

East Devon Local Plan Consultation Response – East Devon and Tiverton and Honiton

CLPs.

Objectives, scope and background

Local Plan Objectives
No objections to these objectives
The scope of the local plan
Option 2 – multiple plans <ul style="list-style-type: none">• Important to leave the neighbourhood plans open for towns and parishes to design and construct.• Deal with the broader strategic issues to provide a framework for neighbourhood plans.
Neighbourhood Plans and the new Local Plan
<ul style="list-style-type: none">• Neighbourhood plans <u>must</u> be considered by EDDC as principle as these have to go through a referendum process. They are the view of the community.• Neighbourhood plans must take priority and fit with the local plan.

Designing for health and wellbeing

Planning for health and wellbeing
Absolutely essential <ul style="list-style-type: none">• Accessibility issues – activities must be accessible for non-able bodied people and younger and older people. Promotion is not enough alone.• All pathways in new developments wherever practicable must be usable for disability scooters and mobility aids.

Tackling the climate emergency

Energy efficiency of new buildings
Option 1 <ul style="list-style-type: none">• Enshrine a specific quota for efficient housing to be affordable.• Both the affordability and efficiency objectives <u>must</u> be met.• There will be payback, ie. lower running costs of the house.• While Option 2 may result in more affordable housing, we are concerned that this is penned to happen ‘sometime in the future’, and relies on the developer to adapt their processes, which may not happen.
Provision of solar arrays/farms and windfarms
Option 1 <ul style="list-style-type: none">• Identification of particular areas means that:<ol style="list-style-type: none">1. Local parishes have a clear means of objection

2. Carriers of electricity know exactly where to provide sub-stations and transformers to take the power into the grid.
3. Prevents opportunistic development in areas which should not be developed.

Carbon saving measures

- Encouragement of electric vehicles through frequent charging stations.

Meeting housing needs

How many homes should we plan for each year?

Option 3

- To build with a higher quota for affordable housing of 33%, with a 5-10% social housing quota.
- Priority to build council houses rather than housing association houses.
- Affordable housing prices should be linked to average income rather than property prices.
- Very few (if any) of these homes should be second-homes. Second home owners drive property prices up and price local people out. A council tax strategy could aid this.

Sites for small scale housing developments

Option 2

- Small villages struggle to expand where they want to, due to the current development plan being too restrictive.
- Local people would rather see smaller developments, in large part because they put less pressure on already stressed infrastructure.
- Smaller sites should aim to be built on brownfield sites, in town and village centres.
- Community land trusts and small scale developments can be too onerous on unpaid parish and town councillors. There must be a named officer of EDDC to help these authorities set up community land trusts and remove some of the harder work.
- A better discourse between Parish councils and District councils.

Planning for housing for people at all stages of their life

Option 1

- Creating community division is undesirable in all forms.

Additional housing policy objectives

- Objective to connect all new housing developments to excellent public transport in order to meet climate emergency goals.
- Facilities to be accessible by foot and cycle.
- Ensure that minimum floor space is suitable and includes change of use property conversions.

Supporting jobs and the economy

Preference for location for future job provision

- We strongly oppose development in West East Devon, because we want to recognise the need to create good quality local jobs in all areas of the district. We do not support a continued focus on the West only.
- We oppose more business development greater development in the Exeter area.
- We strongly support the increase in job growth in the towns of East Devon.
- We support business explorations in villages, with the caveat that there should not be huge and intrusive industrial development in our villages.
- Encouragement of home working for diverse needs of different people, and the encouragement of co-working spaces within our towns.

We set out below a number of differing potential areas in East Devon that could accommodate future job growth and development. Please indicate your in-principle levels of support for each option.	Please tick one box only for each option				
	Strongly support	Support	Neither oppose nor support	Oppose	Strongly Oppose
Continued focus on big employment sites in the West End of the District	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Encouraging greater business development in other areas close to Exeter (for example expanding Greendale and Hill Barton Business Parks)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Encouraging greater business development at and within the main towns of East Devon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Encouraging business expansion and development in the villages and across the countryside of East Devon	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Encourage and enable more home working	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Differing job sectors in East Devon

- Strongly support more high technology jobs and more jobs overall, with an emphasis on well-paid, high-skilled jobs provided by small to medium size companies.
- Provision of jobs which aim to 'level-up' in East Devon.
- We strongly support increasing the resilience of the agricultural and traditional sectors, including through diversification and tourism.

To what degree do you support, or not, the following approaches to future jobs or differing types of jobs?	Please tick one box only for each option				
	Strongly support	Support	Neither oppose nor support	Oppose	Strongly Oppose
More jobs overall – with an emphasis on attracting new/larger employers and inward investment in any or all sectors.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
More high technology jobs - focussing on high technology and high skilled jobs (including in the transformational sectors).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local Entrepreneurs - promoting opportunities for more home/locally based/small businesses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Traditional Sectors - Focus on growth, resilience and diversification in our traditional sectors - such as agriculture, tourism and care.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If you have any comments on the above please set these out below.					
Additional economic policy objectives					
<ul style="list-style-type: none"> Focus on sustainable transport so that people can economically engage with their communities. 					

Promoting vibrant town centres

Town centre uses
<ul style="list-style-type: none"> We neither oppose or support housing on the high street. Shops should only be turned into housing where they are on top of commercial premises. We strongly support the use of community space model, such as exemplified by Axminster's Community Waffle House.

We set out below a number of differing potential uses and approaches to promoting town centre vitality and activity. Please indicate you're in principle levels of support for each potential option or approach.	Please tick one box only for each option				
	Strongly support	Support	Neither oppose nor support	Oppose	Strongly Oppose
Retail to dominate – support retail uses in town centres and if possible resist other uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Promote mixed commercial uses - support retail as well as other commercial uses such as café's and offices,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Redefine town centres to smaller core areas – concentration on retail and commercial uses in the core and allowing much greater flexibility for other uses in peripheral areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Support change of use to housing – allow for any shops or commercial premises to be converted to housing.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Support community uses - promote more community spaces in town centres.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leisure uses – promote new gyms and sports facilities in town centres.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Additional town centre policy objectives					
<ul style="list-style-type: none"> • Important to fully consider the use of vacant upper-stories before turning it into housing as a last resort. • We should seek to resist out-of-town retail. 					

Designing beautiful and healthy spaces and buildings

Designing beautiful spaces and buildings
Absolutely essential
Additional design policy objectives

Our outstanding built heritage

The importance of conserving and enhancing heritage assets
Absolutely essential
<ul style="list-style-type: none"> • EDDC should support owners of heritage properties with regard to the costs associated with that.

Our outstanding natural environment

Development in protected landscapes

Option 2

- Most of the EDDC area is in an AONB so some development in these is necessary to prevent overdevelopment of some smaller areas.

Net gains in biodiversity

Option 4

- Option 3 does not meet long-term needs for wildlife on its own.

Additional natural environment policy objectives

- Natural policy must have a clear focus and strategy on the prevention of flooding, similar to the coastal change management plan.
- As part of the environmental policy, there should be a clear emphasis on avoiding building on floodplains wherever possible.
- Objective to incentivise biodiversity among landowners.

Promoting sustainable transport**Promoting access to facilities**

Option 3

- Ensure there is proper provision of cycle lanes and footpaths into towns and local facilities
- We recognise there will always be the need for larger developments (more than 50 houses).
- We think that up to 25% of new developments should be built on small sites.

Additional sustainable transport policy objectives

- The distance from door to bus stop should be reduced by half. 800 metres from door to bus stop is too far. Any longer distances should be via footpaths and accessible routes.
- EDDC can incentivise rail travel indirectly: through easy public transport access, plentiful and affordable car parking etc.

Infrastructure and facilities**Facilities and services that are important**

- Although supermarkets are essential, having huge new developments of supermarkets is not always necessary: most places are already adequately supplied. Careful consideration must be given to keeping supermarkets competitive and allowing people to shop locally.
- Increased access to secondary schools is more important than building huge numbers of the schools. A few, good, well-connected schools are favourable.
- More access to community spaces.

- Encouragement of parish councils designating Assets of Community Value.

Please score the services and facilities listed below in accordance with their Importance to where you live or would want to live?	Please tick one box only for each item			
	Essential	Very Important	Quite Important	Of little Importance
Convenience store/Post Office	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supermarket	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Childcare and nursery school provision	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Primary school	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secondary school	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Children's play area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sports & leisure facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Health care facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Open spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Easy access to a range of jobs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regular bus service (5 plus per day ³⁷)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Train station	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Paths for walking and cycling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access to full fibre broadband	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public house	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Place of worship (e.g. a church)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
High quality road links	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Emergency services (police, fire, ambulance)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community hall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Youth facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Additional infrastructure and service provision policy objectives

- Ensure all policy objectives consider accessibility for all groups to access services provided by the council and privately.
- It is important that EDDC recognises and plans for the inclusion of community hospital beds and an integrated care and out-patient system.

Developing a strategy for the distribution of development

Retaining and refining the existing settlement hierarchy

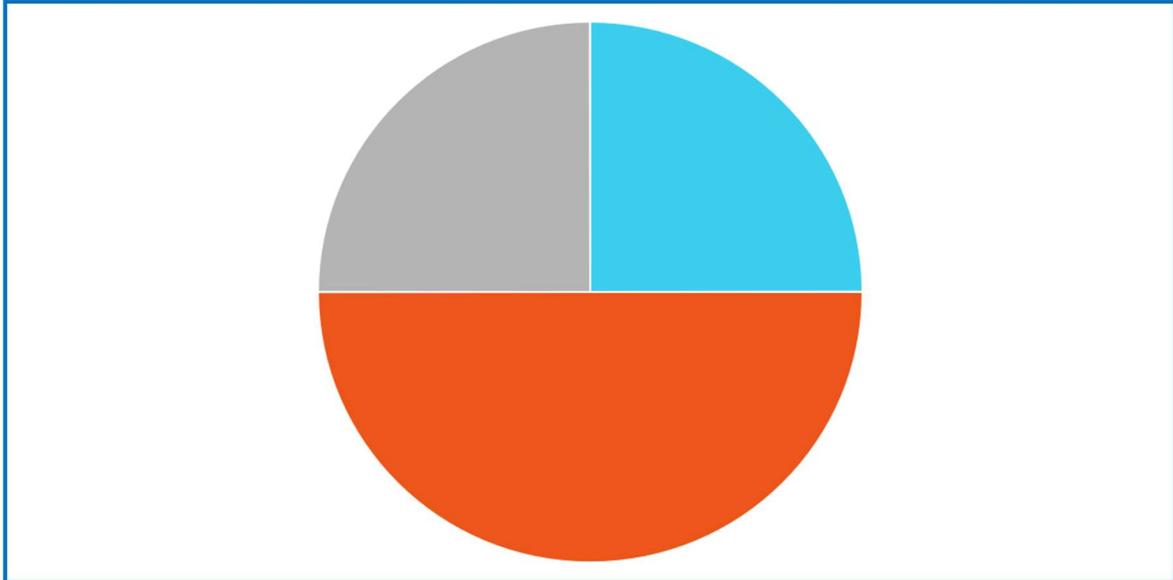
Option 3

Broad distribution of housing development

Option 3

- If not an even more distributed policy focussed towards the development of towns, perhaps at a 50/25/25 ratio towards towns. (shown below)

Labour's alternative distribution for future development



■ Strategic development close to Exeter ■ Development at towns
■ Development of villages and rural areas

meta-chart.com

Future options for the type and location of development

- All developments must be met with suitable infrastructure.
- We do not support a new town in East Devon as developers often let communities down in terms of facility provision.

How do you feel about the development types and locations listed below	For each option please tick one box only					
	Strongly support	Support	Neither oppose or support	Oppose	Strongly oppose	None of the options
Infilling in towns and at larger villages	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building one or more additional new towns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Planning for new villages	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
large scale (over 50 home)urban expansions to existing towns	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
small scale (under 50 home) urban expansions to towns	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building houses on the edges of East Devon villages	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Establishment of a Development Corporation

Absolutely essential

Planning for development beyond 2040

Yes, it is essential to plan ahead whether or not a new town is proposed.

- We want to have both flexibility and structure so that the plan can have the ability to adapt to some change within the local community, but not so flexible that it can be changed too regularly.

What happens next

Are there any other big planning issues that you think EDDC has missed in this report and are there any further comments?
