

Question 29 - Future options for the type and location of development

Paragraphs 13.15 & 13.16 of the Issues and Options report sets out a range of option for accommodating development. Respondents were asked to give there levels of support.

Those that made comment said.

Ref No	Respondent	Question29Comment
FS-Case-297507653	Kate Duggan	Our small towns and villages have grown significantly over the last few years, leading to increased issues with traffic, school places, sewage and other amenities.
FS-Case-297949549	Martin Thurgood	Please see comments to preceding question. Meeting carbon reduction targets necessarily requires communal energy schemes: and these can only successfully be provided at major developments.
FS-Case-299321852	William R Palmer	See previous comments re space in urban areas
FS-Case-299861217	Heath Nickels Exmouth Wildlife Group	I neither oppose or support. The broad distribution of housing development is THE fundamental INITIAL policy decision for this Local Plan, (i.e) using the Housing and Economic Land Availability Assessment (HELAA) to define the Future Housing Needs (Obj. 3) and thus developing a spatial strategy: Distribution of development . Once the distribution of development is established, then all policy (including DESIGN and STANDARDS for development) can flow from there.
FS-Case-300714787	Blank - No Name	With developments, transport and facilities need to be greatly improved
FS-Case-300872971	Ian Wasson	New towns, like Cranbrook, are not towns. They are large estates with a few facilities. Towns and villages develop and grow - they really can't be just built. Small development should be within existing BUAB's; make it easier to allow larger houses to be divided up to make smaller homes to avoid additional development.
FS-Case-301179421	Mark HUMPHRIES	no further encroachment onto green field sites
FS-Case-302549497	simon davidson	Development must minimise the need for travel to and from work, schools, etc. Developing East Devon villages will increase transport, damage the environment locally, require more infrastructure development.
FS-Case-302912562	Paul Gamble	East Devon should support infilling in smaller villages that meet the required criteria, for example has a minimum of four of the following recognised services: School, Village hall, Public transport, Pub, Shop/post office, Doctors surgery, Place of worship, Sports fields, then small scale development should be supported. Priority could be given to villages that have access to public transport within the suggested approx 800m comfortable walking distance, which has routes to larger towns and cities to access larger facilities and services.
FS-Case-302971165	Richard Thurlow Sid Vale Association	Some combination of Infill, Edge development and expansion of existing towns is preferable , but expansion of Cranbrook is clearly the first choice if East Devon has to accommodate more housing
FS-Case-303403737	Mr&Mrs Wood	Utilise existing empty, derelict buildings and brown field sites before thinking of new builds. Insentivise the private sector to do the same and for residents to down size when the children have left home.
FS-Case-303473174	Christopher Bargmann	New villages wont work unless the required infrastructure is built. this will make the option unviable.
FS-Case-303734212	Cassie Thornton	We should be protecting our existing villages by keeping them as they are. We've already had new builds in recent years that has lower impact to the village as they've been very small sites, if there is more it will negatively impact the community
FS-Case-303791282	Maureen Chandler	only again to repeat that all housing developments should include housing for young people so they can stay in their own town or village and that the housing is affordable and not sold to incomers
FS-Case-305076755	Jeff Powley	The local infrastructure, notable narrow roads are very typical with many local villages. Building more homes without proper upgrades will make walking down these lanes even more

Ref No	Respondent	Question29Comment
		dangerous. The road upgrades including with housing developments are simply useless and often just a way to make life even more difficult for the local population with more traffic calming (that was never necessary previously) but no improvement to the narrow roads.
FS-Case-306175815	chistopher Burton	With the dying town centres because of the large scale shop closures we are experiencing this could lend itself to converting shop premises to homes especially affordable homes. These would be closer to work, public transport, cycle and walkways, sports and social amenities..Im the near future our town centres will resemble ghost towns.
FS-Case-306237729	Geoff Crawford	Work out what the natural, local population growth and requirement is and provide for that. 300 house developments giving an excessive increase and impact on local communities and infrastructure is irresponsible.
FS-Case-306274820	Olivia Cooper	Villages need to have sufficient affordable homes and local populations, working locally if possible, to support facilities (but not so much as to overwhelm them eg schools). If you allow urban sprawl, the infrastructure is never updated at the same time (eg Westclyst), so facilities and roads are overwhelmed. New towns, appropriately located, at least have the new infrastructure to support them. However, the first line of action should always be to develop brownfield sites and smaller, one-off developments where possible, to spread the economic benefits and environmental burdens.
FS-Case-306308166	Sylvia Meller	Stop any developments on green belts no matter where and use existing houses/ buildings, no matter where
FS-Case-307126895	Daren Richards	It should be up to individual land owners to make a decision on building matters
FS-Case-307313176	Jonne Ceserani	I have commented earlier about the need for a fundamental rethink of housing, second homes etc and I think this section needs to be considered alongside that.
FS-Case-307482014	G. Millard	See #27 above.
FS-Case-307683611	Dan Lakeman	Build a new town?!? Another one? You cannot be serious!!
FS-Case-307991316	Susan Cooper	<p>Development Strategy:-</p> <p>Tier 1 West End, North of Blackhorse, Pinhoe,Cranbrook</p> <p>Tier 2 Seven Large towns and new town(s) outside AONB if required</p> <p>Tier 3:- Small towns and 'larger' villages with populations over 1500 (primarily outside the AONB) with basic facilities. Allocations to be no more than 5% of the number of houses in the village or Town. (Broadclyst, Clyst St Mary, Colyton, Feniton, Lymptone, Newton Poppleford, Uplyme, West Hill, Whimple, Woodbury)</p> <p>Tier 4:- Villages within the AONB and those outside the AONB with populations under 1500 people. Small scale development (up to 15 houses) on 'exception sites' when a community led housing survey shows a demonstrable need for affordable housing in a village(Strategy 35 in current plan)</p> <p>Tier 5 Hamlets/Open Countryside</p> <p>More economically, socially, environmentally sustainable - protects AONB villages and their landscape and reduces car journeys.</p>
FS-Case-308046000	Ellizabeth Freemantle	Better to have new villages with facilities rather than adding houses to areas without cycle baths a d bus routes
FS-Case-308046866	Simon Greenslade	the only place you can put these new towns and villages is in existing countryside which we need to keep and protect.
FS-Case-308049835	Peter Duncan	Develop brown fields sites, maintain green field sites and AONB.
FS-Case-308058616	Carol Royal	This would ruin East Devon.
FS-Case-308071816	Gillian Cameron-Webb n/r	<p>29a - need to be careful that infill houses are not cramped. I'd like to see minimum garden sizes and distances between houses as per the Newton Poppleford Neighbourhood Plan.</p> <p>29d/e/f - The addition of housing estates on the edge of existing towns/villages never seems to result in additional facilities or services. They just ends up as dormitory suburbs which adds to traffic congestion as people have to travel out for work or drive in to the town for leisure. Also adding housing estates to existing towns and villages spoils them, you end up having to drive through ugly estates before reaching the 'nice' bit, it also encroaches on the green land surrounding villages making the villages less attractive to live in.</p>

Ref No	Respondent	Question29Comment
		29b&c - are the best solution as long as the services and facilities for their residents are included in their development
FS-Case-308072238	Robert Cooper	Only allow further development if there is capacity on the infrastructure. Roads, transport systems, hospitals, doctors, dentists etc
FS-Case-308075592	Wendy Blackham	Again, leave the villages along. Let them be their own entity
FS-Case-308105398	Jane Ashton Please choose	Re 29c I would support new villages built around existing settlements if done sensitively and don't appear to be housing estates. Is there some way to guarantee some form of public transport to prevent high levels of car dependency. It would be better than building a new village from scratch. Re 29f Building on edges of E Devon villages. I see that as being similar to my points made 29c. Yes, some are in sensitive countryside locations but not all.
FS-Case-308155966	Vivien Rands	All these need consideration to need, infrastructure and sensitivity to the community and the environment.
FS-Case-308168070	Norman Reeder	a diverse approach to new housing is required, not a single approach
FS-Case-308199882	Bernadette Steadman	I just want to stress that I'm not in favour of changing the face of East Devon villages.
FS-Case-308231255	Martin Seymour	The objective should be to build self sustaining communities for a diverse range of people.
FS-Case-308288718	Emily Davis	We need investment in towns before we can add more strain to their infrastructure.
FS-Case-308326362	Peter Eastwood N/A	These houses should be Council Houses for rent.
FS-Case-308410804	David Forward Domestic	Avoid the flood plains and inaccessible area for development. Expand towns only using higher ground well above projected sea level rise
FS-Case-308546698	Noel Allan	Too much building in villages and they cease to be villages and lose the character that provides enjoyment
FS-Case-308638086	Robin Barker	Retaining the identity of existing habitations essential - ie don't infill every space , better to build on the edge
FS-Case-308655667	Jan Gannaway Exmouth Wildlife Group + Active Travel Exmouth	Some infilling is good but it can cause stress and disagreements between neighbours so should only be carried out where loss of privacy, disturbance etc is minimal. Green spaces and corridors in towns must be protected - once built on, they are gone forever.
FS-Case-308690532	Martin Weller	Re use of old properties/area must be considered before huge expansion and new builds.
FS-Case-308801635	L Martin	Build build build! We need communities!
FS-Case-308930499	Lisa Bowman Exmouth Town Council	Members felt that current needs for affordable and social housing was being met under current planning policy. 29f - as long as the development did not result in settlements merging ie: not a on "green wedge". Development should meet local needs.
FS-Case-308948443	Karin Goodfellow	New villages are not the way to go for the future. By definition a village will not have the facilities of a town so residents will need to visit towns for most of their needs. It is of course possible to build better public transport links at the same time as building the new village but that would mean upgrading many rural roads which is both unrealistic and unnecessary.
FS-Case-309142890	Camilla Mathison	The questions are very leading. We need careful planning that does not overwhelm current roads and services. I don't support building for the sake of building. East Devon is beautiful and we risk building on every square centimetre and ruining it.
FS-Case-309293778	Paul Smith	It is now appropriate that a measured degree of housing development be authorised within the the District AONB land. Especially where areas of localised need for new affordable and social housing is identified. Such provision must be subject to status in perpetuity.
FS-Case-309383731	Val Ranger	I strongly support the use of brownfield sites which are under utilised due to the costs of decontamination for example, formerly supported by government grants but this is no longer the case so are now less popular with developers. The issues and options report sets out the pros and cons of each well. Cranbrook is an example

Ref No	Respondent	Question29Comment
		of how NOT to build a new town as infrastructure lags so far behind demand causing social and health problems, adding to town congestion etc.I cannot see that being overcome with a new large town.
		The AONB must be protected. We should be exploring a more active involvement in a National Park along with Dorset.
FS-Case-309401093	Philip Jordan	With 12f I think each development has to be looked at individually. I don't believe a blanket policy is justifiable with so many different issues around each potential development.
FS-Case-309414876	Ross Hussey	Infilling within existing towns could make good use of brownfield sites and provide development close to public transport and other facilities. Extensions to existing towns tend to do the opposite which is why I'm opposing them. I understand DCC has data showing that urban extensions (such as Brixington, Exmouth) have levels of car use similar to rural areas.
FS-Case-309425268	Pamela Dean	Building on East Devon villages as long as affordable homes for local people and a local shop facility when one isn't already there.
FS-Case-309456508	Ian Birch	All options are tricky given that so much of the county is in AONBs. Many settlements are in locations where terrain is adverse - e.g. steep-sided hills nearby, which makes them inappropriate for extending development outside the existing extents.
FS-Case-309465143	Daisy mclauchlan	Find land if possible to develop within villages if possible and then, if the road network is in place move to outer edges
FS-Case-309478869	Rosemary Birch	If you build on the edge of villages you need the infrastructure and sustainability to be there first. As many villages are quite isolated, new housing owners would be likely to rely on cars.
FS-Case-309529320	John Stuckey	Smaller option need to also provide local services, convenience store, or reopening or support to village pub or post office for instance.
FS-Case-309560982	Helen Dimond	In villages most modest sized infill sites have been developed so there is no option but to build on the edge of villages.
FS-Case-309583339	Andy Bourne	Please see my previous comments.
FS-Case-309588076	Carol Jay Transition Exmouth	Development to the highest environmental net gain standards to be prioritised
FS-Case-310194190	WAYNE SUMMERS	LOCAL ONLY to many houses built then too many move down here everything else suffers its a vicious circle
FS-Case-310327426	Amy Roberts Bell Cornwell LLP	Please see attached sheet.
FS-Case-310515497	David White Devon and Cornwall Police	We would suggest a statement that large housing sites and urban extensions should include policies requiring police infrastructure. In order for Devon and Cornwall Police to continue to provide the high level of policing that residents, businesses and communities expect of it, the Force will need additional police officers and police staff as a result of these large residential developments. It will therefore need additional accommodation, assets and equipment to enable the officers and staff to perform their roles.
FS-Case-310604804	Sarah Alana Sayers Farringdon Parish Council	Farringdon Neighbourhood Plan has been guided by our 2019 Housing Needs Survey. This identified a need for small dwellings from local households that want to downsize or anticipate the need for more suitable accommodation as they enter old age. An interest in self building was also identified in the 2019 survey. Policy Farr 5 supports these findings as long as the residential area of the Parish is not increased.
FS-Case-310963665	Wendy Rowing	The villages in east devon usually dont have the roads for many more houses
FS-Case-311530475	Jon Brown	Homes must be supported by infrastructure (shops, community facilities, health centres, schools etc) - so expansion of villages may be helpful in sustaining local shop and school whilst larger scale building in towns may result in insufficient provision of facilities or ones there being overloaded.
FS-Case-311637333	David Lloyd	Any development must be accompanied by improvements to the local infrastructure too.
FS-Case-311693209	Jeremy Woodward Vision Group for Sidmouth	Sid Valley NP Policy 6 supports sensitive infilling in towns: "Development should be designed so as not to adversely impact on the amenities of its neighbours." Policies 9/10 recognise "any new housing should be in 'brownfield' sites, within the BUAB"; although "there are only limited opportunities for brownfield development within the town without encroaching on much valued local facilities which are to be protected by the plan's

Ref No	Respondent	Question29Comment
		other policies.” It opposes infilling in the Sidford-Sidbury gap and the creation of areas of housing of over 50 units. It supports smaller-scale expansion on the border of the BUAB under certain conditions
FS-Case-311868155	Martin Dowse	There are few alternatives. The population continues to grow, the land mass is static and filling fast.
FS-Case-312069863	Alison Beresford	Many East Devon villages may have some kind of a village centre but houses occur sparsely along the highway sometimes for some miles. If new building only takes place "on the edges of villages", residents could have a long way to walk to the centre. Infilling could be more appropriate, depending on available land.
FS-Case-312184112	Linda Lowes N/A	If you are going to turn East Devon into yet another a built up area - the number of tourists would reduce, thus freeing up some of the holiday accommodation sites for development.
FS-Case-312251067	Neal Jillings Place Land Ltd	The Local Plan should actively plan for growth in the villages, i.e. allocate land
FS-Case-312255566	Stephen sadler	The character of East Devon is being changed. The gradual erosion of heritage/existing community throughout the whole area has the potential in creating an homogenised spread of towns where the historic nature has been eradicated with a mass housing boom. IF NEW HOUSES are needed the majority should be centred on areas with no existing community or heritage and where there is no infrastructure issues that cant be resolved by the DEVELOPERS. Therefore Cranbrook and another new town should take the brunt of nearly all the development
FS-Case-312317917	Steven Walton	Re use spaces freed by changes to town centre use brought about by reduced shopping
FS-Case-312560519	Catherine Pester	Cranbrook is a long way from home for some people just to be able to get affordable housing
FS-Case-312655834	Theresa Sanders	new towns or large oversize developments can be problematic areas, in terms of lack of cohesion and community,(anti social behaviour and crime a resultant factor) .
FS-Case-312726461	Anthony Bevan N/A	Greater emphasis should be placed on coordinated development of West End. It should take 80%+ of new house building (along with essential facilities). No large development of villages should be allowed. Sidmouth is constrained by geography and in reality has little room for any development which would not be harmful. No development into the AONB's should be allowed.
FS-Case-312744056	Christina Skinner	Leave villages as villages and look at only adding small developments of 10 or less houses as infil.
FS-Case-312753468	Rosalind Buxton Luppitt Parish Council	29f - any development in the villages should generally be on brownfield sites, eg barn conversions, rather than encroaching on greenfield sites.
FS-Case-312793696	Margaret Hall West Hill Parish Council	Infilling in towns and villages should be focused on using brownfield land, and should not encourage cramming. Most of the existing towns are constrained, by adjoining AONBs, for example, and large scale development may be difficult. However we agree that smaller scale urban expansion may mean that the necessary infrastructure is not provided. Large scale urban expansions is only suitable in the larger towns Building on the edge of villages may make future residents car dependent, and this should be avoided. It is important to consider the capability of existing infrastructure & services against future need.
FS-Case-312834131	Robert Dunn	New villages would need to be thought through carefully for precisely the issue you raise in terms of being car-dependent estates. The use of brownfield sites where possible, especially those which have limited wildlife or amenity potential would be important to pursue in the first instance.
FS-Case-313070314	Kevin Finch Whimple Parish Council	There must be no coalescence of settlements an existing Parish Boundaries respected and maintained
FS-Case-313076105	Anthony Wilkinson	I have a real concern about communities. We should preserve community identity. We should not allow villages to merge or allow towns to eat-up villages. It is wrong. A case in point - do not allow Cranbrook to swallow Whimple!!!
FS-Case-313155665	Catherine Dandridge	Large scale housing developments are seemingly easiest to deliver but require good agricultural land which erodes this industry. More incentives need to be offered to developers to use brownfield sites & infil.

Ref No	Respondent	Question29Comment
FS-Case-313233811	Phil Golder	Housing development should ideally be restricted to a minimal number of self-build eco-homes, with additional housing needs met through a reduction of empty and second homes (apologies for repeating this, but I don't know how these answers will be used). I support infilling of towns, or re-use of existing sites, however, care should be taken as some brown sites can become incredibly important for nature (e.g. Canvey Wick in Essex)
FS-Case-313343575	Joanna Burkey	I'm not sure that East Devon has the available land space to cater for another new town or village. As stated before either infilling or small scale developments in areas where there are already adequate facilities is the best option.
FS-Case-313459444	Mike Allen EDDC	any building close to villages should be restricted to Neighbourhood plan levels
FS-Case-313492950	Helen Kirby	Cranbrook is a monster of a housing estate which is still in development. local services such a large supermarket, dentist, sports facilities big enough to cope with the amount of houses have still not been built. It's been poorly managed, Cranbrook needs some serious investigating into how these issues have been allowed to happen.
FS-Case-313529843	Simon Spencer Simon Spencer MCIAT	Very small development in the villages can have positive impacts on them, bringing in new blood to each community. This is stifled presently.
FS-Case-313533757	Patrick Sinnott	There is also the point that, in the wake of Covid and the massive growth in online shopping, a significant reduction in the amount of space devoted to retail (maybe also pubs etc) may be anticipated. So planning for change of use to residential should be considered. To cite just one example, the former Post Office in the Magnolia Centre, Exmouth.
FS-Case-313534234	Sally Galsworthy	Only if villages have functioning shops
FS-Case-313542858	Judith Heathcock	NO more new building.
FS-Case-313560398	Elaine Tant	Any further development needs to also provide the necessary infrastructure to support new homes and residents. Unfortunately too much development on the outskirts of towns has been allowed with no local facilities such as shops, schools or community areas and meeting places. Which is why I am opposed to simply adding more homes to existing villages.
FS-Case-313585518	berri bennett	new towns can be planned to reflect needs of the future. there is no need to compromise. can be carbon neutral and incorporate green space and travel.
FS-Case-313603740	Eileen Beech	I think all these options should be considered where appropriate. One solutions does not fit all!!! All new development must include social housing, mixed developments. Houses must be made to a high energy efficiency and be carbon neutral
FS-Case-313618009	Elizabeth Twining	These categories are too vague. Some towns and villages may have appropriate sites on their edges while others do not. some may have good road networks while others do not, etc. I would prefer to see some criteria to be met for expansion of towns or villages.
FS-Case-313643991	Douglas Smith	Again each town village is different why a robust neighbourhood plan is required, to generalise is very dangerous
FS-Case-313672954	Brian Ward	Resist new buildings within the AONB.
FS-Case-313710620	Jacqueline Cox	smaller developments have less impact on communities
FS-Case-313718525	Robert Maynard	A strategy concentrating development by building one of more additional new towns is likely to be more sustainable than dispersal of development throughout the District. Concentration development to the West End provides houses and jobs in close proximity without compromising the recognised historic and natural environment of East Devon.
FS-Case-313735518	Peter Brown	Using Axminster as an example, Axminster has now provided enough housing and should no longer be looked at as a place for housing for a while. I know many villages that have space and support for 5-10 houses - that's the way to do it in my view
FS-Case-313771026	John Connolly	As per Q28 towns like Exmouth are approaching their development limits. As well as the rapidly approaching encroachment on the protected environment our physical infrastructure is not suited to large scale additions. The A376 is at capacity in rush hour and much commuter traffic passes through the surrounding villages such as Woodbury to avoid the A376. Exmouth has a train line, but the single track and short stations limit its carrying capacity and the only place for new housing is on the outskirts of town where people will not walk or ride to the station, defaulting instead to more cars. Find a location for a second Cranbrook. While it will result in loss of some farmland it will allow

Ref No	Respondent	Question29Comment
		for planned a robust infrastructure rather than stretching existing towns that were never designed for the size they have become. Exmouth's built up area today covers an area at least 500% larger than in the 1960's and the physical infrastructure (roads etc) cannot accommodate perpetual growth.
FS-Case-313846023	Paul Garnham	Support building a very small number (single figures) of housing in existing villages, as per local need, and supporting local builders etc. Oppose any form of large scale developments.
FS-Case-313857211	Linda Johnson	Use the services already available in existing towns and villages as opposed to building new towns or villages where they need to be created. This requires a large scale loss of countryside and expensive development of services. There are rural services that are underused and have capacity for more uptake/use.
FS-Case-313893034	Steven Hepplestone	West filling should be dominant, as Exeter has facilities to support growing communities. East Devon lacks these and is not growing facilities in the towns.
FS-Case-313997024	Richard Holman	Development should happen where its suited needed and on suitable land, such as brownfields. To much input is taken from local residents who don't at heart want any development of any kind and this stops sensible and needed proposals coming forward.
FS-Case-314090147	Rob Longhurst	Cranbrook!!!!
FS-Case-314113114	Caroline Wilson Chardstock Parish Council	Small rural villages with few facilities are not suitable for expansion due to their lack of infrastructure. New towns entail a huge impact on resources and contribute to global warming. Additional road building is also very detrimental to reducing emissions. The climate emergency and the environment, rather than the old rules of profit and continuing to build on greenfield sites, must take priority when deciding whether a given location is suitable for development.
FS-Case-314133727	Ian Jewson Walsingham Planning Ltd	It is likely that a combination of all of the above options will be appropriate but the overall approach needs to be informed by evidence base documents which are currently not available.
FS-Case-314173237	Malcolm Hillier	If another new town is planned it should have enough employment opportunities within it so that it does not become another dormitory town for commuters
FS-Case-314217529	Don Mildenhall	29f - only if done in a way which makes new residents best able to use community facilities. New houses at Otterton without footpath is not good.
FS-Case-314437283	Jacqui Baldwin	Look at change of use of retail to provide more accommodation in centres of Exeter and other larger towns to avoid empty property
FS-Case-314500910	Graham Kingham	Need to provide low cost housing for young people first.
FS-Case-314526176	Terry Sneller Dorset Council	Although Lyme Regis is not within the East Devon plan area, the 'small scale urban expansion of towns' could include the expansion of Lyme Regis within the East Devon area. Development at Uplyme, can help to meet housing need of Uplyme as well as Lyme Regis and this would help to support Lyme Regis as a centre for employment, services and facilities. Due to the size and function of Lyme Regis, the majority of trips from any new housing in Uplyme would be short as the majority of everyday trips would be made to the town.
FS-Case-314585169	Peter Faithfull	Villages need to have slower growth over the full length of the planned period, not fast development followed by long dormant periods to the end of the planned period.
FS-Case-314646596	Alex Pryor	Building should take place close to existing infrastructure and places with potential for jobs creation. Also, in the existing centres where people will go to take advantage of any new leisure facilities, schools, health care facilities, etc..
FS-Case-314758581	Peter Ball Kilmington Parish Council	Some small scale development in villages is acceptable suggest Neighbourhood Plans are consulted and follow their growth guide. Significant fast development in smaller established communities (villages) could destroy the strong community spirit and mutual support of residents, particularly the vulnerable and elderly. This would then create more problems for, and be to the detriment of EDDC policy. Significant increases in population of smaller communities may overstretch their community facilities and also cause significant traffic problems on narrow village roads, discouraging walking and cycling, again to the detriment of EDDC policy.
FS-Case-314760502	christopher Heal Private	As stated previously we have the employment but no housing to accommodate the workforce.
FS-Case-314771914	Ian Cherry	All too often villages do not have the infrastructure to support expansion around their periphery. Building a new town would be a good solution, but only if an appropriate location could be identified which did not mean the loss of valuable rural environments.

Ref No	Respondent	Question29Comment
FS-Case-314782794	Nicola Daniel	We need local homes for local people and expansion of all towns and villages should have this criteria.
FS-Case-314832307	Anthony Carthy James Carthy and Company Limited	An objective needs assessment should be carried out for of each our settlements and wherever possible, appropriate allocations be made to meet those needs including, highway, housing, education, health, community and leisure. The allocations will of course need to consider what infrastructure and services exist and what could be made available.
FS-Case-314852216	Jenny Ashmore	Infilling as much as possible and investigating empty properties. Also trying where you can to avoid second homes where rich get the advantage. As many affordable homes as possible for local families and to make this top priority.
FS-Case-314894688	John Colby	Where in East Devon could a new town/village be built without creating environmental etc. damage/
FS-Case-314937410	Eleonore Pang	For building on the edge of villages - depending on transport and health care and shop(s) availability.
FS-Case-314943918	Des Senior	Dispersed housing will increase transport load.
FS-Case-314951782	Daniel Mumby N/A	Prioritize brownfield development
FS-Case-314963509	Trudi Franklin	Need housing to keep people in area
FS-Case-315168747	Liz Shortland	I personally don't want any more development in East Devon especially as I am unable to see where all the people in these new homes are going to work.
FS-Case-315184341	Richard Pratt	Must make use of and prioritise brownfield sites over open countryside. Reassess employment land post pandemic - will there be a realistic requirement for it or could it be used for housing?
FS-Case-315274144	WILLIAM COPE	Wherever it is planned to develop, it is vital that the full impact of the proposal is recognised in its broadest sense with regard to the improvements necessary for the infrastructure and the need to protect the natural environment.
FS-Case-315275424	Rob Phillips Broadhembury Neighbourhood Community Land Trust (BNCLT)	We have difficulty answering Q29d in a constructive manner because it is not a well bounded question: "over 50 homes" does not limit development in anyway, thus we strongly oppose. Similarly, Q29f is not bounded. This question highlights the importance of mandating Neighbourhood Plans which truly support the desires and aspiration of individual communities – what is appropriate for one community may not be for another.
FS-Case-315285428	Paul Foster	Many "Affordable homes" required see earlier response re "Council houses" and holiday homes...
FS-Case-315287680	Jennifer Hiley- Payne N/A	Expansion of smaller entities should be carried whilst including transport for work or travel to be convenient and green.
FS-Case-315328621	Chris Burhop	Maintain BUAB in AONB and around smaller villages everywhere. That is the character of Devon.
FS-Case-315449037	Darren Roberts East Devon District Council, Central Planning	There is support for development on the edge of villages, however this should be considered alongside issues in Neighbourhood Plans where appropriate
FS-Case-315455012	Rachel Hughes	29b - I would support the development of one new town - but not 'or more'. Referring to your plan document 13.15.2 - I would comment that new towns DO need a lot of expensive infrastructure, and can understand that facilities may lag behind housing development - but they cannot 'not be provided'. They must be part of the approval process, and must be provided.
FS-Case-315516791	Mary Truell None	29a. Intelligent, aesthetic conversion of empty buildings such as offices, shops or rundown areas in towns with access to open space and small or communal gardens is excellent but NOT any more in villages. A sense of community in these is severely damaged already through haphazard or nil coherent planning in lovely villages. Villages must remain untouched by new building with exceptional circumstances being very small terraces or semidetached cottages, on small brownfield sites. Alternatively single houses replacing outdated, unsustainable ones or eyesores. Allotments are very popular and beneficial. Condition for every dwelling to have some garden or access to an allotment.
FS-Case-315539551	Gary Parsons Sport England	no comment

Ref No	Respondent	Question29Comment
FS-Case-315560020	Robert Barnes Planning Prospects Ltd	Any policy in relation to the type and location of development should have regard and make reference to the requirement for appropriate airport safeguarding, amenity and the provision of infrastructure (see also detailed comments in response to Question 24).
FS-Case-315622017	Robert Martin Clyst Honiton Parish Council	New towns will not come with new hospitals, sewage treatment plants, better roads or much benefit to the wider community. They will, however, be difficult to get built, be built on the cheap and at a speed that favours the developers who will follow the market. The New villages model is too large for East Devon, best to expand existing settlements and not to create any substantial new settlements. The idea of expanding existing towns and villages, to different degrees, is by far the most favourable option, with an emphasis on small sites. This not only provides the numbers, but also strengthens the settlements they are attached to by supporting local town/village centres making them much better places in which to live.
FS-Case-315635370	Sarah Davidson	Houses should not be built in any villages without the infrastructure being improved
FS-Case-315666051	Olly Davey	Expanding towns need to have good sustainable travel infrastructure as part of development. Otherwise, people are so far from services and facilities they might as well be in a village.
FS-Case-315678845	Paul Hayward Newton Poppleford and Harpford Parish Council	Infilling) Wholly dependent on local need and ability to cope with the development. Protection for agricultural land is vital as this safeguards farming and maintains ED's rural character and landscape and biodiversity ED Villages) AONB & non-AONB villages are markedly different and must be treated differently. New Villages) Only where infrastructure delivery or availability allows.
FS-Case-315690761	Naome Glanville	Brownfield sites should be prioritised for building new homes, or repurposing existing buildings in towns.
FS-Case-315697980	Terrence Blackler	My support for 29f is conditional on a small limit (25, for example) of dwellings allowed
FS-Case-315788477	Kenneth Bonser -	ref 29d-- opposed to any massive housing developments in rural areas eg Hayne farm nr Honiton- 300 plus houses with no facilities.
FS-Case-315804855	Sophie Minter	All applications should be assessed on their individual merits and threats. There might be several occasions/plots when 2 or 3 houses might be suitable but NOT 10, let alone 50! Change the scale of your thinking - bigger (or more) is not best.
FS-Case-315873808	Stephen Harris Emery Planning	ew development should utilise existing settlements which have established communities and services. Feniton is one such example. In addition, paragraph 8.40 of the ORS Study states "Almost all (87%) are satisfied with their new neighbourhood. However, it is clear that levels of satisfaction vary by area and are significantly lower in Cranbrook than elsewhere". Over time this may change and Cranbrook will grow but meeting needs and giving people choice in the areas they or their families live should be a key theme for the plan going forward.
FS-Case-315884481	stephen moore Mr	Most East Devon villages can accomodate more small scale development and I think small infill plots that reinforce the centre of gravity should be supported in principle. Not marginal / fringe site .
FS-Case-315892586	Carolyn Bowles	For 29f would support a small number of housing being built in smaller villages if the number being built was under 15
FS-Case-315939416	linda aucott	In relation to 29f - this is only supported if the scale of building does not destroy the character of existing communities. Development in villages should be limited say to no more than a 5-10% increase in houses over a 10 year period.
FS-Case-315961800	David & Mrs Wendy Lewis	Again, we think it needs to be a case by case approach, weighing the various factors in each particular situation, particularly the value of the development against the impact on wildlife and the environment. But you know that!
FS-Case-315963133	George Koopman	In all cases the challenge is to ensure that developments can interface with the local community. For villages development should be limited to 10%, otherwise the balance of the village will suffer.
FS-Case-315967632	David Daniel	We need homes for local people
FS-Case-315968014	Eleanor Cozens	Infilling in towns and villages should be encouraged on brownfield and previously developed sites - such as the former SNE school on Honiton Bottom Road and should not be allowed on any green spaces or amenity land.

Ref No	Respondent	Question29Comment
		If houses are built at the edge of villages, these should be small and proportionate to the size of the village - not more than c.10% of size of the village.
FS-Case-315984133	Daphne CURRIER	The analysis of the options seemed very clear and well informed. Very difficult. Provision of good public transport from the outset would help. Villages cease to be villages if they grow too much- but then again, a few more houses could create a population large enough to attract better shops and services. Very tricky. I believe a range of options best suited to each area should be established with a variety of approaches.
FS-Case-315991192	Susan Clarke	Think about Brown Sites. After Covid Pandemic there will be a lot around.
FS-Case-316012231	Terry Sweeney	Building on your Cranbrook experience (ie avoid all the sad mistakes..)I strongly support the idea of strategically well placed New Town development in the West of the District. It must be done really well, be exceptional and exemplary. It is the most sustainable approach to future housing and employment provision in a highly constrained District. Full consultation for its location with neighbours of course, and a good evidence base.
FS-Case-316019373	Anthony Green	29f depends on the capacity of villages to absorb new development
FS-Case-316023654	lauren allan	As said before, the actual need for housing should be evidenced locally and not driven by Government. The scale of the development will depend on the site, West end over 50 homes, edge of village perhaps up to 5.
FS-Case-316053199	Ben Evans	There seems to be a trend that once development starts in an area then it doesn't stop e.g Cranbrook. So any option to add development to the edge of an existing settlement now makes people nervous as they then foresee further expansion. The new town of Cranbrook seems to be fraught with problems in terms of infrastructure so maybe a village may be a better approach though these should be designed with the foresight that they could one day become towns. Gradual expansion and building outwards from a smaller core rather than mass, rapid expansion as per Cranbrook!
FS-Case-316056741	Helene Jessop RSPB	In any chosen option, allocation of sites for development must avoid adverse impacts on statutorily designated nature conservation sites. Where impacts on other nature conservation assets (eg, habitats and species of principal importance), then commensurate mitigation and compensation measures are required, plus biodiversity net gain provision. Brownfield or edge of settlement sites may have considerable biodiversity interest and RSPB recommends proper consideration of this, including ecological assessment, before deciding on which sites will be allocated for development.
FS-Case-316091613	Malcolm Dicken Torbay and South Devon NHS Foundation Trust	Whilst the NHS has no particular preference for where the developments are placed it does request that the potential impacts on local NHS services are carefully considered. There may be some areas of the LPA where the NHS has capacity to support new developments whilst other areas are significantly over capacity. In addition, there should be a strong emphasis on the existing or planned transport infrastructure to ensure that patients are able to easily access healthcare services.
FS-Case-316121149	Sam Piper	I feel quite strongly we should not build another town if it is anything like Cranbrook.
FS-Case-316125851	Diana Jennings	Brown site development only in all of these options.
FS-Case-316127402	Eleanor Rylance	It seems aberrant and iniquitous that we quite quickly altering the profile of our villages by making it impossible for young people to stay there. We need to tackle this in all urgency.
FS-Case-316136353	Bill Horner Historic Environment Team, Devon County Council	No comments
FS-Case-316334732	K A Pearcey	proportionality is vital - small scale must be small scale not overwhelming to any one area
FS-Case-316377163	John Sherwood	What might be considered a sustainable settlement now, as defined by local services / infrastructure, may well not be sustainable if significant development occurs. e.g. Most schools within the Ottery area are at or close to capacity and there is a shortfall in primary place provision. For most services people living in the villages already have to travel to the nearest town and increasing these traffic flows would not support the "Green agenda".
FS-Case-316444654	Eva Ingleson	Consideration should be given to second home ownership, as this is pushing up the need for additional houses but adding very little to communities. As are empty properties.

Ref No	Respondent	Question/Comment
FS-Case-316464599	Conrad Libischer	Building new villages seems to make little sense, as those people would probably need to seek employment (and so commute to) elsewhere.
FS-Case-323231602	Gordon Hodgson	As ever the devil is in the detail. Some villages could be expanded slightly if studied carefully and done in the right way. Similarly I have broadly agreed with some expansion. Small scale is preferable. Places like Exmouth with River and Sea on two boundaries can only feasibly be extended in two directions. Joining up with Lymstone is not desirable. Maintaining the undeveloped Woodbury Common is not desirable. Exmouth further expansion should be halted.
FS-Case-323661989	Michael Gooch Boyer	Large scale urban expansions to existing towns is considered to represent the greatest balance of protecting the local environment whilst maximising the provision of new housing and development needs.
FS-Case-324952647	Lawrence Turner Boyer Planning	Please refer to submitted representations.
FS-Case-324964822	Sarah Jackson	Each option has merits and each has disadvantages. The needs of each community should be carefully be considered before a planning strategy is defined.
FS-Case-324977684	Simon Collier Collier Planning	Please refer to submitted representations.
FS-Case-324988465	Simon Collier Collier Planning	Please refer to submitted representations.
FS-Case-324999075	David Morgan Not Applicable	Please refer to submitted representations.
FS-Case-325022897	DLP Planning DLP Planning DLP Planning	See attached letter
FS-Case-325037488	Ed Salter LDA Design	Please see attached letter
FS-Case-325041454	East Devon and Tiverton & Honiton CLPs	<ul style="list-style-type: none"> · 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.
FS-Case-325070883	Emma Russell	I can't possibly say yes to large scale urban expansions until I understand whether over 50 means 60 or 600! Nobody can sign up to an unlimited quantity.
FS-Case-325077531	I.G. Cann Exmouth Civic Society	Please see attached submission.
FS-Case-325085151	Matthew Kendrick Grass Roots Planning	See Separate Representations Document
FS-Case-325124589	Glynnis Poole LiveWest	Please refer to submitted representations.
FS-Case-325156112	Peter Dobbs	Please refer to submitted representations.
FS-Case-325170882	Dorothy Taylor Exmouth Mental Health St John's Court Carers' Group	Please refer to submitted representations.
FS-Case-325726521	Simon Coles Tetra Tech Planning	It is considered that there has been too strong a focus on Cranbrook and the West End. Challenges with delivery in these locations have been experienced because of the considerable infrastructure required to be constructed before or in tandem with housing development. There are also towns which have not grown as envisaged because the infrastructure has not been delivered eg transport infrastructure at Axminster. The focus therefore should be on locating significant new residential and mixed-use devt in or on the edge of existing towns, where there is an existing wide range of facilities, services and jobs (or where these can be enhanced) and where there are opportunities to encourage sustainable and active travel choices, particularly at locations which are currently, or have the potential to be, well served by public transport. Opportunities to identify sites on the edge of towns with limited environmental constraints that do not require major new infrastructure should be prioritised.

Ref No	Respondent	Question29Comment
FS-Case-325731054	Andrew Ardley South Western Railway	Small developments tend to be unsustainable to serve for transport unless infilling
FS-Case-325812938	Nick Matthews Savills	See attached.
FS-Case-325829612	Dan Yeates Savills	Please refer to submitted representations.
FS-Case-325838141	Dan Yeates Savills	Please refer to submitted representations.