapidly become dated. Avoid use of materials whihc look drab and grubby as they age!
FS-Case-315967632	David Daniel	essential	Distinctiveness between towns and villages must be retained, very wary of Government ideas to produce pattern book. Use neighbourhood plans as guidance.
FS-Case-315968014	Eleanor Cozens	veryImportant	Agree with objectives of beautiful spaces - streets, squares and 'spirit' and beautiful buildings but not with beautiful locations/landscape - protecting Devon's beautiful landscapes is vital for the tourism industry and preserving its heritage. Brownfield sites should be preferred where possible.

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FS-Case-315972159	Monica Bell	essential	OSM is quite unattractive and needs help to be improved.
FS-Case-315984133	Daphne CURRIER	essential	General guidance supplemented with local surveys and recommendations for details. Continuity is so important here- in Exmouth, we had new street furniture painted a lovely duck egg green - subsequent maintenance repainted some of it grey, thus losing the initial impact. Sidmouth has a great look. Exmouth has been spoilt - to my eye- with plastic signs above premises. Include heritage , planting , new materials, traditional skills. Planning rules sometimes dis-allow the real issues. Trying to object to an unsuitable plan within the given criteria makes it impossible to take into account the wider impact - here in Exmouth, new housing complexes are creating traffic issues two streets away. Environmental concerns are sometimes impossible to put on the table at all or give sufficient weight to. Some developments are out of synch with all surrounding styles. "Harm" can be so objective as a planning issue. Water run off from new developments onto older areas is an issue, also more cars .
FS-Case-315991192	Susan Clarke	quite important	Don't waste time on pretty pictures of birds and kites flying.
FS-Case-316012030	Beatrix Godfrey	essential	Should include design codes, especially as one of the most important charter objectives is health and general well-being as research indicates that local environment and living conditions are an important component of this
FS-Case-316012231	Terry Sweeney	essential	At last, planners encouraged to take beauty and good design seriously, and being able to insist it is delivered in development. I agree with all your statements. ED must invest in the best possible capacity to achieve beautiful and healthy spaces and buildings, and be unashamedly prescriptive! Yes, produce design codes for all sites; most developers have little interest beyond a sale. Poundbury may not be everyone's cup of tea, but imagine it built by Bovis. Set high standards, whether for the eco town or small local sites where a NP may have already outlined some principles. Make places!
FS-Case-316014168	Nick Hookway	essential	I would like to see design codes. I think it important that new developments reflect the character of the local area
FS-Case-316016071	David Hayler	essential	Planning applications should include at least artistic impression of proposal of preferably a model especial larger more grandiose developments.
FS-Case-316019373	Anthony Green	essential	Good for well-being and tourism
FS-Case-316019433	Jennifer Morgan	essential	Of course spaces and buildings should be as beautiful as possible. The statement about the possibility of development being more beautiful than open countryside which preceded it seems to be a way of enabling development, even if not appropriate.
FS-Case-316023654	lauren allan	essential	In keeping with the character of our region, we must ensure that where development is approved it is both practical, beautiful and stand the test of time, to become the historical heritage of the future.
FS-Case-316035390	Daniel Lazar Membury Parish Council	essential	Make the guidance general, but require accurate plans WHICH CANNOT SUBSEQUENTLY BE ALTERED to be submitted. Light pollution must be minimised - both outdoor lighting must be shaded from above, and windows must be kept to sensible sizes, and the use of roof lights should be discouraged, unless fitted with blinds.
FS-Case-316036693	Philip Wragg	essential	Again there is no policy to fit all locations though Sidmouth with 500 Listed Buildings and 3 Conservation Areas deserves special consideration.
FS-Case-316053199	Ben Evans	essential	You have totally messed this up with all new developments in the 'West end' particularly Westclyst where there was no masterplan and multiple large developers who have got away with putting in no community hub or active travel infrastructure. The communities are soul less and the populations are transient as they are not attractive places to live.

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FS-Case-316056741	Helene Jessop RSPB	essential	For many people, their immediate surroundings to their home and workplace are their most frequently visited or viewed places and for those unable to travel or even leave their homes, the view from their windows or their local walks are often their only opportunities to connect with nature. The RSPB considers that incorporating opportunities for nature at all scales, from insect hotels, bat boxes and swift bricks included in or on buildings, to street trees, urban orchards and nature rich greenspaces, is an essential component of beautiful and healthy spaces and buildings. We consider that a design code with minimum standards that include those for nature will be helpful.
FS-Case-316121149	Sam Piper	essential	EDDC should absolutely implement design codes as seen in West Dorset. We live in a beautiful part of the country yet much of the larger new development has been built with no empathy for its surrounds and is quite frankly an abomination.
FS-Case-316127402	Eleanor Rylance	veryImportant	I'd rather focus on energy-efficiency and solidity over beauty. I don't mean we should go back to brutalist concrete but I feel that the detail of development is less important than their comfort and energy efficiency. Planning for durability and sustainability is crucial in my view.
FS-Case-316127687	Lisa Turner Blackdown Hills AONB Partnership	veryImportant	Design principles and general guidance would be helpful focusing on landscape context and setting - more detailed design codes may have their place depending on the site/location, e.g. sensitive locations/in AONBs.
FS-Case-316135438	George Williams Greensalde Taylor Hunt	veryImportant	Our client is in support of the proposed policy to ensure that attractive places are built. To build attractive places can often mean building well in attractive locations, such as the aforementioned site off Down Close, Newton Poppleford. The site offers the Council the opportunity to deliver high quality homes that complement the local rural character of the site. The site, and proposed scheme, would allow for development in a sustainable settlement pattern that sits comfortably in the landscape, in line with point 8.5 and 8.4 of the objectives laid out in the Issues and Options Document. The development would benefit the local area, supporting Newton Poppleford as an attractive area to live and work, thus helping to achieve points contained in Chapter 8, as well as some of the wider strategic objections previously mentioned.
FS-Case-316147775	Mathieu Holladay	veryImportant	Specific codes or regulations around generic design can lead to the creation of standardised and bland buildings and spaces. EDDC should be careful not to seek to impose too much regulation or micro-managing in this field because it could stifle creativity and end up being too overbearing.
FS-Case-316153559	Jacqueline Green	essential	History is a money spinner. Tourists attracted by Devon's local identity and landscape. Newbuild should have elements of local character. Roots are important for people's wellbeing (re. popularity of Show of Hands' song, 'Roots!')
FS-Case-316158325	Paul Hayward Personal View only	essential	As LPA, we have to be the driver of change here. If left to those who are simply thinking of "the bottom line", then nothing beautiful or attractive will be built. There is no profit in that!
FS-Case-316159794	George Williams Greenslade Taylor Hunt	veryImportant	Our client is in support of the proposed policy to ensure that attractive places are built. To build attractive places can often mean building well in attractive locations, such as the aforementioned site off Lilypond lane, Whimble. The site offers the Council the opportunity to deliver high quality homes that complement the local rural character of the site. The site, and proposed scheme, would allow for development in a sustainable settlement pattern that sits comfortably in the landscape, in line with point 8.5 and 8.4 of the objectives laid out in the Issues and Options Document. The development would benefit the local area, supporting Whimble as an attractive area to live and work, thus helping to achieve points contained in Chapter 8, as well as some of the wider strategic objections previously mentioned.
FS-Case-316160103	Julie Moore	essential	I think the use of design codes to guide development are essential as, when used properly, they can enable poor designs to be avoided. For me street scene, layout, house design and mix, materials, landscaping including the provision of street trees and larger trees in open spaces, public

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			open spaces and the interaction, the encouragement for wildlife as well as the protection of environments for wildlife need to be of the highest quality
FS-Case-316181550	Deborah Griffiths Devon Archaeological Society	veryImportant	Design should respect local historic character and building materials. This should not rule out good quality modern design.
FS-Case-316188495	George Williams Greenslade Taylor Hunt	veryImportant	Our clients are in support of the proposed policy to ensure that attractive places are built. To build attractive places can often mean building well in attractive locations, such as the aforementioned sites at Offwell, Nr. Honiton. The sites offer the Council the opportunity to deliver high quality homes that complement the local rural character of the site. The sites, and proposed schemes, would allow for development in a sustainable settlement pattern that sits comfortably in the landscape, in line with point 8.5 and 8.4 of the objectives laid out in the Issues and Options Document. The development would benefit the local area, supporting Offwell as an attractive area to live and work, thus helping to achieve points contained in Chapter 8, as well as some of the wider strategic objections previously mentioned.
FS-Case-316222313	Kimberley Waterfall	veryImportant	Specific codes or regulations around generic design can lead to the creation of standardised and bland buildings and spaces. EDDC should be careful not to seek to impose too much regulation or micro-managing in this field because it could stifle creativity and end up being too overbearing.
FS-Case-316240170	George Williams Greenslade Taylor Hunt	veryImportant	Our clients are in support of the proposed policy to ensure that attractive places are built. To build attractive places can often mean building well in attractive locations, such as the aforementioned sites at Chardstock. The sites offer the Council the opportunity to deliver high quality homes that complement the local rural character of the site. The sites, and proposed schemes, would allow for development in a sustainable settlement pattern that sits comfortably in the landscape, in line with point 8.5 and 8.4 of the objectives laid out in the Issues and Options Document. The development would benefit the local area, supporting Chardstock as an attractive area to live and work, thus helping to achieve points contained in Chapter 8, as well as some of the wider strategic objections previously mentioned.
FS-Case-316257871	robert pearcey	essential	Too many housing and commercial developments seem to be built down to a price rather than demanding architectural sympathy.
FS-Case-316333576	Rosalind Leveridge	essential	This a most marvellous objective, and given that there are so many imperatives and constraints, it is fantastic that this is included. Having a pleasant environment to live and work in is so important for people's wellbeing and for our children to develop in. Conserving the built heritage we already have, and ensuring that new planning includes these aims, is vitally important. How does this sit with mass-build developers whose main aims are density and profit? This needs to be included from the outset and to be stronger than just guidance. I think it is so important to strive to keep and make our environment the most beautiful it can be.
FS-Case-316377163	John Sherwood	quiteImportant	It is desirable but in balance with any excessive cost constraints eg. a school will always look like a school and there are very strict cost controls
FS-Case-316444654	Eva Ingleson	essential	East Devon is a beautiful space but with the current plans it risks becoming yet another faceless area that could be anywhere in the UK. We need to preserve what we have - you can't build more land, and once the land is built on it is lost forever.
FS-Case-316464599	Conrad Libischer	veryImportant	I would however note that beauty is in the eye of the beholder, and does not necessarily mean large scale repetition of a pastiche Georgian or Victorian styles. Rather there should be a focus on quality build and design.
FS-Case-316577757	Ron Metcalfe	essential	contributes to well-being and the economy of a town/area

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FS-Case-317286080	Stephen Canham	veryImportant	Design standards should be flexible. We are a centre for tourism but not all locations are central to this and agricultural areas / industrial parks etc should not be forced to meet these standards in every location.
FS-Case-319425252	Peter Simmons	essential	Design codes could help buildings with character and open space a community feel.
FS-Case-323231602	Gordon Hodgson	veryImportant	The phraseology of this question seems crass. Its the same as used in National Planning Guidance statements. To not want new development designs to be good, pleasing, harmonious, interesting and so many other positive adjectives would be nuts. Whose opinion is it that something is beautiful. What constitutes beauty in this context. It is essential that really good design is demanded as part of the planning process. Space communal and private, layout, retention of natural beauty features, new plantings of trees and hedges, in keeping with existing character of the area and so on are more appropriate.
FS-Case-323661989	Michael Gooch Boyer	veryImportant	General guidance is considered more appropriate than detailed design codes for each allocated development site. It could be timely and costly for local plan preparation process if the Council prepare detailed design codes for several allocations. Detailed design considerations would be more effectively managed by developers and/or project architects and designers.
FS-Case-324952647	Lawrence Turner Boyer Planning	veryImportant	Please refer to submitted representations.
FS-Case-324964822	Sarah Jackson	essential	We should absolutely ensure design codes on all non-negotiables and offer further guidance on any “nice to haves”. I think it is essential that housing density is not used as a way to justify viability. Housing development on any proposed site must conform to all policies laid out in this, and other, sections of the local plan unless otherwise able to demonstrate significant community/economic/environmental value and justification. If a development is designed sensibly, the negative impacts can be mitigated, the sense of place can be retained, and even large scale developments can be less costly to the existing assets and feel less dominating, overwhelming and all-consuming!
FS-Case-324977684	Simon Collier Collier Planning	quiteImportant	Please refer to submitted representations.
FS-Case-324988465	Simon Collier Collier Planning	quiteImportant	Please refer to submitted representations.
FS-Case-324999075	David Morgan Not Applicable	essential	Please refer to submitted representations.
FS-Case-325022897	DLP Planning DLP Planning DLP Planning	veryImportant	See attached letter
FS-Case-325037488	Ed Salter LDA Design	essential	Please see attached letter
FS-Case-325041454	East Devon and Tiverton & Honiton CLPs		Absolutely essential

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FS-Case-325053097	Ed Persse EJF Planning Ltd	veryImportant	General guidance is considered appropriate and will allow the detailed design considerations to be promoted by developers and/or project architects and designers in discussion with the Council.
FS-Case-325070883	Emma Russell	essential	<p>Nature should be present where we live, work, shop, entertain ourselves and exercise. Developers should pass ownership of all green space to those that live and work there and not use it to manipulate high management fees out of people for little effort and imagination. All green space should be useful to the environment (SUDs etc) and nature. Bring back hedgerows and hedges everywhere. Spaces around existing developments should also be in scope. What's the point in grass verges covered in tyre tracks when planting could improve the area and people's behaviour and enjoyment of their locales?</p> <p>People need to be able to use these outside space, sit, lie down, trade on affordable licences - let people make spaces vibrant in harmony with nature. We should stop designing for the lowest common denominator of behaviour (uncomfortable bus shelters, benches with dividers, dock walls with wire preventing access etc.</p>
FS-Case-325077531	I.G. Cann Exmouth Civic Society	veryImportant	Please see attached submission.
FS-Case-325085151	Matthew Kendrick Grass Roots Planning	essential	See Separate Representations Document
FS-Case-325107229	George Williams Greenslade Taylor Hunt		Please refer to submitted representations.
FS-Case-325124589	Glynnis Poole LiveWest	essential	Please refer to submitted representations.
FS-Case-325131855	Michelle Dobrota- Gibbs N/A	essential	Please refer to submitted representations.
FS-Case-325156112	Peter Dobbs	veryImportant	Please refer to submitted representations.
FS-Case-325170882	Dorothy Taylor Exmouth Mental Health St John's Court Carers' Group	essential	Please refer to submitted representations.
FS-Case-325549089	Ken Pearson Stockland Parish Council	essential	<p>'A radical programme of greening for towns, achieving environmental targets and regenerating abandoned places. The emerging environmental goals of durability, adaptability and biodiversity being continuous with the pursuit of beauty'.</p> <p>Executive summary of the 'Living with Beauty Report!</p>
FS-Case-325812938	Nick Matthews Savills	veryImportant	See attached.
FS-Case-325829612	Dan Yeates Savilles	veryImportant	Please refer to submitted representation.
FS-Case-325831870	Cem Kosaner Lichfields		N/A

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FS-Case-3258381 41	Dan Yeates Savills	veryImportant	Please refer to submitted representations.
