

Question 12 - Preference for location for future job provision

Paragraphs 6.4 to 6.7 of the Issues and Options report explains why much of the recent employment development has occurred near to Exeter and where future job growth could be located. We set out a number of differing potential areas in East Devon that could accommodate future job growth and development and asked people to indicate their level of support.

Those that made comment said.

Ref No	Respondent	Question12Comment
FS-Case-297507653	Kate Duggan	Definitely need to support more home working. It's the way things are going anyway. There are likely going to be office blocks with far less than 100 percent capacity when the pandemic is over. Make it easier for small businesses to share work spaces and people to work from home if they want to (eg rural broadband).
FS-Case-297785613	Kim Sankey Angel Architecture Ltd	The home working that has now become the norm will probably be everyone's first choice now that we have been forced to adapt but our houses are not equipped for home working without adaptation and few of us have super fast broadband.
FS-Case-297949549	Martin Thurgoood	Villages and the countryside have limited scope for introducing traditional 'industrial' business activities. The smaller towns and villages do urgently require support for retail businesses, not least to make local settlements viable and self-sustaining. Your policies need to provide a clear focus on this need.
FS-Case-298494546	Charles Nicolle	I strongly oppose further development at hill Barton and greendale. The A road is already very congested at rush hours due to the massive increase in HGVs from both sites and inadequate roundabout at Clyst st Mary/M5 Junction.
FS-Case-299321852	William R Palmer	Travelling internationally requires East Devon residents to travel at least to Bristol, and often to Heathrow Gatwick or Stansted. Support should be given to developing Exeter Airport
FS-Case-299521339	mark readman Rockbeare Parish Council	The year 2020 -21 ably demonstrate the changing need to less business development sites in single areas and more home working. The fall out from Covid 19 will be desolate Business Parks
FS-Case-299556440	John Arnatt	Sainsury's development in Ottery St Mary has, predictably, killed the local traders and character of the town; this should act as a strong reminder not to let this happen elsewhere!
FS-Case-300714787	Blank - No Name	More investment in good telecom/internet is essential for home working. Rural areas are often poorly served as are poorer areas of cities and towns
FS-Case-301345304	JANICE ALEXANDER Devon Rural Housing Partnership	All of the options are important for encouraging employment in East Devon. Encouraging jobs in the larger towns and cities is an easier option than encouraging business expansion in the villages and countryside. However, encouraging employment in these areas would cut down on journeys made to work and would have social and economic impacts in these smaller villages. A small number of llve / work units could work in smaller towns and villages.
FS-Case-301424628	ERIC BOWMAN	EMPLOYMENT AND HELP FOR YOUNGER PEOPLE AND PEOPLE WITH DISABILITIES PLEASE
FS-Case-302549497	simon davidson	The risk with 12d is that it will encourage more transport and more environmental impact so if it is to be pursued then it should be capped in terms of numbers employed per business and should encourage local work for local people.
FS-Case-302640746	Hazel Jeffery	With all the developments that are happening, there is rarely any new infrastructure that comes with it. This causes serious road delays and an increase of risk with regards to accidents at poorly designed junctions. Homeworking would be great, if only there was decent broadband in rural areas.
FS-Case-302912562	Paul Gamble	SME businesses provide well over 50% of employment. East Devon needs to drive employment opportunities across the whole of East Devon, including rural and semi rural areas.
FS-Case-302971165	Richard Thurlow Sid Vale Association	Encourage development where good connectivity exists or is planned eg near main roads/ airport/ closeness to M5 /Exeter
FS-Case-303403737	Mr&Mrs Wood	Encourage small scale entrepreneurship within existing communities. Discourage expansion of large scale sites. NO MORE CONCRETE!!

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FS-Case-303734212	Cassie Thornton	If building more on the outskirts of Exeter, more needs to be done about the infrastructure getting in and out of Exeter. It's a nightmare with constant traffic and delays.
FS-Case-305076755	Jeff Powley	Home working generally will only work if internet speeds and mobile phone signals are improved. Many properties even in areas with Jurassic fibre broadly available are not able to access fibre as the Jurassic fibre are only going after the 'easy' to install properties. Licences and subsidies should require specifically that all properties should have the option of a connection when the fibre is say less than 100m from the property.
FS-Case-305765435	Aurora Aykroyd	I support business in villages as long as it is done in a holistic and sympathetic way reflecting the needs of the village which comes down to services required. Appropriate space and aesthetic must be considered, what it adds to the village is really important to. it is great to have independent business in small village as it means that everyone can cut down on car usage. Suitable businesses such as cafés hairdressers dentists doctors small local shops secondhand charity shops, as well as businesses that may work quite well but not have a customer facing village role. Even when making village or community halls ensuring that they can be used to cater for weddings and events by caterers again perhaps in the local village. But they can be used for youth groups, cafés as well as exercise and events bringing people together. So often they are not planned appropriately. Any new community centre should have a park alongside it a kiosk/café that can be least regularly to engage community
FS-Case-306237729	Geoff Crawford	More people equals more energy usage, more solution, more road traffic noise. Increasing population growth in EDDC area goes against the objective of reducing carbon footprint and the impact on the local natural environment.
FS-Case-306256851	Simon Rennie	no comment see objective 10 section 12 questions
FS-Case-306274820	Olivia Cooper	We need rollout of super fast broadband everywhere!
FS-Case-306308166	Sylvia Meller	We have already enough built up areas, just make use of existing places that are no longer used, re-develop them so one space can be used by more people/companies
FS-Case-306915743	Catherine Kingham	Enabling more home working will positively affect transmission of disease & carbon footprint, but homeworkers need to be trusted to work and not go out for leisure during working hours.
FS-Case-307313176	Jonne Ceserani	Again, COVID has provided the necessary level of crisis to get people off their backsides to become more adaptable and unsurprisingly amongst the obvious problems many great successes arise, was of home working being one. Alongside this helping local businesses in farming and fishing to green and diversify is vital. I strongly believe the fishermen are likely to find a local market and no longer need to export to the EU, and farmers can provide more local produce, but they need help and support in many cases. This should become the first priority. A huge contribution to dealing with climate change when it is successful.
FS-Case-307482014	G. Millard	"Covid 19", and rapid technological advances has shown that 'home working' is going to become much more prevalent, added to which will be the continued expansion of on-line retailing and the rapid change in Exeter's aggressive attitude to commuting. As the County is predominantly not a manufacturing area, support should be given to small 'technically orientated' service users.
FS-Case-307991316	Susan Cooper	Employment activity within villages via allocated employment sites would be inappropriate due to their environmental impact i.e. extra traffic on narrow lanes, noise and pollution and negative visual impact on the landscape. Villages are not usually where employers want to be i.e. poor infrastructure and employment land in such locations are rarely successful in attracting employers to site a business. Home working is often the preserve of the few . Many people are also retired or have to travel to work. It is mainly incomers who want large homes with offices. Also large expensive dwellings become even larger when offices could be easily be accommodated in a smaller footprint- leading to inappropriate dwellings of a bulk, scale and height inappropriate in sensitive AONB landscapes.
FS-Case-308043356	David Williamson	Mix business locations with living locations, reducing driving requirements. West End is already harmfully concentrated with development. The council has not demonstrated control or joined up thinking in the expansion of this industrial area.
FS-Case-308045585	Sheldon Ware	Honiton does NOT need and extension to Heathpark estate. . Many properties are empty anyway.

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FS-Case-308046000	Elizabeth Freemantle	Green dale and hill Barton are large enough.
FS-Case-308046866	Simon Greenslade	All for business expansion but use available sites and not create new ones. There are plenty of empty units in any business / retail park you go to not to mention empty shops in all of the towns. Do not destroy our countryside
FS-Case-308049835	Peter Duncan	Consider future for High Streets and alternative uses of shop premises no longer required. Control number of shops being used by Charities.
FS-Case-308052405	Derek Fish	Would the support of 12e above have implications on the status of residential properties in terms of business rates etc?
FS-Case-308057683	Ian Holmes	Home working is becoming difficult for some families as children get older and demands on the existing properties are made. The novelty of home working is now beginning to wear off.
FS-Case-308071816	Gillian Cameron-Webb n/r	<p>- The main issue with employment, industry and business has to be the transport infrastructure, otherwise any increases in HGV traffic just causes further damage to villages and towns with small roads.</p> <p>- Bigger business and industry MUST be situated near dual carriageways to allow for the traffic increase. e.g. on question 12c more business would be okay near the A30 in the main town of Honiton but not okay in Sidmouth as the only route is via the A3052 which would create more HGVs through villages which were not built for them (e.g. the pinch point in Newton Poppleford is totally unsuitable for HGVs).</p> <p>- However question 12c, home working does not cause significant extra vehicles so is okay for all towns and villages.</p> <p>- Q12a is supportable because those sites are near dual carriageways whereas Q12b sites (Greendale and Hill Barton) are inappropriate for big business/industry as they're on the A3052 which is single carriageway and not designed for industrial traffic.</p>
FS-Case-308072238	Robert Cooper	Covid has shown that many people can work at home. This should be encouraged. The reduction of vehicle use to commute to and from work has to be recognised. Air pollution is much reduced because of this. There is no need for businesses to be set up on some industrial park.
FS-Case-308105811	Timothy Bell	There will be a significant working shift towards both remote and village working. This is twofold: 1 - virtual working means individuals from cities will likely move to rural areas; 2 - villages will become more important as people become more conscious of their local consumption.
FS-Case-308155966	Vivien Rands	'Business' covers multitude of areas - industrial business should be focused in and around the areas already identified. Retail / 'cottage industry in and around smaller towns and villages should be welcomed but any 'industrial' development within the East Devon are could irrevocably alter the countryside, destroy quality of life with traffic and eventually damage tourism.
FS-Case-308168070	Norman Reeder	Business expansion is heavily dependent on available infrastructure. The M5 and A30/35 are the only major routes for businesses to move goods to other parts of the country - thus if the plan endorses business growth away from towns bordering these routes then the associated infrastructure becomes a pre-requisite
FS-Case-308171880	Colin Rivett	12d - I would support local enterprise suitable to "the villages and across the countryside of East Devon"
FS-Case-308231255	Martin Seymour	The objective should be to build self sustaining communities for a diverse range of people.
FS-Case-308256653	Della Cannings	Employment creation across East Devon is important but different areas have differing needs and ways of doing. Need sensitivity .. schemes for apprenticeships for rural crafts important.
FS-Case-308288718	Emily Davis	You certainly need to get better internet and 4G coverage in East Devon. Small businesses rely on the internet in rural towns. Connectivity is everything the current times.
FS-Case-308324058	Jack Slim	<p>Concentrating the big employment centres in the West of the district is suitable in terms of leaving natural beauty of the rest of the area untouched BUT there must be good public transport links into those large sites. In a smaller way this also applies t the employment opportunities being created in Exmouth, Axminster and Honiton.</p> <p>Smaller firms are more resilient than large companies as they are agile. Also if companies like Amazon suddenly decide that their business model dictates that they close down a site then the effect on employment is quick and drastic. In any case, the jobs created by the likes of Amazon could not, in the main, be regarded as skilled jobs.</p>
FS-Case-308326362	Peter Eastwood N/A	My objection to allow business development in or around East Devon's villages would spoil those villages. One of the attractions of East Devon's villages to holiday-makers and tourists from other countries is the unspoilt nature of their environs.

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FS-Case-308406499	Alan Franklin	Any steps that can be taken to discourage commuting are to be encouraged
FS-Case-308410804	David Forward Domestic	Type of business development should take into account staff accommodation nearby and suitable traffic access. Too much present major development has insufficient road access.
FS-Case-308433805	Kerry Carr	I think you need to look at trying to optimise the town centres and working within the town you live to encourage a greener way of living, preferably without using more agricultural land to provide this.
FS-Case-308520714	Peter Brain	Support for 12a and 12d is not contradictory; as in question 13 there needs to be a growth in on-site working (new and traditional) and working from home (which is inevitable).
FS-Case-308588780	Patricia Boyd	There is a short of small workshop space in the eastern side of East Devon, a provision that should be available in villages and towns. Incentives for landowners/farmers to contribute more to such spaces would be welcomed. Council units on industrial sites are very expensive for start up businesses. Better broadband is needed urgently to support such premises.
FS-Case-308594020	Michael Harris	12b Expanded business development served by the A3052 is not appropriate given existing volumes of traffic east of Clyst St Mary.
FS-Case-308618646	Christopher Eccles	more localism means less carbon!!
FS-Case-308638086	Robin Barker	Home working is the huge growth area - during and post Covid - - but this needs real and urgent improvements in connectivity, broadband, power stability etc
FS-Case-308685349	Carol Wheeler Company Name (optional)	More home working means less commuting and therefore does pollution
FS-Case-308801635	L Martin	12e is a difficult one as it is a recent concept.
FS-Case-308930499	Lisa Bowman Exmouth Town Council	Members were not all in agreement with the development of 12c due to the impact of expansion on green wedges and commented that development in villages will only work if the infrastructure is supportive but were in agreement that the Plan needs to facilitate opportunities for people to work from or close to home. Micro units would be supported but not large and widespread industrial estates.
FS-Case-308948443	Karin Goodfellow	12e. It is important to ensure that 'home working' doesn't cause a nuisance to neighbours (e.g. noisy garage workshops, lots of deliveries/collections to/from homes).
FS-Case-308982711	Amy Roberts Bell Cornwell	Please see attached sheet.
FS-Case-309058862	Suzie Mack	High speed broadband would be welcome in rural areas.
FS-Case-309139032	David Lord	Areas should be identified near public transport hubs, in particular local railway stations, for office developments.
FS-Case-309231413	April Arnatt	Small scale work/live spaces in the smaller towns and villages should be encouraged - maybe using some of the larger empty retail spaces?
FS-Case-309293778	Paul Smith	Communities located the East Devon side of the M5 should retain their identities, and must not drift towards becoming an urban sprawl of Exeter. While capitalising upon the traditional strengths and sources of employment within the District, EDDC must be innovative in encouraging new green/science technologies, but also 'repurposing' and revitalising many of our towns and villages to create an individual and unique ambience, pleasurable for locals and an attraction to visitors. Capacity road movements, and inadequate rail infrastructure, will significantly impact upon access to Exeter, both for work and retail /cultural experience. Daily travel for educational purposes will remain. Increased home working, internet shopping and home delivery will continue to negatively impact upon employment opportunities. Exeter too will need to re invent itself! Viable rail travel for employment, to Yeovil, Salisbury & London is likewise presently negatively impacted.
FS-Case-309383731	Val Ranger	Re 12d this is important but should not mean further blight on the landscape such as has happened for Sidford which destroy local farmland and cover the landscape with concrete and also encourage commuters to drive into the area by car and vehicles larger than the roads can accommodate into the area. The point is to encourage local business and

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		employment, not draw in new commuters from out of area. I am thinking of smaller, mixed use units suitable for encouraging indigenous skills and small local businesses that serve the local community.
		CV-19 looks like meaning more people can work from home so both existing residents need good infrastructure for that as well as those moving in from out of area and looking to work remotely from home..
FS-Case-309425268	Pamela Dean	Protection for small villages. Use of brownfield sites first. Consideration for traffic within the area. The roads are too busy now and with all the developments for property the roads need upgrading to support the quantity of traffic.
FS-Case-309456508	Ian Birch	Development in smaller communities will have to be tempered by road access considerations - many villages have narrow lanes to them which are unsuitable for large vehicles. Home working - will be predicated on the availability of fast broadband and good mobile comms.
FS-Case-309478869	Rosemary Birch	It would make sense to concentrate on the bigger employment sites nearer to Exeter. However, some of the smaller towns or even villages may be able to support small enterprises, perhaps those that support the farming community or rural crafts etc. These could operate from possibly small wooden clad/stone/lime wash buildings - ones that visually fit in to the proposed setting. Or maybe where a house has a second home within it's grounds (as a number of Devon homes seem to have) that these could have a change of use to an office or similar. (Save it being used as a holiday let!)
FS-Case-309529320	John Stuckey	COVID has shown commuting can be avoided if employers embrace new opportunities
FS-Case-309560982	Helen Dimond	12d I support this in principle but would want any business development to be of a scale appropriate to a village setting (not another Greendale) and definitely not in open countryside.
FS-Case-309561897	Maria Malinowska	Encourage and incentivize the return of small businesses to the villages - bakery, hairdresser, cafe, quality gastropub, post office, newsagent and off licence.
FS-Case-309588076	Carol Jay Transition Exmouth	An airport has no place in a zero carbon future . Environmentally friendly businesses in areas which people can reach without relying on cars should be given precedence. The overriding but unaddressed need for business is for small start-up units that could be slotted into existing built-up areas or incorporated in new-build estates.
FS-Case-309879551	David Goodfellow	Home working reduces the footfall in local towns and shops, where office workers would traditionally pop out for a sandwich, coffee, do shopping etc during lunch and off periods. The better footfall in local towns, shops and cafes the better!
FS-Case-310194190	WAYNE SUMMERS	Support locals first and smaller businesses
FS-Case-310214396	Karan Bennett Bishops Clyst Parish Council	The whole employment profile of East Devon is massively skewed to the West End. To improve the viability and sustainability of the centre and East of the area, new employment opportunities must be spread to these areas. More homeworking together with scattered development will spread the load on the district's infrastructure without adversely affecting towns and villages..
FS-Case-310327426	Amy Roberts Bell Cornwell LLP	Please see attached sheet.
FS-Case-310456969	Penny Kurowski	The villages across East Devon are, in the main, served by narrow country roads. Business expansion in these villages and across the countryside could lead to unacceptable levels of traffic. It could also adversely the AONB.
FS-Case-310532925	Mike Cordery	Home working without super fast broadband is unviable
FS-Case-310604804	Sarah Alana Sayers Farringdon Parish Council	Farringdon NP Local Economy : 9.7 The growth of employment activity both in and around the Farringdon Parish has not been without problems. the Parish Council has regularly been required to address parishioners various complaints or concerns about noises, smells, light pollution. late night operations, traffic volume and congestion emanating from major business areas (Hill Barton Business Park/Waldrons Business Park/commercial areas Exeter Airport/Greendale Business Park . These have all experienced significant growth in the past few years and undoubtedly impinge on the parish.
		The convenience of a location alongside the A3052 should not outweigh the loss of farming land and adverse impact such development has on the local landscape character and

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		residential amenity. We do not support further industrialisation of the Parish. See Farringdon NP Policy Farr6
FS-Case-310974350	Ian Smith	I feel home working isolates people and loses the workplace camaraderie that was for me and many others a major element of working life
FS-Case-310982347	Peter WRIGHT	Another difficult set of questions. Not everybody can or want to live near their place of work. In my working life I rarely did. People have different needs with regard to where they live. We decided to move from Exeter 6 years ago because of the housing development near our home in Pinhoe. Retirement also meant I didn't need instant access to travel corridors. Everyone probably faces similar issues which is why I'm glad I'm not a planner! However major industrial units such as those near the airport do provide convenient work environments. Honiton, Exmouth and Axminster all seem to have a fairly balanced business mix. Areas like Dunkeswell and Greendale also provide good hubs.
FS-Case-311530475	Jon Brown	The overall policy should encourage a move to providing work closer to home (if not in the home) rather than encouraging commuting into hubs like Exeter. (That should not exclude growth in Exeter)
FS-Case-311637333	David Lloyd	More localised employment would help cut down the need to commute and thus reduce the use of cars etc.
FS-Case-311693209	Jeremy Woodward Vision Group for Sidmouth	12b: Even though these industrial estates are in East Devon, they very much serve the economy of Exeter - which has added to the pressure for growth; furthermore, the expansion of these can adversely affect the environment: https://tinyurl.com/3k7zuvvc There is also a 'history' behind the expansion of these sites, which suggests a limit has now been reached: https://tinyurl.com/3k7zuvvc 12c and d: Any such business expansion should be small-scale and sustainable 12e: Policy 17 of the Sid Valley NP actively supports home working. The rise in WFH during the pandemic would suggest that this can boost the economy of East Devon: https://tinyurl.com/4spj5m2h and https://tinyurl.com/xb8j45bk "Enter the rural environment as a destination for those displaced from, say Canary Wharf, with an enviable work/life balance, properly equipped with resources appropriate to decentralized working." https://tinyurl.com/2b3sr4rc
FS-Case-311868155	Martin Dowse	These business proposals should also come with a strong dose of forward planning in infrastructure. Schools, Leisure facilities, Transport Hubs, Roads connecting the entire area. Bypass town centres to encourage shopping experiences and entertainment.
FS-Case-312095051	Terry Darrant	National and international businesses should be encouraged in larger commercial centres such as Exeter whilst smaller settlements should be focusing on promoting local and independent businesses by reducing rates and offering more shopper friendly environments (such as free parking). Promoting the former in smaller communities will potentially erode the very fabric of that settlement.
FS-Case-312235817	Amy Roberts Bell Cornwell	Please see attached sheet.
FS-Case-312251067	Neal Jillings Place Land Ltd	no comment
FS-Case-312255566	Stephen sadler	Business development in Exeter for example can be on brownfield sites, whilst expanding existing business parks is best as they already have the road infrastructure. To put pressure on the smaller town to create in effect business parks there would put too much pressure on existing roads etc and could lead to eyesores in the towns which are supposed to help develop tourism in East Devon. Also business parks end up to becoming boundaries often with land between it and the town which then provides claims for this land to be filled in with more housing etc. In the small towns there should be policies that support regeneration of the town centres with shops and service industry but no big redevelopment land.
FS-Case-312317917	Steven Walton	We should be using the plan to build a better future for the next generation, commuting to business centres does not do this and reduces individual wellbeing, while wasting energy for transporting individuals from home to work and back again. Covid has shown it is possible for a large proportion of work to be undertaken from home and this should be actively encouraged. Home working encourages local community development as people see each other when going for their daily walk. Post Covid this spirit should be strengthened and should be a key point of the local plan. The old system has failed be bold change the strategic plan
FS-Case-312431413	Bruce Thomson	The issue of narrow lanes near and in villages needs consideration when developing business parks near small village settlements

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FS-Case-312449388	George Williams Greenslade Taylor Hunt	The need for job creation and housing in sustainable villages is the best way of encouraging their self-containment, thus fostering economic hubs and reducing the need for travel by private car. Policy should ensure that the key villages and towns located within the East Devon countryside continue to be vibrant communities in which to live. Locating employment within or near to key towns and villages supports existing local business and services, increasing local patronage, whilst also creating demand for local enterprises. The benefits of home working should also be recognised. Since the Covid-19 pandemic and lockdowns in England, the prevalence of home-working has considerably increased. As such, villages with some key amenities are likely to benefit from reduced commuting, and a re-focus on supporting local amenities. These villages will therefore foster environments of more local services to start up and, with support of home-working, these are the places to focus housing growth.
FS-Case-312655834	Theresa Sanders	whilst supporting the growth of jobs in towns and villages of East Devon, these should be small developments and not intrusive big impersonal conglomerates. The emphasis needs to be on smaller local business developments to encourage sense of vested interest in Community.
FS-Case-312744056	Christina Skinner	Be careful that business fits in with local area and is not detrimental to the existing population or could cause wider issues such as increased traffic or bigger vehicles using country lanes and putting walkers and cyclists at risk or causing pollution or noise levels to increase.
FS-Case-312753468	Rosalind Buxton Luppitt Parish Council	12 d - the level of support here would be dependent on the type of business proposed, eg support would be forthcoming for smaller artisan type businesses but not for larger industrial type installations.
FS-Case-312781179	Carine Silver	I do not think the Council's role is in encouraging or restricting jobs and businesses. However, I strongly oppose the sprawling development of businesses across greenfield sites and away from the towns and would thus prefer to see the major towns, served by public transport, to be the sites of businesses, as well as home-working.
FS-Case-312788353	Rosemary Walker	It is difficult to have much business development in villages as many are in AONB. In today's budget Plymouth will become a Freeport so perhaps taking development away from East Devon.
FS-Case-312793696	Margaret Hall West Hill Parish Council	There is a need for emphasis on employment opportunities in rural areas, rural apprenticeships, etc. Fibre broadband is essential to support working from home. Accessibility of employment (travel to work) is important.
FS-Case-312802318	Alan Dent	Home working now well established and relies on good broadband - this is key in rural areas
FS-Case-313155665	Catherine Dandridge	Care, agriculture, horticulture & hospitality jobs are essential in East Devon & might not require expansion in business premises, however encouraging large companies to East Devon will help to sustain employment but this needs careful management to ensure space on existing business parks are used to their full potential for example Heathpark in Honiton.
FS-Case-313198806	Vicki Whatley	I believe that jobs should be brought to people. Encouraging big hubs means more travelling and consequently more traffic and longer days.
FS-Case-313233811	Phil Golder	Creating employment opportunities for people to work from home, or near to where they live is surely a great way to reduce commuter time, vehicle emissions and our environmental footprint
FS-Case-313269010	stephen haynes	Business expansion should be supported where existing infrastructure is best able to cope, such as Exeter/M5 corridor, and not in AONBs
FS-Case-313343575	Joanna Burkey	I think working needs to become more flexible, jobs should be available across the district, not just in certain hubs. More companies need to facilitate home working as this could bring a lot more people into employment as child care etc becomes less of an issue. In turn this would improve the local economy. Also this flexibility would improve the environment as there would be less traffic on the roads and there wouldn't be so many traffic jams with people all going to one place at the same time.
FS-Case-313445139	Brenda Plumer N/A	I do not want to be someone who says "not in my backyard" but as the major employment centre is Exeter, it makes sense that it would be easier for communication by road/rail to be living in the Exeter area. This, of course, means that come weekends and holidays, all roads to the beaches and countryside are gridlock at times - plus parking can be a "nightmare". We have experience of young people working from home, and this can be an answer in some instances but this, in turn, can bring High Streets and main shopping areas to be empty as seen during the pandemic.

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FS-Case-313453872	Tony WOODWARD	I strongly oppose commercial development in the countryside such as Greendale. It already damages the rural nature of ED. East Devon Towns should have development within them to retain and promote the town centres as viable commercial areas through populations which live near to that place of work. Business expansion in villages is only desirable if it sustains a local village but does not change its character. So it depends on the nature of that business. Small IT companies or music recording studios, potteries, local crafts should be encouraged but not what would be more appropriate at Marsh Barton.
FS-Case-313459444	Mike Allen EDDC	Appropriate development of industrial capacity needs to be spread into Axminster, Honiton, Dunkeswel, Seaton and Ottery St. Mary as well as Exmouth and Cranbrook, with a strong focus on Fibre internet provision as a basic requirement we need a range of small office and trade units. Any large buildings should be concentrated into or adjacent to existing estates well served by A road access.
FS-Case-313490034	Ian Kirvan	Job growth should be encouraged across the district It should not be centered around the Exeter area...the infrastructure cannot cope.
FS-Case-313523282	Gary Barlow	Home working for many of the skilled jobs in future is going to be demanded, not just encouraged. The world is changing and if this plan doesn't recognise that then we will continue to fall further behind the rest of the country under this shambolic labour MP in Exeter.
FS-Case-313579157	Timothy Brown	There is a danger of concentrating too much on development in the western part of the district, effectively part of greater Exeter. Future local government boundary reviews could result in this area being taken over by Exeter City Council. I have always been puzzled by the unattractive, sprawling ribbon development along the road between Exeter and Sidmouth e.g. Greendale Business Park.
FS-Case-313584761	Richard Norman Musbury Barn	If we are to reduce travel to work it is essential that business/employment opportunities are in close proximity (cycling/walking distance) to housing; business development near Exeter is less likely to provide employment opportunities for e.g. someone in Axminster.
FS-Case-313585518	berri bennett	Incentivise retail business to open in empty shop units in towns and villages
FS-Case-313608804	Susan Child	12d Development of businesses in villages etc would be good provided that this is appropriate small businesses, eg woodworking, food preparation, fabric working, art & pottery - things that can be housed in individual workshops. Maybe a few in a small hub but NOT business parks like the dreadful proposed incursion on the rural flood plain between Sidford & Sidbury! Something would have to be done about the Broadband though ...
FS-Case-313613307	Madeleine Blu	The heritage, buildings and green spaces of the villages and countryside must be fully protected; but i agree that business should be able to develop in and around. Local businesses should be given first place and preference before allowing new companies to live in Devon.
FS-Case-313618009	Elizabeth Twining	You don't need anyone to tell you that supporting home working involves improving internet connectivity
FS-Case-313629840	Cathy Gardner	Development must be sensitive to the area. So villages may need something small but this has to be locally driven, e.g. from the Neighbourhood Plan. Development at farms is often ugly and blights the landscape (we have 2 AONBs!). It's good to enable people to work at or closer to home, rather than travelling to the west end.
FS-Case-313678330	june glennie	home working long term could be difficult for family relationships, isolation etc.
FS-Case-313693362	Gary Tubb	Larger employment sites are always a good thing if there is investment, usually from abroad. The UK has diminished its manufacturing to an all time low, relying instead on cheap imports. Manufacturing needs to be a key player in employment at local level, so gov. and council grants play a major part in the success of potential manufacturers deciding on East Devon as their chosen venue.
FS-Case-313698487	Craig Daley	I've yet to see in 50 years of living in this area, an establishment that is council run, where the employees have a single idea about business and how it works. 99% of council employees have idea about businesses
FS-Case-313710620	Jacqueline Cox	consider this alongside planning. Allow sufficient provision for home offices within new developments
FS-Case-313712377	Susan Mackie	12d define village. Devon cannot attract enough employment in main towns let alone down country lanes. Employment in Exeter is fine if you live in Exeter transport links from elsewhere dire.

Ref No	Respondent	Question12Comment
FS-Case-313718525	Robert Maynard	The Plan should include objectives and policies to plan for for the growth in tourism, leisure, hospitality and agriculture without negativity impacting on the coastal towns and and East Devon's landscape. The policies should set out the locations and criteria for considering tourism, leisure, hospitality and agricultural proposals for specific settlements and for rural areas.
FS-Case-313736922	Simon Cox S Cox and Co Ltd	encourage of small business in the villages will have less impact on the traffic and keep employment local
FS-Case-313771026	John Connolly	I support the generation of jobs in Exmouth, but these jobs should not be reliant upon large amounts of road traffic ie the new businesses should not generate large numbers of trucks delivering and collecting goods. So I would be more supportive of high tech growth than large warehouse based operations. I don't think the small villages should be drowned in "business parks" on the edge of the settlement.
FS-Case-313779995	Stephanie Hidson-Jones Seaton Town Council	Provision should be made in the new Local Plan for more small business workshops in the main towns for start up businesses and office space for local start up companies similar to those at the East Devon Business Centre in Honiton. These workshops and units are important as they provide facilities for new start up businesses at a reasonable cost for local people wishing to start a business.
FS-Case-313780058	Megan Lowe	Could support be given to encourage smaller, family run independent businesses in east devon villages? I.e. small shops, artisan/traditional skills.
FS-Case-313812606	Richard Bates	This is for the individual, the council should not be involved.
FS-Case-313840169	Alan Hughes	One of the major constraints on all the options other than home working is the ability of the roads to handle existing let alone increased traffic once off the M5 or A30
FS-Case-313848718	Julia Bove	We should not be encouraging businesses to expand and develop in our villages. Our villages need to be preserved.
FS-Case-313849237	Kathleen Ellett	Makes sense to develop business around Exeter as infrastructure is there for people to travel to work, but villages should be considered to support a diverse community with great consideration to maintaining their character.
FS-Case-313857211	Linda Johnson	There appears to be little support for self employed and family/small businesses to operate close to home in rural areas. There are many redundant and neglected buildings/sheds/barns that could be used as workshops or studios for trades/crafts people. There is a resurgence in interest in traditional and rural skills that need a premises. Planning policy doesn't currently support such initiatives. Working from home should be encouraged for many reasons including reduced travel.
FS-Case-313893034	Steven Hepplestone	The current system does little to help market towns in Devon. These areas are at risk of becoming large unemployed areas such as what has happened in the north, wales and other areas of the country.
FS-Case-313969913	colin rundle	Suspect that huge numbers of employers are now realising that employees can continue to work from home and sustain the business activities after covid19 pandemic. there will be lots of empty business premises as a result, which could be converted into city dwellings.
FS-Case-313997024	Richard Holman	Some of the options above make good soundbites but are impractical and difficult to promote satisfactorily, such as home working. It is not in the power of the EDDC to address this, it is within the power of businesses. This is not the correct forum to try and address this matter on a large scale.
FS-Case-314113114	Caroline Wilson Chardstock Parish Council	Business development and expansion in unsustainable villages, conservation areas and AONBs should not be encouraged.
FS-Case-314133727	Ian Jewson Walsingham Planning Ltd	New job provision should be provided in a range of sustainable locations across the plan area but particularly as part of larger mixed use allocations and in areas close to existing transport networks.
FS-Case-314217529	Don Mildenhall	12e means some flexibility in housing provision
FS-Case-314261371	David Valentine Gittisham Parish Council	The Local Plan should recognise that economic growth will continue at preferred locations close to the M5 to the west of the district. Away from the West End the provision of employment opportunities must reflect local needs rather than regional needs. The West End will always be more attractive (better wages etc.) and the provision of better public

Ref No	Respondent	Question12Comment
		transport/trains would help with sustainability issues. Employment developments should only be located where infrastructure is available or can be improved to an appropriate standard with developer contributions and where intrusive impacts in the countryside can be avoided. Development in flood plains should be avoided.
FS-Case-314437283	Jacqui Baldwin	Greendale and Hill Barton estates already cause traffic issues for those travelling to and from Exeter. The Hill Barton access is dangerous with lorries struggling to exit the site just pulling out into traffic
FS-Case-314585169	Peter Faithfull	Modern business are heavily reliant on the internet. We need a very major improvement in internet provision through fibre optic cables.
FS-Case-314601466	Julia Daniell	Home working may mean an ever increasing building-over of green space. This must be discouraged as it changes the nature of localities.
FS-Case-314646596	Alex Pryor	Working from home is the current fad but there are very good reasons for not hard-baking that into the local economy. Many jobs cannot be done from home and there are all sorts of positive benefits from workers going into a work place, mixing with colleagues, etc.
FS-Case-314758581	Peter Ball Kilmington Parish Council	Don't destroy countryside and thereby kill tourism and the attraction of retirement homes as these provide significant local employment.
FS-Case-314760502	christopher Heal Private	Business support in larger towns and villages need to make provision for improved Highway access and availability as in the case of Exmouth. We already have an overloaded capacity of at peak times 26000 vehicles a day on the A376 from Exmouth to CSG and the existing road is no longer adequate for a substantial increase bearing in mind the recent planning approvals of Littleham and Goodmoores we need a dual carriageway as proposed back in 1987 which was shelved by the government from Hullam Road to CSG.
FS-Case-314762361	ZOE H BETTERTON Cornerstone Design and Build	crucial for homeworking is the promotion of high speed broadband to all communities.
FS-Case-314771914	Ian Cherry	The main consideration is all cases should be whether the operation of a business is compatible with the proposed area where it would be based. For example, IT specialists could work from home in a small rural village and there would be no visible impact but the community might benefit from having year round occupancy of properties which might otherwise be empty holiday homes for most of the year. Likewise a transport business needs to be located where there are good road networks and suitable non-rural sites for warehousing.
FS-Case-314852216	Jenny Ashmore	Building in an AONB is so delicate. Tourism is vital to the area and overbuilding can impact on resources and roads can have a serious adverse affect on the area. There are already purpose built large business parks and hubs already so incorporating buses etc to these place is helpful. Looking at the character of the area, craft and creative businesses, especially in line with our tourist, character area could be amazing and these hubs could be created in pockets of land or take over some current sites. Plumbers and in similar trades, tend to work from home to avoid overhead costs. Coastal towns have to be so sensitive about not shooting themselves in the foot by overcrowding with larger type distribution parks. For example the Sidford Business Park was a huge mistake especially on a flood plain with inadequate road systems.
FS-Case-314894688	John Colby	12a/b Exeter and Cranbrook. 12d only where environmentally acceptable
FS-Case-314926201	Richard Crabtree	EDDC is only in a position to encourage and enable more home working by its own staff.
FS-Case-314937410	Eleonore Pang	Working from home may affect family life negatively especially if small children in family; But saves car/carbon pollution also could have negative effect on single households health/mental health - eg isolation).
FS-Case-314943918	Des Senior	If we take one lesson from the covid pandemic it's that fast broadband should be seen as a utility not a luxury.
FS-Case-314951782	Daniel Mumby N/A	Ensure that new employment is prioritised in town centre locations
FS-Case-314985086	Sarah Cox	Home working also reduces the carbon impact of commuting so fits in with other objectives.

Ref No	Respondent	Question/Comment
FS-Case-315062740	Ann UPCHURCH	Thee area between Exeter and Cranbrook is already developing. It is near the M5 and Airport makin it very suitable
FS-Case-315078619	David Venner	Where business development is promoted within main towns and villages, these should be in keeping with the area, are and ensure where possible that it invests in the local facilities and services, thus becoming a welcome and integral part of the local community.
FS-Case-315100989	Elaine Wade	12c - In the town centres.
FS-Case-315126013	George Williams Greenslade Taylor Hunt	The need for job creation and housing in sustainable villages is the best way of encouraging their self-containment, thus fostering economic hubs and reducing the need for travel by private car. Policy should ensure that the key villages and towns located within the East Devon countryside continue to be vibrant communities in which to live. Locating employment within or near to key towns and villages supports existing local business and services, increasing local patronage, whilst also creating demand for local enterprises. The benefits of home working should also be recognised. Since the Covid-19 pandemic and lockdowns in England, the prevalence of home-working has considerably increased. As such, villages with some key amenities are likely to benefit from reduced commuting, and a re-focus on supporting local amenities. These villages will therefore foster environments of more local services to start up and, with support of home-working, these are the places to focus housing growth.
FS-Case-315169040	Bryan Rayner	It seems likely that, following the Covid pandemic, home working is here to stay to a much greater degree than hitherto. Therefore, an emphasis on appropriate facilities, particularly quality Broadband, is essential. Separately, the recently reported re-establishment of aviation business at Exeter Airport, including technical training in association with Exeter College, must be welcomed. I imagine this came too late for inclusion in the draft plan, but should be supported.
FS-Case-315216760	Elizabeth Campbell	Rather than having everything focused around Exeter, the council should encourage development elsewhere - The face of working is changing as a result of the pandemic. More home working will no doubt continue. There has been a significant increase in small business start-ups. Many people have worked hard to be creative to keep businesses going to survive. However this does need support - e.g. Superfast Internet is vital, as discussed in the plan, new homes having provision for a home office. in referring to Business Development, does the Council want to see East Devon become a major small business hub or just to continue to attract larger businesses. We have a lot of creative people in the area from science to the arts and more - how is the council engaging with these people to see what are their needs.
FS-Case-315275424	Rob Phillips Broadhembury Neighbourhood Community Land Trust (BNCLT)	The comment box character limit is too restrictive for our response. Therefore, our response is included in the uploaded attachment.
FS-Case-315285428	Paul Foster	We have developed into a people who live in one place and work in another with individual travel in between. This is one of the banes of modern life and a source of much pollution. In my youth people worked in local industries a walk, bike or bus ride from their homes, we need to return to this type of world.
FS-Case-315287680	Jennifer Hiley-Payne N/A	I think these are complicated suggestions, and must be judged on the individual situations.
FS-Case-315328621	Chris Burhop	The infrastructure serving Greendale and Hill Barton (A3052) is too poor at peak times to support more development until that can be improved. Covid 19 has taught us of the propensity for people to be able to work from home. Small flexible office units in villages could be encouraged to promote local working fro those space - contstrained in their own homes. This is greener,
FS-Case-315449037	Darren Roberts East Devon District Council, Central Planning	Concern that further development of Greendale and Hill Barton will encourage commuting from East to West of the District and without improvements to the A3052 will add to congestion and issues at Clyst St Mary. Prefer options which allow for employment closer to existing communities and encourage home working

Ref No	Respondent	Question12Comment
FS-Case-315455012	Rachel Hughes	My support for 12a, 12b and 12c would be conditional on provision of increased public transport links and cycleways. Otherwise the end result is more cars on the road, more congestion and more pollution.
FS-Case-315476876	Graham Long Upottery Parish Council	The ongoing pandemic has demonstrated that many jobs can be successfully carried out at home where fast broadband connectivity is available. Even after the pandemic is behind us, many observers believe the “new normal” will involve significantly higher levels of home working than before. (The return of “cottage industries” as existed before the Industrial Revolution). The new East Devon Plan should anticipate and encourage this continuing evolution in how work happens, brought about the Information Revolution, thereby reducing travel requirements and carbon emissions.
FS-Case-315539551	Gary Parsons Sport England	no comment
FS-Case-315542900	Joanna Boyce	Not just Sldmouth - which historically gets all the money, although Exmouth is now benefitting. Home working is only viable if you have the internet provision which small villages, especially to the east of the region - do not.
FS-Case-315550412	Iain Fairbairn	We need diversity but we should also endeavour to reduce travel between residential areas and employment.
FS-Case-315560020	Robert Barnes Planning Prospects Ltd	For the reasons set out in detail in response to Question 24 the intensification of economic activity at and immediately around Exeter Airport is supported, with the Airport acting as a hub for growth in the West End. In those comments the inclusion within the plan of a specific policy to support the growth and development of the Airport is strongly supported. Any policy in relation to the location of employment 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	An application in Clyst Honiton, involving changing the use for Skypark from offices to warehousing/delivery showed how the business world has changed rapidly. The West End developments will continue as they are in a sustainable position, although their expansion should be limited, to maintain sustainability. Covid has shown that we need to stick to our strengths as an economic base. Lack of development at Exeter Business Park, Skypark is evidence that such economic growth is weak. There are concerns that there is not the infrastructure to cope with more development and traffic in areas close to Exeter. Further development at Hill Barton/Greendale reduces green field land. Both sites have already expanded outside their planned development footprint. These are industrial estates in open countryside, which is inappropriate land use with both located within 3 miles of the Pebblebed Heaths.
FS-Case-315678300	George Williams Greenslade Taylor Hunt	The West End area, along with Exeter Science Park and Exeter Industrial area have become known as the Exeter Enterprise Zone. Moving forward, in order for the economic area to remain a desirable space for employers to locate themselves, and thus reap the rewards of agglomeration and synergy, East Devon Council must continue to provide innovate space there in which businesses and enterprise can locate themselves. The site at Sowton is extremely well-connected to the above employment centres and to the strategic highway network. Such benefits cannot be found in the more remote locations of East Devon’s towns and villages. Any business located at the site would have instant access to the A30 and M5, alongside Exeter Airport. The site is the next logical step to provide employment space in the region, lying close to the city.
FS-Case-315678845	Paul Hayward Newton Poppleford and Harpford Parish Council	12b - Developments here lack the road infrastructure and transport links and cause more harm than benefit 12d - A sense of proportionality is required to promote rural economy in the villages and countryside relevant to the adjoining population and available infrastructure. 12e - Development in this sector is wholly reliant on fast and reliable wi-fi and digital connectivity
FS-Case-315681467	Jacqui Best	Limit sprawl of industrial sites at / near villages and into the countryside. Any business development in villages should be focused on skilled employment for local people, rather than storage and distribution facilities which encroach on the design and setting of our

Ref No	Respondent	Question12Comment
		distinctive villages and do not provide significant employment opportunities.
		Encouraging more home working through working space and faster broadband is an excellent way to help to reduce carbon emissions.
FS-Case-315690761	Naome Glanville	EDDC should move into the post-pandemic age and encourage home working where possible and the reduction of purpose-built business and industrial areas, as we now know that this can work very well. With the advent of the closure of many high street shops, these could be re-purposed for other businesses or provide 'hot desking' venues for businesses when they want in-person meetings. Additionally the building of new business or industrial premises should not be allowed whilst many premises on existing industrial estates lie empty. Anyone applying for such, should be required to provide a report explaining why they need to build new premises and not re-purpose existing buildings.
FS-Case-315694995	John Labrum	1 An important advantage of development near to Exeter and in West End is proximity to major road/motorway network. Potentially scope for a rail freight connection if a suitable site could be identified - this would be an important step towards protecting the environment 2 Better and more extensive quick rail services into Exeter would aid commuting and help environment eg by reversing Beeching rail cuts - possibly consider re-opening Ottery St Mary to Feniton as a start 3 Re expansion in towns/villages - AONB needs to be protected - also green wedges between communities. Example of poor proposal is development between Sidford and Sidbury - Phase 2 of this needs to be deleted, as provided for by current Plan (Strategy 26, para 2) - due to inadequate local roads and need for green wedge between Sidford and Sidbury
FS-Case-315697980	Terrence Blackler	There is a dichotomy here in that siting employment provision away from centres of population requires better transport infrastructure and potentially a larger carbon footprint.
FS-Case-315788477	Kenneth Bonser -	Big employment sites should not be developed adjacent to rural towns. The proposed approx mile long ribbon development alongside the A30 on the western side of Honiton is a completely inappropriate location.
FS-Case-315884481	stephen moore Mr	Jobs and development have been focused near Exeter. This has served the good folks of Exeter but has possibly resulted in less jobs in the rest of EDDC area (Axminster / Honiton/ Sidmouth . Jobs that do not require long journeys to Exeter are required across the district and providing this is achieved I'm happy.
FS-Case-315937332	Fiona Anderson	People have adapted to working from home during the pandemic, and many find it is easier than commuting to Exeter. or further. We need more local jobs in E Devon, and it's a great opportunity to build on employers being more open to remote working. Though we need better broadband!
FS-Case-315939416	linda aucott	Full time home working is likely to lead to isolation and mental health problems and would probably only be available to better paid jobs - generally not a good idea.
FS-Case-315947650	Rosalind Rapley	Since Covid 19, home working seems to have quickly developed as a way of life. Many people I know cannot see a return to office based work. You probably won't get a choice, it is just something that has happened and will continue from now on. It should, therefore, be taken into account and provided for. It should be noted that home workers, seems to keep other things local, shopping, entertainment, leisure etc. and should also be provided for.
FS-Case-315961800	David & Mrs Wendy Lewis	It's important that the infrastructure surrounding the sites is suitable and that any development is environmentally sensitive to local communities.
FS-Case-315963133	George Koopman	Critical to business growth are adequate skills and training (including up-skilling for the over '30's)
FS-Case-315967632	David Daniel	We have to prepare for "the new normal"
FS-Case-315968014	Eleanor Cozens	Support provision of apprenticeships and appropriate training for skills required by growth sectors.
FS-Case-315972159	Monica Bell	Building work space in the edges of towns rather than in the middle, and encouraging small business spaces for crafts people.
FS-Case-316012231	Terry Sweeney	This is consistent with my choice of development strategy. Whilst Exeter is the big draw, if we are to encourage less commuting, employment opportunities need to be available in larger towns and even villages. Uplyme NP suggests that the Old School, once the new one built, should become a shared workspace for the village. And new housing standards should assist home working.
FS-Case-316019373	Anthony Green	My support for encouraging business development in the small towns and villages is conditional on the businesses being appropriate in scale and character.

Ref No	Respondent	Question12Comment
FS-Case-316023654	lauren allan	<p>'All of the above' really, but Covid has highlighted other planning considerations, such as over-reliance on tourism and second homes. Brexit has shown how dependent we are on European fruit and veg.</p> <p>These are opportunities which should figure in future planning and how to invest. We have a higher proportion of elderly quite well off people and we could do more to harness that resource particularly in produce and co-operatives. While Tim Smit and the Junction 29 plans offer a big picture of a 'farmers market', we need something more local.</p> <p>I'm reminded of Evesham where you pass market stalls at practically every junction offering fruit and veg and the highlight of local asparagus. What about Kent cobbles and cherries? Why are we so attracted to French markets?</p> <p>There they make room for these things, they are valued. Here the roads hardly allow vehicles to pass each other.</p>
FS-Case-316035390	Daniel Lazar Membury Parish Council	<p>If more people are enabled to work from home more of the time, so many other issues connected with car use, the transport network etc. will be simplified - but working from home is dependant on FTTP and mobile phone connectivity which in many parts of the AONB, and indeed the country is woeful.</p>
FS-Case-316036693	Philip Wragg none	<p>Employment site development and business development are used interchangeably. However this is old hat as the move now is to home working with micro businesses rather than large site employment sites. Take for example the Sidford Fields development site identified in the existing Local Plan for large scale Office development. This has not happened as there is no demand and its poorly located away from the M5 down narrow winding roads. The current trend is for home working which needs to be fostered and enabled with faster internet broadband.</p>
FS-Case-316053199	Ben Evans	<p>My answers may be different if your infrastructure to encourage active travel in the 'West end' was massively improved and if the quality and thought behind the design of these developments so that they helped support the creation of vibrant and thriving communities was there, but as it is further development in this area is going to create uproar.</p>
FS-Case-316056741	Helene Jessop RSPB	<ul style="list-style-type: none"> • The RSPB recommends new employment provision, as with any development, is located to avoid damaging direct or indirect impacts on statutorily designated sites of nature conservation importance, and mitigate or compensate for damaging impacts where harm cannot be avoided. New employment development should also provide biodiversity net gain. • Local provision of employment can help reduce greenhouse gas emissions associated with commuting travel, particularly by car.
FS-Case-316091613	Malcolm Dicken Torbay and South Devon NHS Foundation Trust	<p>Following COVID-19, there is need for the NHS in line with many other employers to promote homeworking for staff who support the front-line services. This allows better, more efficient use of healthcare services premises and for them to be prioritised and improved for patient care. This may need to include recognition and appropriate design of homes, to accommodate multiple household members routinely, and simultaneously, working from home.</p>
FS-Case-316121149	Sam Piper	<p>In my opinion ED does not need any more business parks - if anything some of these areas should be being earmarked for Brownfield regeneration given how long they have been derelict. Business units and offices are emptying after COVID. Skypark is half empty, Honiton business Park is sad looking, Greendale is sprawling enough already.</p>
FS-Case-316125851	Diana jennings	<p>We do not have enough information to decide on these other than on 12d. We oppose 12d because it would change the character of many East Devon villages.</p>
FS-Case-316127402	Eleanor Rylance	<p>Many jobs can now be done from home. A great number of jobs are not polluting or disturbing as they take place online. Reduce the need to commute. Providing good broadband to the countryside has become an overdue necessity, not a fancy luxury.</p> <p>Small businesses in villages would enable people to work locally and encourage them out of their cars and onto bikes and feet.</p> <p>I utterly oppose any further expansion of polluting, noisy, environmentally-damaging businesses in the open countryside, spearheaded by owners who pay little heed to climate change or the environment, or the need to be good neighbours. Such businesses should be located in business parks on the edge of Exeter, near the M5- not in open countryside.</p>

Ref No	Respondent	Question12Comment
		Business development in East Devon towns is also crucial. It's a no-brainer when we are dealing with businesses that are non-polluting and not noisy.
FS-Case-316127687	Lisa Turner Blackdown Hills AONB Partnership	In villages and countryside think it should be a more considered approach of supporting if appropriate rather than encouraging.
FS-Case-316135438	George Williams Greensalade Taylor Hunt	The need for job creation and housing in sustainable villages is the best way of encouraging their self-containment, thus fostering economic hubs and reducing the need for travel by private car. Policy should ensure that the key villages and towns located within the East Devon countryside continue to be vibrant communities in which to live. Locating employment within or near to key towns and villages supports existing local business and services, increasing local patronage, whilst also creating demand for local enterprises. The benefits of home working should also be recognised. Since the Covid-19 pandemic and lockdowns in England, the prevalence of home-working has considerably increased. As such, villages with some key amenities are likely to benefit from reduced commuting, and a re-focus on supporting local amenities. These villages will therefore foster environments of more local services to start up and, with support of home-working, these are the places to focus housing growth.
FS-Case-316136353	Bill Horner Historic Environment Team, Devon County Council	No comments
FS-Case-316153559	Jacqueline Green	12d small scale only...e.g. local craftsmen producing locally distinctive goods
FS-Case-316159794	George Williams Greenslade Taylor Hunt	The need for job creation and housing in sustainable villages is the best way of encouraging their self-containment, thus fostering economic hubs and reducing the need for travel by private car. Policy should ensure that the key villages and towns located within the East Devon countryside continue to be vibrant communities in which to live. Locating employment within or near to key towns and villages supports existing local business and services, increasing local patronage, whilst also creating demand for local enterprises. The benefits of home working should also be recognised. Since the Covid-19 pandemic and lockdowns in England, the prevalence of home-working has considerably increased. As such, villages with some key amenities are likely to benefit from reduced commuting, and a re-focus on supporting local amenities. These villages will therefore foster environments of more local services to start up and, ... (Please refer to submitted Consultation Response document).
FS-Case-316176196	Adrian Toole	Scandalous lack of small business units in East Devon. If currently without tenants, industrial sites to be protected against housing development; instead promote re-development with smaller units. The lack of small units is dragging our local economy down.
FS-Case-316188495	George Williams Greenslade Taylor Hunt	The need for job creation and housing in sustainable villages is the best way of encouraging their self-containment, thus fostering economic hubs and reducing the need for travel by private car. Policy should ensure that the key villages and towns located within the East Devon countryside continue to be vibrant communities in which to live. Locating employment within or near to key towns and villages supports existing local business and services, increasing local patronage, whilst also creating demand for local enterprises. The benefits of home working should also be recognised. Since the Covid-19 pandemic and lockdowns in England, the prevalence of home-working has considerably increased. As such, villages with some key amenities are likely to benefit from reduced commuting, and a re-focus on supporting local amenities. These villages will therefore foster environments of more local services to start up and, with support of home-working, these are the places to focus housing growth.
FS-Case-316240170	George Williams Greenslade Taylor Hunt	The need for job creation and housing in sustainable villages is the best way of encouraging their self-containment, thus fostering economic hubs and reducing the need for travel by private car. Policy should ensure that the key villages and towns located within the East Devon countryside continue to be vibrant communities in which to live. Locating employment within or near to key towns and villages supports existing local business and services, increasing local patronage, whilst also creating demand for local enterprises. The benefits of home working should also be recognised. Since the Covid-19 pandemic and lockdowns in England, the prevalence of home-working has considerably increased. As such, villages with

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		some key amenities are likely to benefit from reduced commuting, and a re-focus on supporting local amenities. These villages will therefore foster environments of more local services to start up and, with support of home-working, these are the places to focus housing growth.
FS-Case-316377163	John Sherwood	More home working depends on efficient and reliable internet connections and broadband speeds. There is currently very little employment in the villages and consequently car dependence is high.
FS-Case-316444654	Eva Ingleson	The infrastructure does not support encouraging business development in the towns or villages.
FS-Case-317286080	Stephen Canham	Major initiative to attract high tech industries to East Devon including investment in Internet capacity to promote home working combined with hubs.
FS-Case-323231602	Gordon Hodgson	Covid and other factors have highlighted some of the benefits (and problems) of home working. As technology develops many will like to have a mix between home and a work base . Not only broadband but other house layout or garedn rooms/offices facilites would help. In answering 12 D I mean appropriate expansion. Not wholesale and large scale developments over the whole area. Discrete employment opprotunities that means that people do not have to travel to longer distances to work and which can sustain communities. Land designated for employment in towns such as Exmouth has been allowed to have housing built on it. At the same time other land for housing is being required to have employment land allocated. More effort is required to encorage businesses to set up and operate in places such as Exmouth . Good quality jobs. they may be associated with some bigger businesses in places like Exeter and also have the benefits of networking locally
FS-Case-324952647	Lawrence Turner Boyer Planning	Please refer to submitted representations.
FS-Case-324964822	Sarah Jackson	In regards to 12b & 12d, this should however only be undertaken where it is 1) sympathetic to the location. 2) sustainable in both business and environmental terms. 3) not over development. 4) supported by the neighbourhood plan of the area. 5) supported by sufficient infrastructure, eg. roads. 12e. The biggest limiting factor here is broadband and network speed. If these can be addressed in collaboration with the parties who can tackle this issue and concurrently with policy that encourages home-working, I would support this fully. Housing development should factor in delivery of FTB wherever possible.
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-325041454	East Devon and Tiverton & Honiton CLPs	<ul style="list-style-type: none"> · 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.
FS-Case-325070883	Emma Russell	Work should be subordinate to community, People should, wherever practicable, have opportunities to live and thrive near their plaes of work. If people can work from home that should be activly encouraged and could free up existng buildings and offices for housing or other employment opportunities.
FS-Case-325077531	I.G. Cann Exmouth Civic Society	Please see attached submission.

Ref No	Respondent	Question12Comment
FS-Case-325085151	Matthew Kendrick Grass Roots Planning	See Separate Representations Document
FS-Case-325107229	George Williams Greenslade Taylor Hunt	Please refer to submitted representations.
FS-Case-325131855	Michelle Dobrota-Gibbs N/A	Please refer to submitted representations.
FS-Case-325726521	Simon Coles Tetra Tech Planning	It is important to support the delivery of housing and jobs in the main towns which are spread across the District. This will help reinforce settlement roles and functions and enhance self-containment, rather than "putting all or nearly all the eggs in one basket" ie relying on strategic growth close to Exeter.
FS-Case-325731054	Andrew Ardley South Western Railway	The more rural sites including Greendale and Hill Barton are very difficult to serve by sustainable transport and will therefore significantly increase the area's carbon footprint. Home working can reduce the amount of travel but only in conjunction with a very effective sustainable transport network, otherwise more car based local leisure trips will result.
FS-Case-325752618	Stephen Morgan-Hyland Maddox Planning	Please see accompanying letter.
FS-Case-325819281	Nick Matthews Savills	See attached report.
FS-Case-325829612	Dan Yeates Savilles	No comment.
FS-Case-325831870	Cem Kosaner Lichfields	N/A
FS-Case-325838141	Dan Yeates Savills	no comment