

From: heath Nickels [REDACTED]
Sent: 28 December 2022 19:17
To: Planning Policy
Subject: Local Plan review submission (05 Future growth and development on the western side of East Devon)
Attachments: New Community criteria for developers' master planning.docx; New Community Option 1(suggested villages schematic).jpg

To Whom it may concern,

RE : 05 Future growth and development on the western side of East Devon

Having attended two of the consultation sessions , I wish to submit my thoughts about the proposed New Community.

Firstly, I believe it should be referred to as the **NEW COMMUNITY**, not NEW TOWN or NEW SETTLEMENT. These latter two descriptions are used interchangeably throughout the plan and it is confusing. Furthermore, the use of the word TOWN, has connotations in relation to Cranbrook and I believe the design of this new COMMUNITY should be totally different to that place.

Secondly, I believe the **NEW COMMUNITY** should show a marked shift in the way EDDC approaches the development of such a large place. The Council and Planning Authority should stand by the ethos and policy of the (reviewed) LOCAL PLAN and demand that those policies are implemented by prospective developers before submission to OUTLINE Planning. Strong based DESIGN principles should be demanded, by EDDC, from the outset.

Thirdly, I strongly believe in the **NEW COMMUNITY** being based around the DESIGN principle of **Garden villages**.

I see the Garden Village concept as a design principle that can deliver many of the policies outlined within the LOCAL PLAN review, such as:

- 20 minute Neighbourhood;
- Policy 65 - Walking, cycling, and public transport;
- Policy 28. Policy – Net-Zero Carbon Development;
- Policy 16. Policy – Green infrastructure and the Clyst Valley Regional Park;
- Policy 87. Policy – Biodiversity Net Gain;

Policy 96. Strategic Policy – Access to open space and recreation facilities

and so on..(See attached)

Many garden villages do not achieve their stated aims and this is especially true when it comes to transport. Too many developments become a victim to the car and other types of traffic. I believe by designing the garden villages to make vehicles radiate OUT from the villages to an outer "ring road", this allows many of the other policies to be implemented.

Yours faithfully

