

Question 18 - Additional design policy objectives

Paragraph 8.8 of the Issues and Options report identifies two areas with the potential for additional policy work. These are encouraging innovative designs and incorporating wildlife friendly elements into developments. We sought views on whether these were appropriate.

Those that made comment said.

Ref No	Respondent	Q18	Question 18 Comment
FS-Case-297949549	Martin Thurgood	no	This paragraph is exceedingly weak. It requires much further consideration and development by EDDC.
FS-Case-299321852	William R Palmer	no	More effort should be given to making the area functional rather than prettifying it. For example extending Dinan Way to just below Courtlands Lane makes little sense as the A376 through Lympstone and Exton is already over-stretched. The road should be from Dinan Way to the Clyst St George roundabout. Some things appear to be done as they are affordable rather than a deliberate investment being made
FS-Case-299349815	Allan Punton	no	The wildlife sustainable priority should be the single focus. Innovation is not a goal in itself, it is a means of delivering a social, environmental, health or economic outcome.
FS-Case-299861217	Heath Nickels Exmouth Wildlife Group	yes	"1. Encouraging innovation and interesting new designs. 2. Promoting and incorporating wildlife friendly schemes and elements into developments." (8.8)
			The second point here is extremely laudible and the following should be BENCHMARK STANDARDS that all developers adhere to (as laid out in this new Local Plan) :
			<ul style="list-style-type: none"> • 25% tree cover • Hedgehog highways in all fences • 1:1 bird/ bat brick to each dwelling • SUDS • Hedge retention (except for road necessities) • Wildflower meadows • 30% open/ green space
FS-Case-301179421	Mark HUMPHRIES	no	design in pathways, cycle ways, design out on street parking in residential areas
FS-Case-301345304	JANICE ALEXANDER Devon Rural Housing Partnership	yes	Both are very important.
FS-Case-301424628	ERIC BOWMAN	yes	WILDLIFE AND HUMANS CAN LIVE IN SOME CASES SIDE BY SIDE BUT GREAT EMPHISIS HAS TO BE GIVEN TO THE FLORA AND FORNA OF DEVON
FS-Case-302331967	Jan Wells	no	I think there are more fundamental things that need to be concentrated on
FS-Case-302640746	Hazel Jeffery	yes	But innovative design should not be at odds with the local environment, just for the sake of innovation.
FS-Case-302912562	Paul Gamble	yes	Again, East Devon should support designs that are high quality, support carbon zero objectives, and increase biodiversity. East Devon should look at encouraging and supporting exemption sites (similar to affordable housing) where this high criteria is met
FS-Case-302971165	Richard Thurlow Sid Vale Association	no	See Sidmouth Neighbourhood Plan for additional Objectives
FS-Case-303140818	David Buller	no	What is not mentioned in Q17 & Q18 is need for buildings to be SAFE. Beautiful buildings & spaces are great to have but it is vital at same time that they are SAFE to live & work in. I am living in a timber-framed apartment block that I have recently found out is missing the majority of the cavity fire barriers that should have been fitted but were not due to poor quality assurance procedures by the developer. This is a national scandal that should not have been allowed to happen & a complete overhaul of the current buildings regulatory process is vital that at some point must inform Local Plans.

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FS-Case-303403737	Mr&Mrs Wood	yes	Innovative design is the future, as long as it is ecologically minded and pleasing for others to look at. Developments should be planned around the wildlife, enhancing their environment and encouraging more diversification; with thoughtful planning for the integration of humans.
FS-Case-303734212	Cassie Thornton	yes	Need to be doing more to address the wildlife and encourage more, so more green areas that are diverse, green roofs, more footpaths etc
FS-Case-303791282	Maureen Chandler	no	above
FS-Case-304210544	David Beazley Sainthill Baptist Church	yes	But don't let the architects go wild... buildings in keeping with their context are important.
FS-Case-305076755	Jeff Powley	no	Wildlife friendly, provided this does not mean encouraging seagulls and other vermin.
FS-Case-305122809	Mike Green		Planning department should spend less time arguing whether a development should be plus or minus one house and concentrate on design
FS-Case-305765435	Aurora Aykroyd	yes	Yes we absolutely need to support innovative designs and that means not using the same people who sadly I perceive to be chosen time and time again. using innovative British design leaders, putting briefs out to UK university students and local colleges as well as design leaders. Secondly one of the most important things is remembering what it feels like to live in the home so often this is neglected. I see homes built with no storage, minimal space outside, pretend balconies, homes without soundproofing or considerations about energy use. We need to have design innovators as well as consultations with people in different circumstances to see how they use and live within the home
FS-Case-306256851	Simon Rennie		no comment see objective 10 section 12 questions
FS-Case-306274820	Olivia Cooper	no	Don't forget environmentally friendly schemes eg not concreting over large areas = drainage problems with higher rainfall. Instead need more localised water capture schemes / not hard surfaces.
FS-Case-306308166	Sylvia Meller	no	Buildings should be going with their surrounding but that should not stop solar panels or other renewable energy friendly components.
FS-Case-307991316	Susan Cooper	no	Wildlife friendly schemes encouraged but also retain existing habitats(statutory/non statutory ecological sites), at least 10% net biodiversity gain on site, unlit wildlife corridors along hedgerows , wildlife buffer zones between existing and new development etc. Minimise visual impact on AONB landscape: - avoid hilltops, prominent plateaus, preserve locally important views- near and far, green gaps to maintain views, keep some landforms free of development etc. Retain/enhance existing green infrastructure and connections (locally designated green spaces, rights of ways etc.). Create green corridors along hedgerows/footpaths for wildlife and connectivity. Retain existing trees/plant new trees/hedgerows as anchors to new development, habitats for wildlife and to screen development. Emphasis on locally distinctive architecture i.e. Materials, styles, colours, scale, height, mass, space between buildings etc. Privacy and outlook maintained for well being of existing residents
FS-Case-307992623	Deirdre Jennings	yes	But innovative designs need to be in keeping with the existing architecture.
FS-Case-308046720	Jonathan Page	no	Provision to make Para79e projects less subjective, less demanding on consultants and thus less expensive and risky to attempt. Why block innovative and interesting building while allowing so much rubbish to be built?
FS-Case-308046866	Simon Greenslade		Any new design has got to fit into it's surroundings, particularly important in the small towns. Wildlife friendly elements are vital.

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FS-Case-308048692	Paul Shannon	yes	No harm in trying
FS-Case-308071816	Gillian Cameron-Webb n/r	no	I'd like to see Building for Life 12 principles used for major developments.
FS-Case-308105398	Jane Ashton Please choose	yes	<p>Yes. Refuse bins are an issue. They detract from any building no matter how aesthetic the design. All new builds should be built with unobtrusive or beautifully camouflaged constructed store for bins.</p> <p>Where is that development that had internal recycling system which went below ground and joined up with central system transporting the refuse from all homes to underground central areas at certain points on development? This meant fewer bins. Recycling vehicles only needed to access those points.</p> <p>Why do so few new-builds have no lower level (basement or cellar?) With the obvious exception of identified flood zones a lower level can add to the beautification of an area. Homes with little outdoor space or garage, no shed etc, can have safe storage for pushchairs, bicycles, wet-weather clothes-drying space.</p> <p>Re point 1.RIBA Stirling Prize (2020 in particular) Goldsmith Street.</p> <p>Take into account AONB and Conservation areas.</p>
FS-Case-308155966	Vivien Rands	no	Design as with beauty can be in the eye of the beholder' and too often the environs of a development are ignored by the professionals who only consider their architectural skills - not the users or the area!!!
FS-Case-308168070	Norman Reeder	no	today's innovative design is tomorrow's eye-sore - the traditional look and feel of Devon housing is what attracts many to the area, turning parts of the county into modern futuristic-looking housing developments may have entirely the opposite effect.
FS-Case-308199882	Bernadette Steadman	yes	Yes, please!
FS-Case-308288718	Emily Davis	yes	BUT, there must be strict standards as what fits in to the local area and ecologically friendly building techniques must be incorporated. Things like a conservatory made out of solar glass it to be applauded, but if it doesn't compliment the building it's attached too, then the design should be altered.
FS-Case-308520714	Peter Brain	yes	<p>1: 'interesting' is an interesting choice of word.</p> <p>2: Provision for nature (planting and wildlife) should indeed be covered in any guidelines but the primary responsibility for such provision lies with the relevant statutory body which may well be the District Council.</p>
FS-Case-308588780	Patricia Boyd	yes	Yes, but depends on interpretation. Some could see these additional objectives as counter to 'beautiful buildings'. The objectives of this whole chapter are somewhat vague and vastly subjective.
FS-Case-308594020	Michael Harris	yes	Innovative designs must be balanced with maintaining the existing character of an area where it is perceived to be worth preserving.
FS-Case-308618646	Christopher Eccles	no	allow for more diversity of design and give more freedom of expression - architecture is an art form after all and should not be stuck in the past or dominated by the views of large scale housebuilders designing what they perceive as curb appeal.
FS-Case-308638086	Robin Barker	no	Poorly worded question. Yes these are appropriate in addition to others - eg need for joined up public rights of way / exercise routes
FS-Case-308655667	Jan Gannaway Exmouth Wildlife Group + Active Travel Exmouth	yes	Climate and biodiversity must be at the heart of all design policies as we look to the future
FS-Case-308690532	Martin Weller	yes	Embrace the green future.
FS-Case-308816947	Heather Elgar Woodland Trust		We urge strong green infrastructure policies that require all developments to: integrate quality green infrastructure from the earliest stages to maximise multiple benefits; ensure green infrastructure is ecologically coherent from the site to the landscape scale; and make provision for long term maintenance.
FS-Case-308930499	Lisa Bowman Exmouth Town Council	no	Design policy should incorporate open and green spaces, play and garden areas and family accommodation where possible. Policies should allow for a variety and diversity in design.

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FS-Case-309139032	David Lord	no	Community energy schemes.
FS-Case-309142890	Camilla Mathison	yes	I didn't see housing in 8.8 although I do think these should be considered in all developments.
FS-Case-309216926	Ivor Sims	no	It will make it more difficult and put potential developers off.
FS-Case-309254127	J Nickels		<p>This is extremely important and the following should be BENCHMARK STANDARDS that all developers adhere to (as laid out in this new Local Plan) :</p> <ul style="list-style-type: none"> • 25% tree cover • Hedgehog highways in all fences • 1:1 bird/ bat brick to each dwelling • SUDS • Hedge retention (except for road necessities) • Wildflower meadows • 30% open/ green space
FS-Case-309293778	Paul Smith	no	Whilst supporting promotions intended to incorporate wildlife friendly schemes, and elements into all developments I believe that dwellings should be contemporary and sympathetic to the landscape and existing natural environment present.. And should demonstrate innovative build in respect of zero carbon/ heat efficient building materials used in construction.
FS-Case-309401093	Philip Jordan	yes	See my comments in Q17.
FS-Case-309414876	Ross Hussey	no	Design also needs to promote sustainable transport, for example by providing for secure cycle storage at home and at work, safe and convenient walking and cycling routes, and facilities such as showers and lockers at workplaces. I'd commend to you Exeter City Council's Supplementary Planning Document on Sustainable Transport. See www.exeter.gov.uk/stspd .
FS-Case-309456508	Ian Birch	yes	This also needs cross-referencing to the need for buildings to exhibit adherence to principles for energy conservation and carbon reduction.
FS-Case-309478869	Rosemary Birch	yes	See previous box comments.
FS-Case-309561897	Maria Malinowska	yes	New build should be Eco friendly
FS-Case-309583339	Andy Bourne	yes	Placing nature and wildlife as an essential part of any development is an absolute must.
FS-Case-309588076	Carol Jay Transition Exmouth	yes	<p>It is important to embed an absolute requirement for net biodiversity gain and promotion of zero carbon lifestyle into all policies.</p> <ol style="list-style-type: none"> 1. Encouraging innovation and interesting new designs. 2. Promoting and incorporating wildlife friendly schemes and elements into developments." (8.8) <p>The second point here is extremely laudible and the following should be BENCHMARK STANDARDS that all developers adhere to (as laid out in this new Local Plan) :</p> <ul style="list-style-type: none"> • 25% tree cover • Hedgehog highways in all fences • 1:1 bird/ bat brick to each dwelling • SUDS Sustainable drainage systems to integrate urban drainage better into natural drainage systems • Hedge retention (except for road necessities) • Wildflower meadows • 30% open/ green space <p>All of this is supported entirely by the following extract from "Building Better, Building Beautiful Commission Government response to the Living with Beauty report " Jan 2021 "Policy Proposition 33: regreen streets and squares</p>
FS-Case-310067578	Terry Redgers N/A	yes	All new designs should blend in with the local character
FS-Case-310202766	Anthony Derrick	yes	wildlife friendly areas must be dog free

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FS-Case-310456969	Penny Kurowski		I am not sure I support innovative designs, they are great in some locations, but not in others. A great deal of sensitivity is needed for example when building in or near to conservation areas.
FS-Case-310604804	Sarah Alana Sayers Farringdon Parish Council	yes	Appropriate Design Policy areas addressed in a new local plan must ensure they include Design Policy for Commercial Development as well as Housing
FS-Case-310761623	Linda Doughty Coastal Craft Collective	yes	Of the 2, I think wildlife friendly is most important
FS-Case-311676977	Rosalind Fox	yes	Wildlife friendly elements are extremely important to biodiversity and to people's wellbeing. Innovation and interesting new designs are important but may not be to everyone's taste!
FS-Case-311693209	Jeremy Woodward Vision Group for Sidmouth	yes	In addition: 8.8 1) Sustainability and resilience should be at the core of urban design: https://tinyurl.com/2yd9rsrc Built environment professionals will need to work together: https://tinyurl.com/ju52wtrk The pandemic will reshape how we design our public spaces: https://tinyurl.com/ysvrdbwa and https://tinyurl.com/3az7xwmc There are several ideas for specific post-Covid urban design: https://tinyurl.com/4sy3wess 8.8 2) Require all new developments to include swift-bricks: https://tinyurl.com/8bbe23jw Incorporate trees into residential developments: https://tinyurl.com/btf7e45j and "all new streets should be tree-lined" https://tinyurl.com/t54yz4pd Use water, vegetation, sunlight, and natural materials in developments: https://tinyurl.com/bvs8y6t3
FS-Case-311868155	Martin Dowse	no	You can set out all sorts of design plans and criteria but the developers will only do what is profitable for them and move on. Look at Cranbrook!
FS-Case-312087808	Gill Akers		Maintaining access to nature.
FS-Case-312095051	Terry Darrant	yes	All new projects should compliment and be in keeping with the surrounding area.
FS-Case-312251067	Neal Jillings Place Land Ltd	yes	no comment
FS-Case-312255566	Stephen sadler	no	In principle I would agree with these policies, however have such policies been enforced in the past? therefore it must come with enforcement -- we have all seen developers/individual households cut down trees or hedges and then fail to restore nature to a sufficient quality afterwards. Also, modern designs for buildings are great as long as they dont overpower the heritage/landscape
FS-Case-312449388	George Williams Greenslade Taylor Hunt	yes	Innovative design and wildlife friendly elements are encouraged. The Council are encouraged to be open minded about innovative design in new development and only look to refuse schemes that are objectively harmful. Schemes that encourage biodiversity enhancements, whether built or landscaped, should be supported.
FS-Case-312655834	Theresa Sanders	no	as above with roles created for wildlife wardens to maintain and develop footpath verges, highlighting need for anti littering .
FS-Case-312726461	Anthony Bevan N/A	yes	plus detailing such as in my comments to Q17
FS-Case-312744056	Christina Skinner	yes	As long as experts on these matters have been consulted so most appropriate for environment is in place.
FS-Case-312834131	Robert Dunn	yes	Wildlife friendly should be greater importance than just "elements" but part of the whole design scheme.
FS-Case-313155665	Catherine Dandridge	yes	Innovative designs can incorporate wildlife needs too. For example make it compulsory to add bird boxes relevant to local species to new builds/renovations as well as setting aside space for wild areas. Wildlife corridors can also be created to try & ensure mammals can continue to hunt/roam thus support biodiversity.

Ref No	Respondent	Q18	Question 18 Comment
FS-Case-313233811	Phil Golder	yes	Especially encouraging wildlife. Hedgehog friendly fence/hedges, swift friendly bricks, buildings where birds can roost and nest, green spaces for humans and insects, animal passages under roads, etc
FS-Case-313269010	stephen haynes	yes	One man's "innovative design" is another man's eyesore, but we should all agree that the concept of encouraging wildlife should be maxed out where ever the opportunity arises.
FS-Case-313343575	Joanna Burkey	yes	Considering wildlife in any future developments is essential, obviously the best thing for the wildlife is not to build any at all. However, this is clearly not possible, so when developments are designed they should incorporate leaving all trees, hedges if possible and including space for wildlife meadows.
FS-Case-313428092	John Cooper	no	<p>Planning for Wildlife i.e wildlife corridors along hedgerows ,wildlife buffer zones between existing and new development etc.</p> <p>Minimise visual impact on AONB landscape: - avoid hilltops, prominent plateaus, preserve locally important views- near and far, green gaps to maintain views, keep some landforms free of development etc.</p> <p>Retain/enhance existing green infrastructure and connections (locally designated green spaces, rights of ways etc.).</p> <p>Retain existing trees/plant new trees/hedgerows as anchors to new development, habitats for wildlife and to screen development.</p> <p>Privacy and outlook maintained for well being of existing residents</p>
FS-Case-313445139	Brenda Plumer N/A		I'm not clear on "villages" being built. Historically villages would have had a post office, pub and general stores. I am doubtful that this is how the council sees the future. I would support infil housing with local agreement, but there should always be areas for children to play as so many houses these days are built with small gardens and many front gardens are eventually concreted over for vehicles.
FS-Case-313521692	Louise Dean	yes	Eco sites and country parks within developments
FS-Case-313523797	Heather Broadbent	no	All types of health care. Drop in Centres, Dentists, well being Centres etc
FS-Case-313529843	Simon Spencer Simon Spencer MCIAT	yes	wild life is essential, however it tends to dominate the Planning process. Once built the wild life leave, so sensible mitigation is needed.
FS-Case-313534234	Sally Galsworthy	no	Classy design
FS-Case-313560398	Elaine Tant	yes	I agree with the ideas expressed in the Issues and options document that future developments need to be panned and developed, as a whole. from the outset, not concentrating on one area and hoping the others will fall into place afterwards
FS-Case-313584761	Richard Norman Musbury Barn	no	innovative and interesting are two words that seem to set architects free from common sense; this must not be allowed as said in my answer to Q17 they should not be set free but constrained else we risk 'carbuncles'
FS-Case-313608804	Susan Child	yes	Swift bricks, bat & owl boxes (where appropriate) hedgehog corridors, ponds etc. all could be actively promoted & help the bio-diversity crisis
FS-Case-313613307	Madeleine Blu		i dont know
FS-Case-313693362	Gary Tubb	no	New and innovative are only good if they are better than the existing and meet with the approval of the majority. Too many new design builds are flights of fancy of designers and contribute little to the enhancement of an area.
FS-Case-313694058	Joseph Williams	yes	Use of materials could also be included. For example, use more sustainable materials, use more local/traditional materials.
FS-Case-313698487	Craig Daley	no	Again, there seems to be no ideas to links the town and towns together to make the region a better place. Stop with the charity shops

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FS-Case-313710620	Jacqueline Cox	yes	Need to balance the needs of people as well as wildlife, so not make too restrictive.
FS-Case-313718525	Robert Maynard	no	1) Support - Encouraging innovation and interesting new designs. 2) Support - Promoting and incorporating wildlife friendly schemes and elements into developments. Design Policy objective should require all homes are orientated to maximise solar gain without interference from the property landscape, the provision and easy access to open space, accommodation the requirements of designing out crime, personal safety and security, the provision of private outdoor space, appropriate parking provision and standards, access to public transport, access to facilities such as schools, shops, leisure without the need to travel.
FS-Case-313848718	Julia Bove	yes	Keep the design of new homes 'traditional' and in line with existing nearby historic developments.
FS-Case-313997024	Richard Holman	no	Again, the EDDC should plan and let the developers, develop without this type of constraint. Every development should be treated individually and the EDDC and developers should design and build what is needed and what works on each particular development. There should be no hard and fast rules.
FS-Case-314090147	Rob Longhurst	yes	OK
FS-Case-314113114	Caroline Wilson Chardstock Parish Council	yes	But wildlife-friendly elements must be a priority.
FS-Case-314133727	Ian Jewson Walsingham Planning Ltd	no	no comment
FS-Case-314261371	David Valentine Gittisham Parish Council	yes	The use of National and Local design guidance reflecting local distinctiveness should be required by policy. Opportunities to introduce innovative and interesting design should be accommodated where the impacts do not have an adverse impact on local distinctiveness, ecology and wildlife.
FS-Case-314278250	Keith Bungay Voucher	yes	Let's not forget sustainability/energy saving issues! Is it not time for all new housing to incorporate solar panels/batteries and similar?
FS-Case-314500910	Graham Kingham	no	Consider more trees and green spaces just for wildlife only
FS-Case-314601466	Julia Daniell	no	Yes, these, and also: every town should have a ring of public open spaces around and through it - connecting people with the environment and affording access for all. See Toronto, Canada, for the general idea.
FS-Case-314622730	Timothy Legg	yes	Wildlife has as much right to exist as we do.
FS-Case-314646596	Alex Pryor	no	Don't permit too much demolition of older buildings to be replaced by newer ones. We should be preserving the historic fabric of villages/towns (and therefore character) as much as possible, renovating older buildings as a first option (even when more expensive), and only demolishing when absolutely essential.
FS-Case-314731257	Fiona Lawson	no	Areas should be looked at so nature and green areas. Housing should have better parking and don't ban motorhome parking or caravans on new estates.
FS-Case-314782794	Nicola Daniel	yes	Innovative design must be encouraged but should take account of the characteristics of the area and of the setting. Too many innovative designs in Budleigh Salterton would look well in Poole but do not in a road of fine 1920s housing.
FS-Case-314828418	Richard Maunder Devon County Agricultural Association	no	Build better with well thought out community space and services.
FS-Case-314894688	John Colby	no	Local organisations, with their specialist knowledge should be involved in design policy issues, and policy implementation. Neighbourhood Plan policies should also be referenced in the Local Plan and be taken into account.

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FS-Case-314921504	robert wiltshire		See previous answer.
FS-Case-314937410	Eleonore Pang	yes	Very important.
FS-Case-315062740	Ann UPCHURCH	no	Wildlife is being decimated by building in the countryside, with only small steps to replace it!
FS-Case-315100989	Elaine Wade	no	New and interesting designs: Should they not be in line, as stated with the historic look of the area? Wildlife friendly elements?
FS-Case-315126013	George Williams Greenslade Taylor Hunt	yes	Innovative design and wildlife friendly elements are encouraged. The Council are encouraged to be open minded about innovative design in new development and only look to refuse schemes that are objectively harmful. Schemes that encourage biodiversity enhancements, whether built or landscaped, should be supported.
FS-Case-315184341	Richard Pratt	yes	Definitely agree that wildlife friendly elements need to be included, from from swift blocks & nest boxes to wildlife corridors through hedge and tree planting, as well as ponds and streams where practical.
FS-Case-315216760	Elizabeth Campbell	yes	However this is not just about new development and does not mean we throw out the old. I have seen tired shopping streets rejuvenated by a facelift and improved lighting.
FS-Case-315275424	Rob Phillips Broadhembury Neighbourhood Community Land Trust (BNCLT)	yes	Although we support these principles, we have assessed that they do not additionally and adequately address the essential need for the natural rural environment to be a part of the innovative designs. We consider that allowing the natural environment to be an integral element in design is essential for East Devon.
FS-Case-315287680	Jennifer Hiley- Payne N/A	yes	Some very good ideas, creative and practical, and inclusive of attractive developments in combination with the natural feeling of the areas.
FS-Case-315423597	Kim Dearsly	no	Protect villiages from external light pollution, protect local landscape features as outlined in neighbourhood plans, encourage allotments to promote health and well-being.
FS-Case-315449037	Darren Roberts East Devon District Council, Central Planning	no	There should be a need to respect the local vernacular and incorporate local features into designs
FS-Case-315622017	Robert Martin Clyst Honiton Parish Council	no	Design policy objectives should encourage wildlife and ecology. There should be an underlying thread of achieving the zero-carbon objectives in all matters of design. It is sad that only 2 extra areas are listed. Design is at the forefront of development today Nationally and is the focal area on which all development is based. Chapter 8 is not at the cutting edge and is not innovative. Policies here need to be robust and strong to support the National picture. Much work is required here, and there is some excellent practice elsewhere. For such a beautiful and varied landscape design will be key to development enhancing the district.
FS-Case-315666051	Olly Davey	no	Developments should contain green spaces and be designed to allow for social mixing, e.g. around courtyards or open spaces, rather than atomised living spaces, surrounded by car parks.
FS-Case-315678300	George Williams Greenslade Taylor Hunt	yes	Innovative design and wildlife friendly elements are encouraged. The Council are encouraged to be open minded about innovative design in new development and only look to refuse schemes that are objectively harmful. Schemes that encourage biodiversity enhancements, whether built or landscaped, should be supported.
FS-Case-315678845	Paul Hayward Newton Popleford and Harpford Parish Council	yes	Developments MUST be in keeping with existing landscape and character to safeguard the beauty of East Devon
FS-Case-315681467	Jacqui Best	yes	Additional design considerations • Accessible and adaptable homes: encourage 'Lifetime Homes' model or similar (see Q 10)

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			<ul style="list-style-type: none"> • Design options to improve community safety (for example through 'Secured by Design' standards) • Sustainable design and construction with efficient use of resources and resilience to the future impacts of climate change such as flooding or drought <ul style="list-style-type: none"> - Building design for energy efficiency in use, adopting BREEAM standards - Building orientation to maximise light, heating, cooling and shading - Sustainable urban drainage systems to provide shading and cooling, and increase biodiversity
FS-Case-315690761	Naome Glanville	yes	Again - the term 'interesting' is subjective. Designs should be appropriate for their setting and take into account the views of other people in the neighbourhood.
FS-Case-315694995	John Labrum	no	<p>1 Agree with wildlife friendly elements</p> <p>2 Not sure about innovative new designs - seems more important for design to fit in with existing street-scape</p> <p>3 Designs which are environment friendly might be supported, eg making use of natural light / heat from sunlight</p> <p>4 Front gardens are often non-existent for new houses - this does not match the character of many villages or towns, where front gardens often add to the attractiveness and interest of a street</p>
FS-Case-315804855	Sophie Minter	yes	Incorporating wildlife friendly designs is VITAL to protect our threatened biodiversity. The encouragement of innovative design is only productive where the designs are good, suitable, sustainable and beautiful i.e innovative per se is immaterial.
FS-Case-315811509	Colin Bennett	no	Plant a lot more trees and shrubs, manage open spaces so that they are wildlife friendly and try to mitigate losses of natural habitat caused by any development.
FS-Case-315884481	stephen moore Mr	no	Para 8 - 8.8 is all about buildings, spaces, design etc, . For some reason your first question above narrows this broad scope down to ask a question about "appropriate housing policy". I want good design but I do not want "modern" 1960-70's design ala Plymouth. Venacular styles and materials are key to good design and East Devon has a wealth of these to build upon.
FS-Case-315892586	Carolyn Bowles	yes	Wildlife friendly elements are essential, but I don't think encouraging innovative design so important as I think this often leads to buildings that look out of place in their surroundings
FS-Case-315939416	linda aucott	yes	Innovative - beautiful and wildlife friendly elements should be incorporated and given space in developments. Large scale parks such as land at Podimore house could be used as a city park, flood plains could be considered for permanent lakes to enhance wildlife - such areas can significantly improve quality of life.
FS-Case-315947650	Rosalind Rapley	yes	The policies that are already in place should be adhered to. E.g. Trees should be protected, hedging, Devon banks etc., These must be enforced and developers not be allowed to ride roughshod over the restrictions. Fines must be bigger than the profit they are likely to make.
FS-Case-315984133	Daphne CURRIER	no	Noise pollution, light pollution, air quality. The use of new materials is crucial. It is very important to look at the East Devon area as a whole when considering wild life as corridors and links for all wild life is crucial. Forest school and nature reserves are the thin end of the wedge- what a state we are reduced to when children can only experience nature in these tiny reserve areas, which I took for granted as a child- the sky larks and sand lizards have long since gone from Exmouth's Maer, the grass snakes and frogs and hedgehogs gone from my own back garden. Conservation and naturalists are available and should be in on the planning to help with edible tree planting, bee friendly planting e.t.c. Some of the issues are not automatically obvious.No-one predicted that modern garden fences would finish off the rambling hedgehogs. Finding a quiet place is difficult as well.
FS-Case-315991192	Susan Clarke	yes	Make sure all gardens are hedgehog friendly and include nest boxes.
FS-Case-316012030	Beatrix Godfrey	yes	One of the most important charter objectives is health and general well-being as research indicates that local environment, nature and living conditions are an important component of this. In addition encouraging bio diversity has a role in mitigating climate change effects (eg beavers on River Otter)
FS-Case-316012231	Terry Sweeney	yes	Absolutely. If developers wish to exceed your design standards and surprise and delight you, you should be able to go with it(and consult..).There is a lot of innovation in housing, much to be encouraged. Site design, and landscape setting with a wildlife

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			component are all part of the beauty mix. 20 years ago we created Millenium Copse in Uplyme!
FS-Case-316019433	Jennifer Morgan		Innovative design should only be used where in keeping. Wildlife friendly elements should be a priority anyway, not an addition.
FS-Case-316023654	lauren allan	no	Flood risk areas can be mitigated by having small lake projects and implementing tree planting, all of which provide wildlife habitat and lovely places to visit.
FS-Case-316036693	Philip Wragg none	no	Please refer to the recommendations of the Sidmouth Neighbourhood Plan.
FS-Case-316047097	Richard Pryor	yes	Consider the Devon Wildlife plan for corridors for wildlife to move between areas
FS-Case-316053199	Ben Evans	yes	But by wildlife friendly elements you must not allow tokenism and must follow through with enforcement if not met. Plus the best option is to look after and conserve the wildlife that you have rather than destroy it! I am seeing so many lawns in new developments quickly being changed to artificial grass as a result of poor quality topsoil, turf and drainage. This is an additional cost to wildlife of poor development.
FS-Case-316054109	Martin Sawyer	no	All new design policies should be mobility-friendly.
FS-Case-316056741	Helene Jessop RSPB		The RSPB strongly supports policy to promote and incorporate wildlife friendly schemes and elements into developments. This can include nature-rich greenspace, SuDS that deliver biodiversity benefits, nesting/roosting opportunities for birds, bats and insects in the construction of buildings, ensuring garden boundaries allow for free movement of hedgehogs, lighting design and type to avoid damaging impacts on bat., Moreover, we recommend that the Council requires such provision to be a standard element of developments (some can be part of biodiversity net gain). We would support an overarching policy and guidance that described a range of potential measures and set minimum standards of provision according to the scale of developments and their potential to provide enhancements for nature.
FS-Case-316065989	Sarah Butcher	no	Include provision for wildlife: swift boxes, bat bricks, house martin and sparrow boxes etc.
FS-Case-316125851	Diana jennings	yes	Point 2 is particularly important in itself and with respect to your other plan objectives.
FS-Case-316127402	Eleanor Rylance	yes	Developing displaces wildlife, at a time when biodiversity is very much under threat. We should plan for biodiversity to be accommodated and increased in every development.
FS-Case-316127687	Lisa Turner Blackdown Hills AONB Partnership	yes	Planning for wildlife should cross reference other objectives and aims in the plan, for example with reference to green infrastructure and green spaces - i.e it should go to the heart of development proposals and not just putting up a few bird and bat boxes.
FS-Case-316135438	George Williams Greensalade Taylor Hunt	yes	Innovative design and wildlife friendly elements are encouraged. The Council are encouraged to be open minded about innovative design in new development and only look to refuse schemes that are objectively harmful. Schemes that encourage biodiversity enhancements, whether built or landscaped, should be supported.
FS-Case-316147775	Mathieu Holladay	yes	It's especially good to see promoting & incorporating wildlife friendly schemes and elements into developments being included here. Built environments should seek to maximise habitat for wildlife too.
FS-Case-316153559	Jacqueline Green	yes	Para 8.8. Long overdue!
FS-Case-316159794	George Williams Greenslade Taylor Hunt	yes	Innovative design and wildlife friendly elements are encouraged. The Council are encouraged to be open minded about innovative design in new development and only look to refuse schemes that are objectively harmful. Schemes that encourage biodiversity enhancements, whether built or landscaped, should be supported.
FS-Case-316176196	Adrian Toole	no	Find a way of discouraging the dilution of planning conditions that we see so often used by developers who apply, in a series of additional applications, for additions or omissions that would not have been permitted in an original PP.
FS-Case-316188495	George Williams Greenslade Taylor Hunt	yes	Innovative design and wildlife friendly elements are encouraged. The Council are encouraged to be open minded about innovative design in new development and only look to refuse schemes that are objectively harmful. Schemes that encourage biodiversity enhancements, whether built or landscaped, should be supported.

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FS-Case-316222313	Kimberley Waterfall	yes	It's especially good to see promoting & incorporating wildlife friendly schemes and elements into developments being included here. Built environments should seek to maximise habitat for wildlife too.
FS-Case-316240170	George Williams Greenslade Taylor Hunt	yes	Innovative design and wildlife friendly elements are encouraged. The Council are encouraged to be open minded about innovative design in new development and only look to refuse schemes that are objectively harmful. Schemes that encourage biodiversity enhancements, whether built or landscaped, should be supported.
FS-Case-316444654	Eva Ingleson	no	The whole focus need to be around the impact on all aspects of the environment. The environment should be the number one consideration before any changes are approved.
FS-Case-316577757	Ron Metcalfe	yes	and also introduce these into business developments also - no reason they should be excluded!!
FS-Case-323231602	Gordon Hodgson	yes	These factors and others should be actively promoted.
FS-Case-324952647	Lawrence Turner Boyer Planning		No comment.
FS-Case-324964822	Sarah Jackson	no	On point 1 – include the caveat, “without becoming incongruous with the existing surroundings and landscape” Other Policy Areas for inclusion: Sympathetic design to blend with in the natural environment Promoting designs that accommodate adequate car parking and future vehicle charging innovations, in such a way that the pedestrians, and not vehicles, become the priority on streets, pavements and neighbourhoods. Innovative green energy and carbon neutral concepts to help reach carbon neutral standards, but critically to lower the cost of living for new occupants – affordable in the truest sense Minimum standards implemented for room sizes
FS-Case-324977684	Simon Collier Collier Planning		No comments at this stage.
FS-Case-324988465	Simon Collier Collier Planning		No comments at this stage.
FS-Case-324999075	David Morgan Not Applicable	yes	Please refer to submitted representations.
FS-Case-325077531	I.G. Cann Exmouth Civic Society	no	Please see attached submission.
FS-Case-325085151	Matthew Kendrick Grass Roots Planning	yes	N/A
FS-Case-325107229	George Williams Greenslade Taylor Hunt		Please refer to submitted representations.
FS-Case-325124589	Glynnis Poole LiveWest		Please refer to submitted representations.
FS-Case-325131855	Michelle Dobrota-Gibbs N/A	yes	Please refer to submitted representations.
FS-Case-325156112	Peter Dobbs	no	Please refer to submitted representations.
FS-Case-325170882	Dorothy Taylor Exmouth Mental Health St John's Court Carers' Group	yes	Please refer to submitted representations.

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FS-Case-325549089	Ken Pearson Stockland Parish Council	yes	eg hedgehog highways to be incorporated into all new builds; not to allow tree netting of new build sites so that bird life can flourish; changing the pattern and methods of grass cutting to invigorate wildflowers on hedges, banks and fields in town and rural locations.
FS-Case-325752618	Stephen Morgan- Hyland Maddox Planning	yes	Please see accompanying letter.
FS-Case-325814066	C Fulgoni THE PLANNINGBUR EAU LTD OBO	no	Retirement housing by its very nature includes many units, prescriptive policies to control design of buildings should make allowances for the nature of specialist accommodation for older people.
FS-Case-325829612	Dan Yeates Savilles		No comment.
FS-Case-325831870	Cem Kosaner Lichfields		N/A
FS-Case-325838141	Dan Yeates Savills		no comment