

Greater Exeter Strategic Plan – Issues Consultation: 2017

Statement of Consultation

May 2020

Introduction

This Statement of Consultation has been prepared to meet the requirements of Regulation 22 (1) (c) of the Town and Country Planning (Local Planning) (England) Regulations 2012.

This statement sets out details relating to the Greater Exeter Strategic Plan (GESP) Issues consultation in 2017, in particular:

- The Greater Exeter councils' approach to consultation (Regulation 18) including:
 - What we consulted on
 - How we consulted
 - Who we consulted
- How representations have been taken into account

Consultation Approach (Regulation 18)

What we consulted on

The first stage in preparing the Greater Exeter Strategic Plan involved inviting comments on the scope and content of the Plan and key issues facing the area. The consultation was designed to stimulate debate early on in the process of preparing the Greater Exeter Strategic Plan. In accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012, an 'Issues' document was published for public consultation between 27th February and 10th April 2017. The consultation documents included:

- Greater Exeter Strategic Plan - Issues (Regulation 18) Consultation Document
- Greater Exeter Strategic Plan - Sustainability Appraisal and Strategic Environmental Assessment – Draft Scoping Report

- Issues (Regulation 18) Equality Impact Assessment Screening Report
- Draft Statement of Community Involvement

The consultation also included a call for sites, inviting landowners to submit details of their land that would be available for development.

A total of 198 valid consultation responses and 784 call for sites submissions were received during the consultation. A full list of responses is available on the GESP website at: www.gesp.org.uk/consultation-phases/issues/

How we consulted

- **Hard copies** - The consultation papers were made available at the four Local Planning Authorities' main offices, as well as at all public libraries (including mobile libraries) across the Greater Exeter area. Hard copies of documents were also made available to parish and town councils and other local groups, upon request.
- **Dedicated website** – The consultation papers were available on the GESP website in addition to dedicated webpages on each of the local planning authority websites. The GESP website provided hyperlinks for downloading all consultation documents, details of the consultation and how to submit representations and details of exhibition events. The GESP website also provided the opportunity to respond to the consultation through a web-based form.
- **Consultation notification** – Direct notification via letter and email were sent out for the issues consultation document, SCI, SA and the call for sites process.
- **Social media** – A series of social media posts were published during the course of the consultation, under one consistent hashtag (#GESPlan).
- **Media** – A press release for the issues consultation and call for sites was publicised by each of the LPAs. This was also published within a number of local news outlets.
- **Public exhibitions** – Four consultation events were held. These also included information regarding the draft SCI, SA Scoping Report and call for sites. The consultation events were held in Honiton, Exeter, Newton Abbot and Tiverton. Events were held on weekdays and extended from normal office hours into the evening to facilitate attendance.

Who we consulted

Each of the Greater Exeter Local Planning Authorities maintains a database of all individual persons and organisations who have expressed an interest in being kept informed of consultations on planning policy matters. These persons were all notified by letter or email. All statutory consultees (including town and parish councils), neighbourhood plan groups and district councillors were also notified.

How the responses received have influenced the Greater Exeter Strategic Plan – Draft Policies and Site Options.

The table below sets out how comments received during the Regulation 18 'Issues' Consultation have informed the preparation of draft policies and site options; the next stage in the preparation of the GESP. Responses to each of the previous consultation questions are set out in question order and they have also been grouped into similar topic areas.

For ease of reference, the questions asked during the 'Issues' consultation were:

1. Do you have any comments on the content of the Greater Exeter Strategic Plan and its relationship with other plans?
2. Do these reflect the issues you see facing Greater Exeter? If not, what should we add or change?
3. Is the draft vision appropriate for guiding the future of the Greater Exeter area up to 2040? If not, what changes would you like to see?
4. Have we missed anything? If yes, what additions or changes should we make? (This referenced themes for the GESP)
5. If we are to meet the area's needs for housing and employment, what forms of development do you feel best deliver our draft vision? For example, more efficient use of land in Exeter, major urban extensions in Exeter and main towns, dispersed small scale development, stand-alone new communities, or other?
6. Are there any further comments you would like to make on the Greater Exeter Strategic Plan?

The full consultation document is available on the GESP website: <https://www.gesp.org.uk/consultation-phases/issues/>

You said	Organisation/Individual	We did
1) Do you have any comments on the content of the Greater Exeter Strategic Plan and its relationship with other plans?		
Support GESP		
Generally support	Exeter Cycling Campaign (357); Gladman Developments Limited (160); IJP (261);); Individuals – Exeter (100); East Devon (308); Jillings Heynes Planning (332); Pegasus Group on behalf of Lightwood Land (358); Teignbridge (198); Torbay Council (275); Vail Williams for Gleeson Developments Limited (372); WYG (146).	Support noted.
Supports strategic and cross-boundary approach		
Fully support the preparation of GESP. This is a much needed and positive cross boundary strategic approach to planning.	Barton Willmore c/o Barratt David Wilson Homes (367)	
Support spatial strategy at this scale.	Blackdown Hills AONB Partnership (208)	
Support four authorities working together to prepare GESP.	Cranbrook Town Council (324)	
Needs of sub-region can be better served through joint working.	GL Hearn Ltd (296)	
The HBF is fully supportive of the GESP which will provide a high level strategic planning policy framework for the constituent authorities of the sub-region	Home Builders Federation (369)	
Reflects the real area in which people live and work. A Strategic Plan will help to deliver a coherent vision and avoid piecemeal development.	Individual – Exeter (223)	
Support joint working of Local Authorities	Individual – East Devon (69); Individual (29)	
Overarching strategic framework being produced with more local documents being prepared alongside is welcomed.	Jillings Heynes Planning (332)	

You said	Organisation/Individual	We did
Welcomes the move towards a high level strategic planning policy framework for the region, in particular the proposed identification of strategic allocations to support the required levels of growth.	Lichfields on behalf of Mr Roger Cooke (295)	
Support the concept of preparing a strategic plan for the Greater Exeter area to facilitate the delivery of new homes, jobs and infrastructure as part of a single co-ordinated strategy for the area.	Lichfields on behalf of Mr Peter Lee and Tim Davey (343); WYG c/o Sibelco (215)	
The principle of the four local authorities combining to prepare the GESP is supported in order to plan holistically for strategic growth over the plan period to 2040.	Origin 3 for Burrington Estates (368)	
Essential key strategic issues are largely dealt with through the GESP which will set the key development needs and strategic priorities.	Peter Brett Associates (167)	
Overall welcome the strategic nature and overarching certainty that the Greater Exeter Strategic Plan should provide.	Planning Sphere Ltd (166)	
Support the opportunities which this brings to deliver a spatial strategy which responds to the needs and aspirations of the entire region over the plan period. Scope reflects its role in the plan hierarchy and ensures flexibility in the content.	Savills on behalf of Bloor Homes (325)	
Support the decision to bring forward a strategic plan for the Greater Exeter region. The ability to plan strategically across the Greater Exeter area ensures that development is directed to the most appropriate locations, and is supported by a comprehensive and coordinated infrastructure plan.	Savills for St Modwen Developments Ltd (338)	

You said	Organisation/Individual	We did
<i>Supports – other reasons</i>		
Support GESP, provides a great opportunity for flood management solutions.	Environment Agency (329)	Support noted.
The content of the Greater Exeter Strategic Plan at this stage is broadly consistent with the vision, aims and objectives as set out in the HotSW LEP Strategic Economic Plan (SEP)	Heart of South West Local Enterprise Partnership (176)	
<i>Conditional Support /additional recommendations</i>		
Points made appear reasonable but more detail needed on funding, timescales etc.	Individual – Mid Devon (73)	Comments noted. The timetable for the GESP is set out in Local Development Scheme documents which were agreed by partner Council committees.
The principle of the GESP is broadly supported as a mechanism for planning holistically in an area. However the GESP must ensure that it reflects and honours all four authorities’ development strategies.	Rapleys LLP (282)	Noted. The GESP is subject to separate decision making processes by each of the partner local planning authorities.
The Woodland Trust recommends the development of a Trees and Woods Strategy; would welcome the opportunity to support the development of this approach.	Woodland Trust (317)	Comments noted.
<i>Relationship with other plans</i>		
<i>Need for greater clarity of GESP relationship to local/neighbourhood plans</i>	Bishops Clyst Parish Council (331); Blackdown Hills AONB Partnership (208); Blue Cedar Homes (299); Brampford Speke Parish Council (257); Clyst St George Parish Council (280); Exeter Green Party (297); Gleeson Development Limited (262); Historic England (120); Home Builders Federation (369); Planning Sphere Ltd (166); Savills on behalf	The Greater Exeter Strategic Plan will be a formal statutory document providing the overall spatial strategy and level of housing and employment land needed up to 2040, beyond the timeframes of current plans (which plan up to 2026 -2033). Once adopted, it will supersede specified strategic parts of each partner LPA’s local plan and provide the high level strategic planning

You said	Organisation/Individual	We did
	of Bloor Homes (325); Sidmouth Chamber of Commerce (75); Individual – East Devon (31)	policy framework for the area. More localised policies such as development management policies and locations for smaller scale development will be included in new Local Plans produced subsequently by the LPAs. Neighbourhood plans are able to support the strategic development needs set out in the Local Plan and GESP.
<i>Specific issues concerning role of local and neighbourhood plans in relation to GESP</i>		
Unclear why this Strategic Plan is being developed; should be informed by adopted Local and Neighbourhood Plans which have been subject to robust assessments.	Campaign to Protect Rural England (268)	
GESP should not take precedence over Neighbourhood Plans and Local Plans	Bishopsteignton Parish Council (318); Chardstock Parish Council (187); Devon Campaign to Protect Rural England (268); Exminster Parish Council (180)	
Assume once in place the GESP will both inform and amend the respective Local Plans. Emerging Neighbourhood Plans will need to be in compliance with (and not over-rule) the GESP	Cranbrook Town Council (324)	
The GESP process should not undermine or unpick strategic policies already in Local Plans.	David Lock Associates c/o East Devon New Community Partners (314)	
Should reflect emerging and adopted Neighbourhood Plans across Greater Exeter	Deloitte LLP on behalf of the Church Commissioners for England (291)	
The relationship with other plans should be defined; particularly in relation to the extent to which the other plans will require review.	Exeter Green Party (297)	
Questions why GESP is needed at all. Each authority has its own Local Plan and there is likely to be a Heart of the SW LEP strategic plan.	Individual – Teignbridge (137)	
Point out new legislation that allows planning inspectors to take note of post examination Neighbourhood Plans	Crediton Town Council (Crediton Neighbourhood Plan) (189)	Noted.
Neighbourhood Plans should form a strategic part of development planning. Concern that some areas do not have the capacity to develop a neighbourhood plan.	Exeter Civic Society (356)	Comments noted. National policy stipulates that a neighbourhood plan should support the strategic development needs set out in the Local Plan and plan positively to support local

You said	Organisation/Individual	We did
Neighbourhood Plans when approved at referendum, become an approved part of the Local Plan. They are not, as implied by the diagram on p.4 the lowest level of plan.	Exeter St James Forum, St David's Neighbourhood Partnership, and Newtown Community Association (349)	development. Neighbourhood plans have formal status once 'made' and become part of the statutory development plan.
Strongly object to GESP planting itself above local plans in a self-determined hierarchy which can override local plans.	Individual – East Devon & Exeter (252)	
Wrong approach – should be bottom up, starting with Neighbourhood Plans, then Strategic Plan as end result.	Individual – East Devon (88)	
Argue relationship chart on p.4 should be the other way round with Neighbourhood and District Plans over riding the GESP.	Newton Abbot Town Council (264); Individual – Teignbridge (243; 228); East Devon (77)	
Clarify role of neighbourhood and local plans: can they overrule plans to expand Exeter into rural areas?	Individual – Teignbridge (243); 228; East Devon (77)	
Questions the consideration of areas designated as 'open countryside' in Local Plans.	Farringdon Parish Council (336)	The GESP will provide the overall spatial strategy and level of housing and employment land in the period to 2040, beyond the timeframes of current plans (which plan up to 2026 – 2033). The document will provide the high level strategic planning policy framework for the area which once adopted, will supersede specified strategic parts of each partner LPA's local plan. However, given that the GESP will deal with the main large scale allocations and strategic issues, there will still be a need for a local plan for each authority. Each subsequent local plan will include non-strategic allocations and development management policies.
Needs to be sub-set of visions and objectives for each of the constituent local authority areas for transparency and clarity on how Local Plans should reflect GESP.	GL Hearn Ltd (296)	
GESP will inform future iterations of Local Plans. In preparing the GESP regard should be had to existing and emerging Local Plans.	GL Hearn Ltd (296)	
Teignbridge District Council has its Local Plan – will this be taken in to account?	Hennock Parish Council (133)	
Query if in the longer term there is the idea to move away from each authority producing their own Local Plans and to just have one plan across the four authorities.	Seaton Town Council (212)	

You said	Organisation/Individual	We did
Assume Local Plans will need to change again to conform with the proposed strategic plan.	Holcombe Rogus Parish Council (200)	
Would sites rejected under recent local plans be reconsidered automatically?	Individual – Mid Devon (42)	No. A new call for sites took place in 2017 which asked landowners to put forward sites for development. The call for sites process will also be relaunched as part of the Draft Policies and Site Options consultation.
Town Councils and Neighbourhood Plans have had no direct input into this new strategic plan.	Newton Abbot Town Council (264); Individual – Teignbridge (243)	Not agreed. Town Councils and Neighbourhood Plan Steering Groups were consulted during the 'issues' consultation in order to stimulate debate and gather views on the scope and content of the new joint plans, the key issues facing the area and to provide local knowledge.
Need for Local Plans to be reviewed every five years remains so they are responsive to housing needs and not wait for adoption of GESP.	Lichfields on behalf of Mr Peter Lee and Tim Davey (343)	This will still be the case, however the GESP will provide the overarching strategy for the area. As such there will still be a need for a local plan for each district which will include non-strategic allocations and development management policies.
Local issues should be address in the District Local Plans if these are to be prepared in addition but these will still need proper cooperation.	Peter Brett Associates (167)	
It is important to recognise the hierarchy of plans and that the future process of reviewing the District Local Plans will need to take account of the strategic objectives of the GESP; places a significant emphasis on the 'Duty to Cooperate'. Local Plans need to be positively prepared and effective if the objectives of the GESP are to be realised.	Savills (UK) Ltd : for Darts Farm Properties Ltd (352)	Comments noted.
Allocating sites within the GESP is supported as this will ensure strategic sites and infrastructure will come forward in a timely manner without relying on future local plan reviews.	Savills on behalf of Bloor Homes (325)	Support noted.

You said	Organisation/Individual	We did
Concern resources have been allocated to work on the Strategic Plan and therefore there will be fewer resources available for Neighbourhood Plan. How will you ensure that any town or parish that wishes to come forward and do a Neighbourhood Plan is accommodated?	Seaton Town Council (212)	Comments noted. The balance of resourcing strategic, local and neighbourhood planning matters is for consideration by each partner authority, depending on their individual circumstances.
Important to publicise and consult on potential changes that will impact on local plan policies.	Transition Exeter (206)	Agreed. The GESP will be subject to various stages of consultation in accordance with the joint Statement of Community Involvement.
<i>Risk of policy overlap/duplication between GESP and Local Plans</i>		The GESP will provide the overall spatial strategy and level of housing and employment land in the period to 2040. The document will provide the high level strategic planning policy framework for the area which once adopted, will supersede specified strategic parts of each partner authority's local plans. However, given that the GESP will deal with the main large scale allocations and strategic issues, there will still be a need for a local plan for each authority. Each subsequent local plan will include non-strategic allocations and development management policies.
A number of the District Local Plans have recently been adopted, or are reasonably advanced in their preparation, and this raises the question of conformity with the Strategic Plan once this has been adopted.	Vail Williams for Gleeson Developments Limited (372)	
Local Plans and Neighbourhood Plans should not seek to add unnecessary layers of plan making leading to overlap and delay. The relative roles of each and the need for efficient plan making should be spelt out as part of the GESP process and documentation.	David Lock Associates c/o East Devon New Community Partners (314)	
In accordance with the HWP, there should not be any duplication of policies between the joint plan and the local and neighbourhood plans. The joint plan should set out how the other plans interact with each other and what policies each plan should include.	Lichfields on behalf of Mr Peter Lee and Tim Davey (343)	
Risk that Local Plans at the District level may end up duplicating the GESP approach.	Stride Treglown (283)	
<i>Clarification of local and strategic roles</i>		
Greater clarity on definition of small scale and strategic development.	Home Builders Federation (369)	GESP will focus on outlining strategic development proposals. This equates to sites

You said	Organisation/Individual	We did
Threshold for strategic scale development should be clarified.	Genesis Town Planning (172); Gladman Developments Limited (160)	larger than 500 dwelling throughout the GESP area with the exception of Exeter where sites of 100 dwellings or more will be considered. For employment the threshold is 5ha or more (2ha+ in or next to Exeter). Smaller scale development allocations will follow in each LPA’s subsequent Local Plans.
It would be desirable to define what the threshold is for smaller scale development to be included in New Local Plans.	Genesis Town Planning Limited (353)	
Important to make role of GESP/Local Plans clear in terms of scale of development catered for; GESP to identify strategic sites while Local Plans identify non-strategic sites and make provision for windfalls?	Lichfields on behalf of Mr Peter Lee and Tim Davey (343); Turley on behalf of Bloor Homes South West Ltd (339)	
Arbitrary threshold for defining strategic sites; should be specific to size and function of each settlement.	Lichfields on behalf of Mr Peter Lee and Tim Davey (343)	
GESP should only focus on the broad locational and settlement hierarchy strategy, overall housing and employment requirements and key strategic sites. Specific site allocations, development management and detailed policies should remain in the remit of individual authority plans.	Rapleys (282)	
Further information should be provided to clarify the distinction between ‘strategic’ and ‘local’ for the purposes of GESP so that those engaging with the GESP are able to respond effectively to the scope of the document.	Savills on behalf of Bloor Homes (325); Savills for St Modwen Developments Ltd (338).	
Scope of the GESP and the Local Plans need to be clearly explained, so there is no confusion between the coverage of strategic and development policies in each layer of plans.	Turley on behalf of Gallagher Estates Limited (354)	
<i>Impact of GESP on Mid Devon Local Plan Review</i>		
Mid Devon’s Local Plan Review significantly flawed in its conclusions regarding the	Individual – Mid Devon (184)	These issues are being considered as part of the Mid Devon Local Plan Review Examination.

You said	Organisation/Individual	We did
desirability and deliverability of the proposed scale of new housing provision around Cullompton.		
Suggests shortcomings in the OAN for the forthcoming Mid Devon Local Plan Review which will need to be remedied. Respondent emphasises importance that the GESP deals appropriately with the supply of housing land.	LRM Planning Ltd (347)	
Argue progress of the Mid Devon Local Plan should be halted to allow the wider directions of growth to be established within the GESP.	Persimmon Homes South West (259)	
Specific reference to the Mid Devon Local Plan, representor queries that the Local Plan will continue through submission and examination stages through to adoption. Suggests this should be made clear for future documentation.	Gladman Developments Limited (160)	The Mid Devon Local Plan Review is well advanced and was subject to a Proposed Main Modifications earlier this year. Until the adoption of the Mid Devon Local Plan Review, Mid Devon District Council will be working on both plans at the same time.
<i>Concern regarding role for local communities</i>		
Current structure of plans is top-down, does not give a sense of neighbourhoods being able to inform and contribute to plans that are good for all.	Exeter Northcott Theatre (170)	The GESP is being prepared in full consultation with local communities in accordance with the principles set out in the joint Statement of Community Involvement. An initial 'issues' consultation took place in 2017 in order to stimulate debate and gather views on the scope and content of the new joint plan, the key issues facing the area and provide local knowledge. The next stage of the plan will be 'draft policies and site options' which will provide a further opportunity for local communities to engage with the emerging GESP.
Clarity on how the plan will impact local communities.	Hennock Parish Council (133)	
Relationship between various plans is dangerously top down. Local people will have even less say when GESP is adopted.	Individuals – Teignbridge (266); East Devon, Exeter (252)	
Local people at parish level should have the strongest voice, not vested commercial and other interests	Individual – East Devon (27)	
Danger that there will be a loss of attention to local detail.	Individual (373)	

You said	Organisation/Individual	We did
Concern that requirements of smaller local communities will be lost.	Newton Abbot Town Council (264)	
How will local involvement be achieved?	Ogwell Neighbourhood Plan Steering Group (195)	
<i>Weight to GESP in decision making/precedence in event of conflict</i>		
Query weight to be given to Local Plans and Neighbourhood Plans.	Farringdon Parish Council (336)	Once adopted the GESP will supersede specified strategic parts of each partner LPA's local plan and provide the high level strategic planning policy framework for the area. More localised policies such as development management policies and locations for smaller scale development will be included in new Local Plans produced subsequently by the LPAs. Neighbourhood plans are able to support the strategic development needs set out in the Local Plan and GESP and must be in 'general conformity'. In terms of the status of neighbourhood plans, once 'made' the neighbourhood plan attains the same legal status as the Local Plan.
If there are any policies in the GESP which conflict with an existing plans e.g. Local Plan, Core Strategy, Neighbourhood Plan it should be made clear which policy takes precedence. Suggestion that a diagram showing the relationship between plans could be beneficial.	Gleeson Developments Limited (262)	
Needs to be guidance on weight applied to each plan. For example if strategic sites are not acknowledged specifically within the Local or neighbourhood plan, how will planners apportion weight to one document over another?	Individual – East Devon (143)	
The relationship between future Plans for each Authority and the GESP itself is not explicitly stated. It will be important for each Authority to confirm the weight to be given to the GESP as it progresses through to adoption.	Jillings Heynes Planning (332)	
Need to set out clearly where GESP sits in plan making and decision making. It is important it sets out strategic priorities and a compliance framework.	McMurdo Land Planning and Development Ltd (271)	
<i>GESP timescales; alignment with other plans</i>		
Risk of delays caused by joint plan making due to different agendas; concern delays to GESP will affect the delivery of Local Plans. Suggests timetable to establish deadline for future stages.	AP Planning c/o Bovis Homes (255)	The timetable for the GESP is set out in Local Development Scheme documents which were agreed by partner Council committees.

You said	Organisation/Individual	We did
The timetable determined for the GESP will result in draft policies before any final reporting from Exeter City Futures research which aim to find innovative solutions to issues which challenge the city. Investigations are due to be completed in 2018.	Exeter Civic Society (356)	
The relationship with other plans should be defined, particularly in relation to timings and joint agreement	Exeter Green Party (297)	
Clarity on alignment of plan periods for GESP and Local Plans.	Home Builders Federation (369)	
Greater clarity in the timescale for the preparation of GESP and the programming of adopted Local Plan Reviews.	Home Builders Federation (369)	
To provide certainty it will be important that links with other plans and the overall development plan timetable is made clear from the start.	IJP (261)	
It will be important that the GESP provides clarity in terms of how it and the new local plans will inter-relate and to ensure that the various development plan periods across the sub-region are aligned.	Lichfields on behalf of Mr Roger Cooke (295)	
How does GESP timetable fit in with Local Plans?	Individual – East Devon (77)	
Timetable of Local Plans is not set within this document, considered to be a significant omission. Argue this should be set at this early stage so evidence required and issues to be addressed at each stage are properly considered.	Peter Brett Associates (167)	

You said	Organisation/Individual	We did
Timeline should be published so that parties are aware of the indicative timelines moving forwards.	Savills on behalf of Bloor Homes (325)	
Wrong that that a 'call for sites' should be conducted prior to this consultation. Lack of local knowledge and input.	Individual – East Devon (41)	The call for sites process ran alongside the Issues consultation to understand what land was available for development within the GESP area. This is a technical exercise. A positive assessment of a site's development potential in the HELAA is no guarantee of a future planning permission or that the site will be selected for allocation in the GESP or other local planning policy documents. Draft policies, potential development site options and supporting information will be consulted on during the next stage of consultation.
Preparation of the GESP should not frustrate or delay development coming forward; work on delivering the garden village at Culm must progress in parallel to the GESP.	Lichfields on behalf of Mr Roger Cooke (295)	Agreed, Mid Devon District Council and the other GESP partner authorities are working on delivering the Culm GV in parallel.
Good opportunity to address the diverse housing needs of the elderly in the region at a strategic level.	McCarthy & Stone Retirement Lifestyles Ltd. c/o The Planning Bureau Ltd (345)	Comments noted.
Going forward as part of any review process, the authority periods should reflect the GESP plan period.	Rapleys (282)	Comments noted. The GESP plan period will be 2020 – 2040.
Correct alignment of GESP and Local plan periods are essential to avoid confusion, ensure a joined-up approach and a correct assessment of needs.	Turley on behalf of Bloor Homes South West Ltd (339); Turley on behalf of Gallagher Estates Limited (354)	
The GESP is clear that it is looking forward to 2040, but it does not appear to have a start date, which will be required to enable accurate monitoring of key deliverables, such as housing and employment delivery. This would also help	Vail Williams for Gleeson Developments Limited (372)	

You said	Organisation/Individual	We did
set the context for the District Local Plans, given the differing Plan periods.		
<i>Relationship of GESP to other plans/other areas/ other bodies</i>		
In the preparation of GESP it is imperative the Plan takes full account of the available planning policy and guidance. Respondent provides references to national policy and guidance to be considered.	Barton Willmore c/o Barratt David Wilson Homes (367)	Comments noted.
There is no mention of the Heart of the South West Local Enterprise Partnership.	Crediton Town Council (Crediton Neighbourhood Plan) (189); GL Hearn Ltd (296)	
Concerned about the status of the Local Enterprise Partnership's Strategic Economic Plan and other plans they have developed and how this will align with GESP.	Exeter Civic Society (356)	
The relationship between GESP and the work of the HotSW Local Enterprise Partnership requires definition and explanation. Argue LEP gives insufficient weight to a low carbon economy which respects environmental limits and seeks to create a socially inclusive and sustainable society. We expect the GESP to take a more balanced approach.	Exeter Green Party (297)	
Concern over soundness of approach if a strategy, taking account of HoSW LEP, is not first set within the GESP.	Persimmon Homes South West (259)	
Greater clarity in how the plan will link into the Local Enterprise Partnerships strategic plan for growth in the Heart of the South West Area.	Seaton Town Council (212)	
Little reference to Cullompton, despite it being identified as a major growth hub for Mid Devon.	Culm Valley in Business & Cullompton Neighbourhood Plan Steering Group (81)	The issues consultation represented the first stage in the process of preparing the GESP and was intended to stimulate debate early in the process. This did not include any fully worked out

You said	Organisation/Individual	We did
		proposals but represented a stage of consultation at a formative stage in the development of the plan. The next stage of consultation on the draft GESP will consult on draft policies, potential site options and supporting information.
The potential impact of development in the GESP on the quality and character of the National Park should be identified as a key issue assessed as part of the SA, as well as impacts on the setting of heritage assets particularly Conservation Areas close to the National Park boundaries.	Dartmoor National Park Authority (175)	Comments noted. The GESP partner authorities welcome continued close working with Dartmoor National Park Authority to recognise the quality and character of the national park and to address cross-boundary impacts of development.
Dartmoor's status as a National Park and its statutory purposes mean that it has limited land supply and is not a suitable place for large scale development. GESP should recognise its role in relieving development pressure on the National Park, There may also be implications for minerals and waste planning across these areas.	Dartmoor National Park Authority (175)	
Concern over potential cumulative impact of increased in the National Park including from the Greater Exeter area e.g. recreational pressure, increased traffic. Particular concern over the damage and disturbance of wildlife sites. Should be reflected in table 3.	Dartmoor National Park Authority (175)	
Flood risk is a potential cross boundary issue. Could be opportunities for natural flood management upstream within the National park to reduce or mitigate flood risk in the GESP area.	Dartmoor National Park Authority (175)	
GESP should reference Devon County Council's Local Transport Plan 3. GESP should also have its own Local Transport Plan and delivery plan.	Exeter Civic Society (356)	Comments noted.

You said	Organisation/Individual	We did
Relationship with Devon County Council's Transport Plan needs clarification.	Individual – Exeter (250)	
The strategy needs to tie into policy throughout the partner authorities and extend from strategic decision to implementation e.g. transport and highways are planned and delivered in isolation from development often resulting in missed opportunities. Policies need to clearly link back to how they will help achieve the vision.	Exeter Cycling Campaign (357)	Comments noted. Conserving and enhancing the area's environment, providing transport infrastructure improvements to support sustainable growth and securing economic growth and prosperity are all key priorities for the Greater Exeter Strategic Plan. These are expressed through the vision for GESP and the emerging spatial development strategy.
Land use planning is only of limited use unless it is linked into other critical areas: environmental limits, transport and the economic. Other plans therefore need to be brought into the diagram on p.4 e.g. transport plans, coastal management plans etc.	Exeter Green Party (297)	
Integration with transport planning is particularly important. Suggestion of an integrated transport board to match the GESP area. Suggestion for greater powers over public transport.	Exeter Green Party (297)	
Should reflect forthcoming changes to the NPPF including greater clarity to housing need.	Holcombe Rogus Parish Council (200)	The GESP is being prepared in accordance with the NPPF, relevant legislation and associated planning guidance.
Relationship of plan with the wider Central Government framework.	Musbury Parish Council (242)	
Would like to see references to other plans such as the Devon Rights of Way Improvement Plan.	Individual – Exeter (235)	Comments noted.
Possibly a link to strategic plans of other more rural areas.	Individual – Exeter (310)	The GESP will provide the overall spatial strategy and level of housing and employment land in the period to 2040. The document will provide the high level strategic planning policy framework for the area which once adopted, will supersede specified strategic parts of each LPA's local plan. However, given that the GESP will deal with the

You said	Organisation/Individual	We did
		main large scale allocations and strategic issues, there will still be a need for a local plan for each LPA. Each subsequent local plan will include non-strategic allocations and development management policies.
Worth showing how the Strategic Plan will draw on working groups and documents working on other areas, e.g. rail transport.	Individual – East Devon (77)	Comments noted. The draft policies and site options document describes how the Greater Exeter councils will work with strategic partners with responsibilities for other areas, e.g. rail transport.
There should be a clearer connection to national policy in DEFRA relating to agricultural production in the UK post-Brexit.	Individual – Exeter (100)	Comments noted.
Important that the GESP relates well to the North Devon plan which will include significant housing and economic growth.	John Phillips, Tarka Rail Association (109)	The GESP partner authorities are working closely with surrounding areas in accordance with the 'Duty to Cooperate'.
Relationship with national bodies under the different themes e.g. National Trust and English Heritage so that visions are joined up.	Musbury Parish Council (242)	Comments noted. The National Trust and Historic England were consulted as part of the 'issues' consultation and their comments are summarised and responded to in this report. The GESP partner authorities welcome continued close working with these organisations.
Query the provision of CIL in the GESP area.	Ogwell Neighbourhood Plan Steering Group (195)	Comments noted.
All plans should be integrated to ensure policy requirements in one area do not cause a displacement in another, example is provided of trucks being displaced onto unsuitable roads.	Road Haulage Association (303)	Comments noted. The GESP will help enable this by providing a joined-up vision for the area and providing transport and infrastructure improvements needed to support sustainable growth throughout the Greater Exeter area.
Greater clarity how the plan will link into the corporate plan and aspirations of each of the Councils involved.	Seaton Town Council (212)	The GESP will provide the overall spatial development strategy and level of housing and employment land in the period to 2040. The document will provide the high level strategic

You said	Organisation/Individual	We did
		<p>planning policy framework for the area which once adopted, will supersede specified strategic parts of each partner LPA's local plan. However, given that the GESP will deal with the main large scale allocations and strategic issues, there will still be a need for a local plan for each authority. Each subsequent local plan will include non-strategic allocations and development management policies.</p> <p>Collaborative working between the partner authorities on a sub-regional basis will enable enhanced delivery of each Corporate Plan's priorities through a joint strategic planning approach.</p>
Will economic development plans of each of the authorities be joined together and link into the plan.	Seaton Town Council (212)	Yes, please see proposed draft policies within 'Prosperity' chapter of the draft policies and site options consultation document.
Focus of GESP is on district matters such as housing and employment use. "County matters" will continue to be considered through statutory Minerals and Waste Plans produced by DCC.	Somerset County Council (289)	Yes, the strategic plan will sit within a framework of plans which includes the County Minerals and Waste Plans for the area.
Clarity on role of other bodies/stakeholders in implementation of GESP policies.	Transition Exeter (206)	The plan is being developed by the local authorities of East Devon District Council, Exeter City Council, Mid Devon District Council and Teignbridge District Council in partnership with Devon County. The GESP is subject to separate decisions by each of the Local Planning Authorities. In other words, all four councils will need to approve the plan at each relevant stage in accordance with their own constitutions/schemes of delegation.

You said	Organisation/Individual	We did
		The strategic plan would also sit within a framework of plans which includes the County Minerals and Waste Plans and Neighbourhood Plans for the area.
<i>Cross-boundary working/duty to cooperate</i>		
Full coordination across local authorities is essential to ensure GESP does not result in conflicting policies, or becomes unnecessary, burdensome or unclear.	Deloitte LLP on behalf of the Church Commissioners for England (291)	Comments noted. The GESP partner authorities are working closely with surrounding areas in accordance with the 'Duty to Cooperate'.
Duty to cooperate with neighbouring councils should be explained.	Genesis Town Planning (172)	
GESP should align with emerging plans in neighbouring authorities to ensure the plan does not take an insular view of potential Strategic Road Network issues particularly those occurring near the plan border.	Highways England (375)	
Requires co-ordination across the respective boundaries to deal comprehensively with future development. This additional strategic level must complement District Local and Neighbourhood Plans.	Individual (342; 346; 362)	
At the outside individual authorities should have dialogue with each other, the joined up thinking approach would be consistent with the Duty to Co-operate.	Jillings Heynes Planning (332)	
GESP should consider how it will engage its duty-to-cooperate partners especially the area of the National Park within the Teignbridge boundary.	Origin 3 for Burrington Estates (368)	
<i>Other comments on content of GESP</i>		
<i>Housing and employment need.</i>		

You said	Organisation/Individual	We did
Clarity on basis for future 5 year housing land supply calculations and the housing delivery test	Home Builders Federation (369)	<p>Comments noted. A wide range of responses were received in respect of housing issues. Taking these issues into account a number of draft policies have been formulated to include:</p> <ul style="list-style-type: none"> • A housing delivery target to include affordable homes, custom and self-build homes and gypsy and traveller provision. • A total provision of new homes in future local plan reviews • A requirement for quality new places by ensuring that new homes are accessible. <p>In terms of establishing housing need across the GESP area, the government's standard method set out in national policy gives the Greater Exeter housing need at 2,663 homes per year. The calculation uses data from the Office of National Statistics (ONS) 2014-based household projections and Office for National Statistics (ONS) 2018 household affordability statistics.</p>
The plan assumes an increase in human population. This is not certain and should be resisted.	Individual – (164)	
Concerned that GESP will give an exaggerated impression of the underlying demand for housing in Teignbridge.	Individual (373)	
By deciding huge increases in housing across the whole area, you will be forcing each district to take on unwarranted development.	Individual – East Devon (233)	
Plan should set out a housing requirement figure for the region based on an objective assessment of need; OAN figure to be calculated using government's proposed new methodology in Housing White Paper. Also identify the scale of job growth required. Streamline process to provide certainty for developers and public.	Lichfields on behalf of Mr Peter Lee and Tim Davey (343)	
It is recognised that the evidence base will identify the housing and economic development needs of the region and GESP will identify the most appropriate locations to meet these. Therefore there will not be a simplified objectively assessed need figure for each authority.	Savills on behalf of Bloor Homes (325)	
GESP should confirm the Councils' proposed approach to disaggregate housing or economic targets for the purposes of monitoring delivery and applying these tests.	Savills on behalf of Bloor Homes (325)	
<i>Other housing issues</i>		
Proposed distribution of housing should be guided by the size and function of the	Lichfields on behalf of Mr Peter Lee and Tim Davey (343)	

You said	Organisation/Individual	We did
settlements within the region and their ability to accommodate further growth sustainably; growth should be spread proportionately across the region allowing existing settlements to thrive and prosper.		
The guarantee of delivery of affordable homes should be a key consideration of this plan, prior to any acceptance of more.	Ogwell Neighbourhood Plan Steering Group (195)	
Consider it appropriate that the GESP identifies the quantum of housing which should be distributed into each district accordingly. Suggestion of Greenbrook site for East Devon.	RPS Group (301)	
<i>Economic issues</i>		
Unclear if higher tourism figures reported in Teignbridge are due to the inclusion of Dartmoor.	Dartmoor National Park Authority (175)	Comments noted. A wide range of responses were received in respect of economic issues. Taking these issues into account a series of draft policies to cover economic issues are proposed. These include: <ul style="list-style-type: none">• A jobs target• Doubling the size of the economy• Measures to increase business growth• Support for digital exchanges• Aim to deliver employment land within Greater Exeter• Strategic guidance on the review and allocation of employment sites in local plans and with planning permission• Protection and support for key economic assets• Proposals for Exeter Airport• Support for skills, education and training
Recognition of tourism as a key economic activity.	Jillings Heynes Planning (332)	
Exeter as a hub for GESP is clear, more focus on attraction and retention of growth of people to the region.	Exeter Northcott Theatre (170)	
There should be reference to positive policies that allow for economic growth in rural areas and the delivery of houses to match this growth.	Jillings Heynes Planning (332)	

You said	Organisation/Individual	We did
<i>Environmental issues</i>		
Concern over greater development on greenfield land.	Ogwell Neighbourhood Plan Steering Group (195)	Comments noted.
Disappointing that the environmental setting of Exeter is not acknowledged as explicitly as a key driver of the City's growth and attraction.	RSPB (341)	
<i>Health and wellbeing/sports</i>		
Should consider the provision of sports facilities.	Exeter City Swimming Club (293)	Comments noted. Increasing physical activity levels to improve health and wellbeing is a key element of creating greater places for people – part of the vision for the Greater Exeter area. In addition, a regional sports hub concept is considered. As the GESP progresses we will continue to consider the potential for such facilities in the Greater Exeter area.
Need a centre for sports in Exeter, including a 50metre pool and other facilities. Also open up Roman Baths. Need to attract jobs and visitors to area.	Individual – Exeter (232)	
Little mention of sports facilities; need to cater for a range of sports from elite competition to occasional users. New swimming pool won't be able to host school, club or county swimming competitions.	Individual – East Devon, Exeter, Mid Devon & Teignbridge (198)	
Exeter pool development needs reconsidering on the grounds of poor location and the requirement for a larger more diverse and inclusive centre.	Individual – (305)	
Interested in issues surrounding Leisure Facilities.	Newton Abbot College (135)	
GESP should include up-to-date and robust evidence base to plan for the provision of sport both playing fields and built facilities. Sport England provide guidance.	Sport England (168)	
<i>Infrastructure/ transport</i>		
Should consider provision for a Park and Ride Facility to serve those approaching the city from either the A377 or A369	Coldridge Parish Council (97)	Comments noted. A wide range of responses were received in respect of transport issues.

You said	Organisation/Individual	We did
The plan should be clear about what social and physical infrastructure is needed to support communities.	Exeter St James Forum, St David's Neighbourhood Partnership, and Newtown Community Association (349)	Taking into account the comments received, a series of draft policies are proposed, to include: <ul style="list-style-type: none">• A transport strategy for the wider GESP area, including a range of strategic transport and digital infrastructure investments which will mesh with growth decisions• A clear sustainable transport hierarchy in major new developments• The approaches to be taken for a variety of transport modes• The strategy for improved digital connectivity and high speed digital communications.
GESP consultation document provides insufficient evidence to allow Highways England to form an opinion on its contents. We look forward to working with the relevant authorities to develop the evidence base.	Highways England (375)	
Needs more ambitious plans to provide safe commuter cycle routes and the use of the river, waterways, canals as a commuter route.	Individual – Mid Devon (72)	
No reference to mobility. Connectivity is relevant but too narrow.	Individual – Exeter (250)	
Plan will be defeated if those making choices about funding 'road' infrastructure do not adapt to new thinking.	Individual – Exeter (174)	
Concerned that number of houses might not be able to cope with increased traffic.	Individual – East Devon (238)	
The GESP's supporting evidence base should identify the range of infrastructure required to support any strategic allocations; appropriate funding sources / mechanisms investigated as the plan is developed.	Savills for St Modwen Developments Ltd (338)	
GESP role in issues relating to existing infrastructure, e.g. reduce traffic congestion, improve energy efficiency of existing housing stock?	Transition Exeter (206)	
Education		
Interested in the effect of the proposals on education and potential to expand existing schools	Newton Abbot College (135)	Comments noted. The draft site option information includes infrastructure requirements in relation to education. These requirements will be refined and updated as the plan progresses.

You said	Organisation/Individual	We did
<i>Evidence base</i>		
Robust and thorough evidence base required to help inform the spatial strategy for the Greater Exeter area	Vail Williams for Gleeson Developments Limited (372)	Comments noted.
<i>Consultation process</i>		
The steps for preparing the plan do not include consultation on the priorities for draft policies.	Crediton Town Council (Crediton Neighbourhood Plan) (189)	The next stage of public consultation on the Greater Exeter Strategic Plan will consult on draft policies, potential site options and supporting information.
Communities should be consulted on land allocations.	Exminster Parish Council (180)	
Need actual proposals in order to know what concerns are.	Individual – Mid Devon (272)	
Cannot answer question until electorate has voted democratically at the ballot box as to whether they would wish for GESP.	Individual – East Devon (277)	The Greater Exeter Strategic Plan is being prepared in full consultation with local communities in accordance with relevant legislation and associated government guidance.
More must be done to publicise opportunity for comment at each stage of process.	Individual – Exeter (47)	The approach to consultation is set out in the joint Statement of Community Involvement. There is a need to balance wide involvement in the planning process with the need for effective operation of the planning system. This difficult balancing act reflects cost and time constraints, and our level of discretion on the outcome.
GESP will lack legitimacy as it has been decided without public consultation or consent. It is imposed rather than in response to established need. However acknowledge there needs to be a strategic approach to how future decision are taken which might be best at County level.	Sidmouth Chamber of Commerce (75)	Not agreed. The GESP is being prepared in full consultation with local communities. The first stage of consultation invited people to comment on the content of the plan, provide local knowledge and stimulate debate early on in the process. This did not include any fully worked out proposals but represented a stage of consultation at a formative stage in the development of the plan. The next stage of

You said	Organisation/Individual	We did
		consultation on the draft GESP will consult on draft policies, potential development locations and supporting information.
<i>Focus on specific areas/sites</i>		
The villages of the western area of East Devon do not want to be absorbed into the city.	Bishops Clyst Parish Council (331)	Comments on specific site options are invited as part of the draft policies and site options consultation.
Identifies commitment to delivering proposals at Junction 27 of the M5 motorway and welcomes constructive engagement with Greater Exeter authorities to ensure emerging proposals benefit the sub-region as far as possible.	GL Hearn Ltd (296)	
Area of Dawlish is being overdeveloped. Concerns regarding sewage, flooding and infrastructure provision.	Individual – Teignbridge (222)	
Not clear how the impact on small communities is being addressed.	Individual – Teignbridge (114)	
What safeguards do we have that investment will not be heavily focused in Exeter city and not shared across the whole of the area?	Individual – Mid Devon (272)	
Title is misleading – suggests more importance given to Exeter.	Individual – East Devon (77)	Not agreed. The cross border co-ordination of issues particularly those associated with the growth of Exeter is going to be key for the city and the neighbouring authorities. The impact of Exeter is felt beyond the boundaries of the city on a regional scale in terms of economy, housing need and transportation pattern. This area of influence has expanded to encompass East Devon, Mid Devon and Teignbridge. Together with Exeter itself, this wider area can now be regarded as 'Greater Exeter'.
Seems too Exeter centric	Teignmouth Town Centre Management Partnership (116)	
Doesn't North Devon feel left out?	Individual – Exeter (92)	The scope of the plan (i.e. Greater Exeter) is considered appropriate as it reflects the

You said	Organisation/Individual	We did
		functional geographies, the travel to work area and housing market area.
Any spatial portrait of the plan area in the Draft Plan should mention Cullompton/Culm Garden Village and Cranbrook as two key locations for development.	Pegasus Group on behalf of Lightwood Land (358)	Comments noted.
<i>Monitoring plan progress</i>		
Monitoring indicators need to be developed at an early stage.	Individual – Exeter (250)	Agreed, comments noted.
Query what measures will be put in place to ensure that the GESP is adopted.	Seaton Town Council (212)	Local Planning Authorities have plan making responsibilities under the Planning and Compulsory Purchase Act 2004. This Act includes provisions for joint planning making. The Localism Act 2011 also introduced a legally binding duty to cooperate between authorities. Other implications in terms of governance and staffing arrangements have been put in place by each of the partner authorities in order to ensure that the GESP will be adopted.
<i>Other</i>		
An integrated plan will only work if people put aside parochial concerns.	Individual – Teignbridge (142)	Noted.
2) Do these reflect the issues you see facing Greater Exeter? If not, what should we add or change?		
<i>Agrees that content reflects issues facing Greater Exeter</i>	Individuals – Teignbridge (142; 266), Unknown (305)	Support noted.
<i>Housing</i>		
500+ homes not appropriate or applicable for Parish.	Bishops Clyst Parish Council (331) Clyst St George Parish Council (280)	Comments noted. A wide range of responses were received in respect of housing issues. Taking these issues into account a number of draft policies have been formulated to include:
Support identifying the right properties to 'meet their needs'. GESP should develop an	Blue Cedar Homes (299)	

You said	Organisation/Individual	We did
unambiguous support for the delivery of age-specific housing in the GESP area.		<ul style="list-style-type: none"> • A housing delivery target to include affordable homes, custom and self-build homes and gypsy and traveller provision. • A total provision of new homes in future local plan reviews • A requirement for quality new places by ensuring that new homes are accessible. <p>In terms of establishing housing need across the GESP area, the government's standard method set out in national policy gives the Greater Exeter housing need at 2,663 homes per year. The calculation uses data from the Office of National Statistics (ONS) 2014-based household projections and Office for National Statistics (ONS) 2018 household affordability statistics.</p> <p>Comments on specific areas/site options are invited as part of the draft policies and site options consultation.</p>
Housing should be dealt with at District level in accordance with the adopted Neighbourhood and Local Plans. Query the need for additional housing.	Bishopsteignton Parish Council (318); Individual – Teignbridge (228)	
Housing development within Exeter has clear constraints and therefore the greater Exeter area does need to provide the right levels of affordability and availability of good homes for local people. But this adds demands on the transport infrastructure because Exeter will remain a social and retail hub as well as providing a high proportion of employment opportunities. New and innovative transport links are therefore required.	Cranbrook Town Council (324)	
Flexibility allowing for a variety of housing types as supported in the Housing White Paper should be provided.	Deloitte LLP on behalf of the Church Commissioners for England (291)	
Policies for provision of suitable housing for the ageing population.	Exminster Parish Council (180)	
More explicit policy guidance on how sustainable residential development can help support existing services and facilities at smaller/medium sized settlements, it is not just about affordability.	Genesis Town Planning (172)	
The need for more housing should be more clearly set out.	Gleeson Developments Limited (262)	
Remaining land along the A3052 into East Devon should not be built on. Please do not contemplate a further new town.	Individual – East Devon & Exeter (252)	

You said	Organisation/Individual	We did
Insulation should be mentioned under housing. This would address energy efficiency and fuel poverty.	Individual – Exeter (223)	
Too many recent city centre developments have been for student accommodation instead of perhaps small blocks of flats or affordable housing.	Individual – Exeter (139)	
Housing sections reads as though owning house is goal, however most rent.	Individual - East Devon (102)	
Housing needs of an ageing population.	Individual – Exeter (91)	
Affordable housing should only be built where there are jobs.	Individual – East Devon (88)	
Care needs to be taken over the assumption that building lots of houses will significantly reduce house prices. Trying to empirically establish housing need is a highly unreliable process.	Individual – East Devon (41)	
Proliferation of second homes which damage the ability for people to live and work here.	Individual – East Devon (31)	
Social housing should underlie any housing development. Also more affordable homes to buy.	Individual – East Devon (31)	
Critical that housing development sites are in the right places to achieve true sustainability, not be selected purely because they are in the vicinity of Exeter. Sustainable, controlled growth in all communities is acceptable but small communities with limited services (e.g. Clyst St Mary) cannot sustainably absorb large scale residential expansion.	Individual (342; 346; 362)	
Affordability is a key issue but the delivery of an appropriate level of affordable and open market	Jillings Heynes Planning (332)	

You said	Organisation/Individual	We did
homes at all levels in the right locations to allow for choice is critical.		
Need for new homes is understood, delivery on greenfield is not.	Ogwell Neighbourhood Plan Steering Group (195)	
Should consider development of higher density within Exeter.	Ogwell Neighbourhood Plan Steering Group (195)	
Redevelopment of poor housing should be a key consideration.	Ogwell Neighbourhood Plan Steering Group (195)	
Suggestion of option for Passive Houses to help affordability.	Ogwell Neighbourhood Plan Steering Group (195)	
Housing affordability and delivery are inextricably linked.	Persimmon Homes South West (259)	
Strategy should not limit housing supply to net needs but increased to support the economic objectives.	Persimmon Homes South West (259)	
Agree as a key issue for the amount for all types of housing to be established.	Peter Brett Associates (167)	
Would like a firmer commitment to delivering housing to meet all the needs across the GESP.	Peter Brett Associates (167)	
Welcome the identification of affordability, ability to find suitable accommodation for different groups in society as key concerns.	Planning Sphere Ltd (166)	
Delivery of housing numbers should be included.	RPS Group (301); Savills on behalf of Bloor Homes (325)	
Concern that housing requirements for Exeter will be offloaded to the districts.	Seaton Town Council (212)	
Concern where East Devon District Council will allocate once Cranbrook is at capacity.	Seaton Town Council (212)	
Creation of new settlements should be considered to no burden existing towns and villages.	Seaton Town Council (212)	

You said	Organisation/Individual	We did
Issues relate to strong economic development, population growth pressures combined with environmental constraints. The rate of population growth in Greater Exeter is the 3 rd highest in the UK.	WYG c/o Sibelco (215); WYG (146)	
Surging economic growth pressures will in turn affect housing demand. Exeter's economic success has placed growing pressure on housing need.	WYG (146)	
There is a clear and pressing need to deliver increased levels of market and affordable housing within the City, to meet historic under-delivery and future objectively assessed need.	WYG (146)	
The most pressing role of the GESP is to ensure that the full Objectively Assessed Housing Need (OAHN) for the Greater Exeter area is identified. Respondent summarises the position of existing Local Plans and housing targets and argues an increase in the OAHN based on an indicative economic assessment.	Barton Willmore c/o Barratt David Wilson Homes (367)	
While the paper focuses on affordable housing provision and the quality of new housing, a key issue will be ensuring that sufficient housing is not only planned for but delivered in the plan period.	David Lock Associates c/o East Devon New Community Partners (314)	
Provision of affordable homes in the Exeter area is a significant problem because of low salary levels.	Exeter Civic Society (356)	
Historic issues of low density suburban development lacking a sense of place and vibrancy. Suggested to focus development inwards and upwards in the city centre.	Exeter Cycling Campaign (357)	

You said	Organisation/Individual	We did
Increasing the population density in the city centre which would make it more likely that people will choose sustainable travel.		
Exeter has a significant need for smaller dwellings. The provision of more suitable dwellings for downsizers, young professionals and students will help release existing housing stock closer to the city centre.	Exeter Cycling Campaign (357)	
Development proposals on the fringe of the city centre are currently dominated by student accommodation. Whilst important for a University City there is a risk the city centre and surrounding neighbourhoods fail to provide housing for a mixed demographic.	Exeter Cycling Campaign (357)	
Issues identified are correct and important. Mobility links within communities are important. Planning needs to take a more proactive role in defining and enforcing policies on the mixes of social, affordable and market housing.	Exeter Green Party (297)	
The challenges of providing the right housing is particularly acute around the City Centre where virtually no new private housing has been built in recent years whilst student accommodation has proliferated.	Exeter St James Forum, St David's Neighbourhood Partnership, and Newtown Community Association (349)	
The need for affordable housing for local people must be addressed.	Farringdon Parish Council (336)	
Better quality homes should be for new homes as well.	Farringdon Parish Council (336)	
Regeneration of brownfield sites should be a priority	Farringdon Parish Council (336)	

You said	Organisation/Individual	We did
Question if affordable warden controlled housing to meet the needs of an aging population be considered.	Farringdon Parish Council (336)	
The key housing issue is that the GESP makes adequate provision for the housing needs of the sub region. Respondent notes that a re-calculation of the objectively assessed housing need will need to be undertaken using the Government's proposed standard methodology.	Home Builders Federation (369)	
GESP would benefit in addressing issue of inability of older people of find suitable housing to meet their needs in more detail.	McCarthy & Stone Retirement Lifestyles Ltd. c/o The Planning Bureau Ltd (345)	
Concern that focus appears to be only on affordability and finding the right property rather than the overarching NPPF objective to boost significantly the supply of housing.	Lichfields on behalf of Mr Peter Lee and Tim Davey (343)	
Little reference to the future housing requirement or any work proposed to determine how the calculation of objectively assessed housing needs will be progressed. Strategic allocations of the GESP together with the smaller scale development allocations in Local Plans should meet housing needs in full over the plan period.	Lichfields on behalf of Mr Roger Cooke (295)	
The early delivery of the Culm Garden Village must be a priority within the GESP.	Lichfields on behalf of Mr Roger Cooke (295)	
Support acknowledgement that affordability is an issue across the plan area. Expect authorities to work proactively to deliver much needed affordable housing. Housing box could also recognise the need for a variety of tenures to	Tetlow King for South West HARP Planning Consortium (371); Tetlow King Planning for Rentplus (363)	

You said	Organisation/Individual	We did
respond to this affordability challenge to drive change.		
Need to deal with the problem of second homes and empty houses in order to encourage full occupancy and help to make homes more affordable.	Transition Exeter (206)	
Need to plan for more council-rented accommodation.	Transition Exeter (206)	
The GESP will need to make provision for future objectively assessed housing need, reference to which should be included as a matter of importance.	Turley on behalf of Bloor Homes South West Ltd (339); Turley on behalf of Gallagher Estates Limited (354).	
Transport		
Specific suggestions for areas that require improvements: <ul style="list-style-type: none">- A376 and Clyst St Mary roundabout.- North access to A38 from A379	Bishops Clyst Parish Council (331) Exminster Parish Council (180)	Comments noted. A wide range of responses were received in respect of transport issues. Taking into account the comments received, a series of draft policies are proposed, to include: <ul style="list-style-type: none">• A transport strategy for the wider GESP area, including a range of strategic transport and digital infrastructure investments which will mesh with growth decisions• A clear sustainable transport hierarchy in major new developments• The approaches to be taken for a variety of transport modes• The strategy for improved digital connectivity and high speed digital communications.
Rail infrastructure should be considered.	South Somerset District Council (118); Exminster Parish Council (180)	
Priority – Maintain the region’s connectivity with the rest of the UK. Improve local transport links and affordability to minimise the reliance on cars	Bishopsteignton Parish Council (318)	
Support sustainable transport including public transport, walking and cycling, however existing issues with the road network need to be addressed. Responded provided examples of traffic issues in the local area.	Clyst St George Parish Council (280)	
More emphasis on improvement to public transport, this directly impacts on pollution levels.	Cranbrook Town Council (324)	

You said	Organisation/Individual	We did
This issue will be important in determining how the Greater Exeter area develops over the next 30 years.	Crediton Town Council (Crediton Neighbourhood Plan) (189)	
Sustainable transport links are vitally important.	Devon Countryside Access Forum (181)	
Provision and protection of rural bus services.	Exminster Parish Council (180)	
Fundamental to resolving all other issues.	GL Hearn Ltd (296)	
The rural nature of the Greater Exeter area and associated reliance on private cars is referred to that is common with many rural districts however the Greater Exeter area benefits from a mainline railway line where there is scope for intermodal change at Junction 27 and Exeter.	GL Hearn Ltd (296)	
High car dependency identified as an issue can be addressed by adopting a more dispersed spatial strategy.	GL Hearn Ltd (296)	
Priority is to maintain the region's connectivity with the rest of the UK. Improve local transport links and minimise reliance on cars.	Individual – Teignbridge (228); East Devon (131)	
Plan does not address transport or accommodation issues related to tourism.	Individual – East Devon (151)	
Roads to the south of the city have become far too congested. No more development should take place in this area.	Individual – Exeter (139)	
Focus on the rail network and where this does not exist, working with bus services to form joined up public transport.	Individual – East Devon (31)	
Roads and rail are a big issue; extra lines/services from Cranbrook, Topsham and Exminster to cope with growing population.	Individual – East Devon (18)	
Accessibility is key.	Jillings Heynes Planning (332)	
Essential growth in housing and jobs recognises a large proportion of the need for housing comes	RPS Group (301)	

You said	Organisation/Individual	We did
from the growth in population of Exeter and its immediately surrounding area and that this can be adequately service by public transport as well as the private car.		
If the focus is going to be high value jobs in Exeter then public transport links needs to be greatly improved so people in the rural areas are not disadvantaged.	Seaton Town Council (212)	
Include extending the rail network, using energy efficient trains and ensuring a network of recharging points are available for electric cars.	Seaton Town Council (212)	
New road should have trunking built alongside.	Seaton Town Council (212)	
Proper cycle routes that run alongside roads but keep cycles, pedestrian and other traffic separated.	Seaton Town Council (212)	
People working in Exeter are having to look beyond the City to meet their housing needs, resulting in unsustainable travel patterns. Exeter should meet its development needs within its administrative area as part of a sustainable development strategy.	WYG (146)	
Highways England appreciates the recognised high car dependency as an issue identified and understands a reduction in the reliance on private vehicles can contribute towards other objectives. However, we caution that although a shift towards more sustainable modes of travel is desired in a rural area such as GESP it is difficult to realise. Therefore traffic forecasts used in the evidence base for the Plan must be realistic and not overly optimistic.	Highways England (375)	

You said	Organisation/Individual	We did
Note that large portion of the area's economy is tourism based, creating large variations in traffic during summer months. This represents a unique challenge to ensure needs of both local and long distance travel are met and that tourism is supported through the provision of good accessibility.	Highways England (375)	
Transport to access jobs is a major issue within and around Exeter. Suggest improvement to public transport including to enable access to new employment concentrated on the outskirts of the city.	Exeter Civic Society (356)	
Suggests title of this is changed from should be changed from 'transport' to 'movement' to reflect a greater emphasis on moving people and goods rather than vehicles.	Exeter Cycling Campaign (357)	
Exeter's transport situation is one of the most significant issues facing the city and region. Reasons include a lack of safe and convenient alternatives and Exeter's large rural catchment area. There is a need for significant modal shift to enable people to walk and cycle.	Exeter Cycling Campaign (357)	
Exe Bridges and Western Way create a barrier to movement between the city's two greatest assets, the historic city centre and the river Exe.	Exeter Cycling Campaign (357)	
Do we continue to allow rural communities to develop as dormitories for Exeter and major towns to facilitate commuting?	Exeter Green Party (297)	
Is high car dependency in rural areas really a given, or are there other approaches?	Exeter Green Party (297)	
In urban areas are transport considerations still to be added on to solve the problems caused by	Exeter Green Party (297)	

You said	Organisation/Individual	We did
mismatch between housing and jobs or can the plan give equal weight to identifying and defining ways in which mobility options should influence the location and nature of housing and jobs.		
The absence of transport in housing developments is an issue requiring attention from the start.	Exeter Green Party (297)	
No mention of rail which has strengths and limitations.	Exeter Green Party (297)	
Peaks and troughs of movement are significant contributors to congestion and should be recognised.	Exeter Green Party (297)	
The unreliability and infrequency of bus services remains a disincentive to use services.	Exeter Green Party (297)	
Attempts must be made to restrict parking, improve traffic management especially at several pinch-points e.g. Old Tiverton Road/Union Road Roundabouts, Cowley Bridge Road and Heavitree Road.	Exeter St James Forum, St David's Neighbourhood Partnership, and Newtown Community Association (349)	
Positive encouragement of alternative transport, especially the rail network this can also help improve air quality.	Exeter St James Forum, St David's Neighbourhood Partnership, and Newtown Community Association (349)	
Investment in the existing road and transport infrastructure should be focussed on rather than the provision of new infrastructure.	Farringdon Parish Council (336)	
Should engage with transport providers to discuss how better, more reliable and affordable public transport can be introduced to make it more attractive.	Farringdon Parish Council (336)	
Consideration should be given to provide dedicated cycle lanes when road improvements/development is undertaken.	Farringdon Parish Council (336)	

You said	Organisation/Individual	We did
In considering the option to cycle to work, not all companies/employers have suitable shower or storage facilities to accommodate who cycle.	Farringdon Parish Council (336)	
Economy and employment		
Do not want to see large employment provision within Parish.	Bishops Clyst Parish Council (331); Clyst St George Parish Council (280)	<p>Comments noted. A wide range of responses were received in respect of economic issues. Taking these issues into account a series of draft policies to cover economic issues are proposed. These include:</p> <ul style="list-style-type: none"> • A jobs target • Doubling the size of the economy • Measures to increase business growth • Support for digital exchanges • Aim to deliver employment land within Greater Exeter • Strategic guidance on the review and allocation of employment sites in local plans and with planning permission • Protection and support for key economic assets • Proposals for Exeter Airport • Support for skills, education and training
Query whether tourism will be considered.	Bishopsteignton Parish Council (318)	
More types of development similar to the Met Office and Science Park are needed.	Cranbrook Town Council (324)	
Should recognise importance of tourism and retail assets in the area.	Exminster Parish Council (180)	
Emphasis should be placed on dispersing economic growth to other districts in the Greater Exeter area to facilitate more sustainable commuting patterns and a more balanced region in terms of job opportunities, earnings and proximity to services.	GL Hearn Ltd (296)	
M5 represents an economic corridor that can be better utilised to generate growth and investment in the Greater Exeter area.	GL Hearn Ltd (296)	
Issues consultation refers to the need to maximise the assets in the Greater Exeter area to drive high value economic growth. It is assumed this refers to education/transport/IT/social infrastructure across the area and is a consideration that should influence all aspects of the emerging GESP. This is particularly relevant to transport proposals needed to facilitate growth. Sensible to prioritise growth to locations where there is under-utilised infrastructure or infrastructure upgrades rather than new infrastructure.	GL Hearn Ltd (296)	

You said	Organisation/Individual	We did
The older demographic of this region does not require quantities of industrial sites pro rata to housing numbers.	Individual – East Devon & Exeter (252)	
Queries whether spatial planning can do anything about low wage levels or workforce skills.	Individual - Exeter (250)	
Separate out education/skills development/training the workforce for the future as a separate issue.	Individual – (154)	
Would like to see specific reference to tourism as our economy is highly dependent on it.	Individual – East Devon (143)	
Need to add flexibility to reflect changes in work & leisure patterns (e.g. more people working from home).	Individual – Teignbridge (114)	
What does maximising assets and encouraging high value growth mean?	Individual - East Devon (102)	
Needs to respond to the economic risks posed by Brexit, particularly in education and agriculture	Individual – Exeter (91)	
High value jobs are key aim but notes importance of tourism, trades and other business and industries.	Individual - East Devon (77)	
Should look to sustainable industries as a way in which to complement our natural environment.	Individual – East Devon (31)	
Agree with comments, but a key issue is diversity of jobs in the appropriate locations to meet the needs of businesses including rural areas.	Jillings Heynes Planning (332)	
More emphasis on education, choice, quality and appropriateness for work.	Musbury Parish Council (242)	
Increasing productivity is a challenge and a priority for the Greater Exeter area.	Persimmon Homes South West (259)	
Agree as a key issue for the amount of employment to be established.	Peter Brett Associates (167)	

You said	Organisation/Individual	We did
Robust economic forecasts and Employment Land Review will be required. An appropriate methodology should be used and would be wise to consult on the methodology in advance of their preparation.	Peter Brett Associates (167)	
The road haulage and logistics industry creates employment in the region and is in the position to offer more job opportunities to local people given the current shortage of heavy goods vehicle drivers. The haulage sector also supports the wider business community as well as the public sector by delivering essential goods.	Road Haulage Association (303)	
Although high value economic growth is important, small town centres are also important to the local economy and communities. Concern employment sites will be Exeter-centric.	Seaton Town Council (212)	
Important to identify sector specific areas of employment across the area.	Seaton Town Council (212)	
The tourism industry should be mentioned.	Seaton Town Council (212)	
Information regarding education should be provided.	Seaton Town Council (212)	
Issues relate to strong economic development, population growth pressures combined with environmental constraints. GESP should support Exeter's economic role as part of a wider strategy of promoting sustainable development to meet need across Greater Exeter.	WYG c/o Sibelco (215)	
People working in Exeter are having to look beyond the City to meet their housing needs, resulting in unsustainable travel patterns.	WYG (146)	
Recent employment development have been divided up into single occupancy plots with large	Exeter Cycling Campaign (357)	

You said	Organisation/Individual	We did
areas of surface parking. This model makes it cheap and convenient for people to drive to work and is a significant contributor to Exeter’s congestion problem. More employment space should be provided within and close to the city centre and in particular around public transport hubs.		
No recognition of the potential of small/creative businesses and the pressures they are under. The plan stresses ‘data-driven’ and ‘knowledge-led’ industries but there is much more to a diverse economy than that.	Exeter Green Party (297)	
Focus on creating opportunities for jobs for local people to improve skills training, choice of jobs and improved wages.	Farringdon Parish Council (336)	
Argue that there are a number of existing units that are currently vacant therefore question why there is a need to build more.	Farringdon Parish Council (336)	
Should include an acknowledgement of the significant contribution the tourism industry makes to the sub-regional economy and the opportunities presented by this sector.	Lichfields on behalf of Bourne Leisure Ltd (351)	
Environment		
Welcome recognition of heritage that contributes to exceptional environment. However should include term historic environment to encompass physical assets and cultural heritage.	Historic England (120)	Comments noted. Having regard to the issues consultation responses received, a series of policies are proposed, to include: <ul style="list-style-type: none">Ensuring that developments provide at least a 10% overall enhancement in biodiversity
Greater emphasis of GI and need for landscape and biodiversity enhancement	Natural England (286)	
Theme Environment to include geodiversity.	Natural England (286)	

You said	Organisation/Individual	We did
Environment should also be enhanced not just conserved.	Natural England (286)	<ul style="list-style-type: none"> • Providing a strategy to protect the internationally important wildlife sites of the Exe Estuary, Dawlish Warren and East Devon Pebblebed Heaths through the funding of on-site management and off-site Suitable Alternative Natural Greenspace (SANG) • Defining new limits to the Clyst Valley Regional Park and provide a strategy for its protection and enhancement. • The planting of 10,000 hectares of new tree planting to link with existing woodland networks. <p>Alongside the draft GESp a draft Green Infrastructure Strategy will be published, setting out the locations of existing areas of high biodiversity, the corridors and sustainable movement networks that connect them, and the key areas of accessible open space.</p> <p>See also responses in relation to climate change, as addressed through the suite of policies proposed within the 'Climate Emergency' chapter.</p>
Important to preserve and enhance our rural environment.	Bishops Clyst Parish Council (331)	
Need to establish the level of protection that will be awarded to the designated landscapes of the AONB's in the context of future development pressures outlined, mindful of national policy regarding major development in AONBs.	Blackdown Hills AONB Partnership (208)	
We agree that is very important to preserve and enhance our environment especially in our rural areas.	Clyst St George Parish Council (280)	
'Urban sprawl' and its impact on the sub-region's ecological networks. Identification of existing and future ecological networks should be carried out before land allocations are made for development.	Devon Wildlife Trust (213)	
Recognise the importance of tourism assets and value place on green spaces.	Exminster Parish Council (180)	
Greater protection of open countryside and prevention of urban sprawl.	Exminster Parish Council (180)	
Conserving the environment, for example AONB, should not be at the expense of meeting needs of housing which is also important in terms of social and economic needs.	Gleeson Developments Limited (262)	
Climate change is referenced but where does air pollution fit?	Individual – Exeter (235)	
Environment section should include commercial importance as it is the exceptional environment that gives our tourism.	Individual – Mid Devon (319)	
The task of GESp should be to seek a way to use the enhancement and protection of the	Individual – East Devon (41)	

You said	Organisation/Individual	We did
environment to underpin economic development and wealth creation.		
EU protective designations should be enforced post-Brexit.	Individual – East Devon (31)	
Increased importance must be placed upon the preservation of landscape and natural environment. Development over the last 30 years associated with a huge loss of wildlife habitat and rural spaces for people to enjoy.	Individual - East Devon (27)	
Key issue is how growth can be accommodated whilst at the same time maintaining the quality of the local environment. It is unacceptable to resist development in all rural locations.	Jillings Heynes Planning (332)	
Agrees with the importance of conserving and enhancing the natural and built environment. Through this strategic plan, the natural environment should be considered at a landscape scale and both historic and environmental assets will be valued in terms of their social, environmental and economic importance.	National Trust (288)	
Should be clearer that certain parts of the plan area are affected by high level constraints, such as the AONB.	RPS Group (301)	
Reiterate how important the natural environment is to the local area.	Seaton Town Council (212)	
Plan should require Exeter's public spaces, especially the valley parks, to be protected from development.	Exeter Civic Society (356)	
Large greenspaces should be developed on the edge of the city to create a buffer between any new development and the city.	Exeter Civic Society (356)	

You said	Organisation/Individual	We did
Environmental limits is a major omission. Poor air quality is recognised as an issue in Exeter and Crediton. The relationship between new development and water sources should also be considered. Continuing loss of agricultural land but also pollution from agriculture.	Exeter Green Party (297)	
The success of GESP depends in a large part on the success and attractiveness of Exeter City Centre and the vibrancy of the communities around it. Essential that communities continue to be sustainable and balanced.	Exeter St James Forum, St David's Neighbourhood Partnership, and Newtown Community Association (349)	
Query how our natural environment will be conserved and enhanced when it is likely the natural environment will be built on.	Farringdon Parish Council (336)	
Concern that land brought forward for development will be farming which is important for managing our countryside.	Farringdon Parish Council (336)	
Given the number and importance of protected wildlife habitats within Greater Exeter, they should be explicitly recognised as a significant environmental receptor and a key determinant of the GESP's growth plans.	RSPB (341)	
It is disappointing that the setting within rich and varied rural and coastal landscapes is not acknowledged explicitly as a key driver of the City's growth and an attraction to current and future residents, businesses and visitors.	RSPB (341)	
Explicitly recognise Green Infrastructure (GI) as a vital component of functioning prosperous communities	RSPB (341)	
Air pollution is not mentioned as one of the issues that Greater Exeter faces.	Transition Exeter (206)	

You said	Organisation/Individual	We did
We welcome the commitment to 'conserve and enhance our natural environment'. We would recommend that two further explicit commitments are made here: 1) protect irreplaceable ancient woodland, 2) Increase the level of tree cover. Sets out benefits of trees and woodland to place making for local communities and creating ecological resilience.	Woodland Trust (317)	
Healthy communities		
Given the growing population of the older generation, this is becoming even more important.	Bishops Clyst Parish Council (331); Clyst St George Parish Council (280)	Health and wellbeing is an important, cross cutting theme for the Greater Exeter Strategic Plan as evidenced within the draft vision which states: 'we enable prosperous and healthy lives...' and is a key priority for GESP: 'Greater wellbeing – healthy active communities with a range of facilities and services'. Health and wellbeing considerations are therefore embedded within a number of draft policy options.
Pollution and provision of facilities such as doctors' surgeries should be considered.	Bishops Clyst Parish Council (331)	
Need to provide adequate health facilities.	Clyst St George Parish Council (280)	
Amenity land is important to include. Benefit of nearby greenspace should be stressed.	Devon Countryside Access Forum (181)	
Although an ageing population is mentioned, does not mention obesity and importance of all ages exercising.	Devon Countryside Access Forum (181)	
Access for those with limited mobility should be included.	Devon Countryside Access Forum (181)	
Too narrowly defined. Primary looks at mitigating the effects of ill health rather than benefits of a positive social context.	Exeter Diocesan Board of Finance (149)	
Strategic review of sports provision required.	Exminster Parish Council (180)	
Need for 50m swimming pool in Exeter.	Exeter City Swimming Club (293)	
Support the development of healthy communities but believe that this should aim for socially cohesive communities.		

You said	Organisation/Individual	We did
Enabling active travel could have significant health benefits including through the reduction in air pollution.	Exeter Cycling Campaign (357)	
Rural communities need as much focus as urban communities.	Exeter Northcott Theatre (170)	
Document should mention culture and the arts which is an important dimension of any successful city.	Exeter St James Forum, St David's Neighbourhood Partnership, and Newtown Community Association (349)	
Question if GESP would consider more public/permissive rights of way to connect communities or provide connections to areas where public transport can be used.	Farringdon Parish Council (336)	
Suggest public transport is also important for an aging population.	Farringdon Parish Council (336)	
Consideration of eco-friendly houses to reduce fuel poverty.	Farringdon Parish Council (336)	
Should include facilities for youth activities.	Individual – Mid Devon (319)	
Need to consider the provision of adequate community hospitals.	Individual – East Devon (131)	
Be more specific about responding to housing, health and social care needs of an ageing population	Individual – Exeter (91)	
Importance of keeping hospitals in the community and improving social care.	Individual – East Devon (31)	
The loss of local sports and social facilities at Winslade Park goes against local and national policy to promote healthy lifestyles.	Individual (342; 346; 362)	
Does this adequately reflect a need for the area to strengthen its arts offering e.g. concert hall, libraries?	Musbury Parish Council (242)	
Need to look wider. Important there are appropriate community facilities at a local level	Seaton Town Council (212)	

You said	Organisation/Individual	We did
for all age ranges including safeguarding of hospitals. Parks and open spaces must be factored into the plan.		
Infrastructure		
Broadband is very poor in the area and needs improvement.	Bishops Clyst Parish Council (331); Clyst St George Parish Council (280)	<p>The Greater Exeter councils acknowledge that high quality development relies on the timely provision of infrastructure to ensure that the community has the facilities and services it needs in order to function successfully. With this in mind, a suite of policies are proposed which seek to direct the delivery of great places in Greater Exeter. The draft policies propose:</p> <ul style="list-style-type: none"> • The strategic importance of delivering great places through masterplanning • The innovative mechanisms to deliver the quantity of new homes needed • The application of garden city principles for allocations and a series of potential new Garden Communities (dependent on growth distribution) • An infrastructure categorisation approach for Greater Exeter • The strategic infrastructure proposals for Greater Exeter • The expectations regarding viability appraisal
Existing issues need to be addressed before increasing housing, examples are provided including provision of services, road infrastructure and broadband.	Clyst St George Parish Council (280)	
High-speed connectivity, reliable mobile phone services and community Wi-Fi are important factors in delivering a strong economic and social structure to the wider area. The Town Council remains concerned that not enough emphasis is placed on mobile phone signal infrastructure.	Cranbrook Town Council (324)	
Road and rail connectivity are key issues as well as our ability to respond to flooding.	Cranbrook Town Council (324)	
GESP should consider not just existing capacity but the ability and potential to deliver infrastructure associated with growth and development. A further element of the GESP process should be to identify funding streams for infrastructure delivery.	David Lock Associates c/o East Devon New Community Partners (314)	
Too narrowly defined. Emphasis is on hard infrastructure. The creation and sustaining of communities requires appropriate infrastructure in a broader sense. Social infrastructure should be considered e.g. facilities and services.	Exeter Diocesan Board of Finance (149)	
Education should be considered.	Exminster Parish Council (180)	

You said	Organisation/Individual	We did
Query over capacity of Royal Devon and Exeter Hospital.	Exminster Parish Council (180)	
As the Greater Exeter population grows, further infrastructure will be required to ensure residents can thrive. Infrastructure capacity and location/accessibility are issues to be addressed.	Farringdon Parish Council (336)	
Fundamental to resolving all other issues.	GL Hearn Ltd (296)	
Concern development will put pressure on local infrastructure.	Hennock Parish Council (133)	
Note that consultation document states 'infrastructure capacity and location/accessibility are issues to be addressed'. Highways England look forward to working with those progressing GESP in terms of the Strategic Road Network to identify those locations and develop appropriate and sustainable locations.	Highways England (375)	
Developers must be made to contribute to bolder strategic infrastructure provision.	Individual – Exeter (100)	
Lack of adequate infrastructure and facilities in new developments should be addressed.	Individual – Exeter (47)	
All infrastructure should have the three pillars of sustainability at their heart.	Individual – East Devon (31)	
Sustainable economic growth and prosperity is unworkable without major infrastructure improvements and provision of key services.	Individual (342; 346; 362)	
Should also include the need for infrastructure to help maintain and improve the attractiveness of the area for visitors.	Lichfields on behalf of Bourne Leisure Ltd (351)	
More emphasis on education at all levels.	Musbury Parish Council (242)	
To include GI (also relevant to other themes)	Natural England (286); Devon Countryside Access Forum (181)	

You said	Organisation/Individual	We did
Should explicitly recognise Green Infrastructure as a vital component of functioning prosperous communities.	RSPB (341)	
Provision should include local schools and health services with improvement to public transport for those that have to travel further.	Seaton Town Council (212)	
Broadband is important for both residents and businesses.	Seaton Town Council (212)	
Provision for flooding should be provided for.	Seaton Town Council (212)	
Adapting to future challenges		
Climate change should also be considered as part of this, local examples are provided by respondents including flooding	Bishops Clyst Parish Council (331); Clyst St George Parish Council (280)	<p>Comments noted. The draft vision recognises that transitioning to a net-zero carbon economy future should be a key driver of the GESP. Having regard to the wide range of issues consultation responses received a suite of draft policies have been formulated which set out measures to:</p> <ul style="list-style-type: none">• Support the achievement of net-zero carbon emissions by 2040 at the latest.• Ensure all new development is carbon neutral and avoids overheating through design, construction and performance• Help increase the use and supply of renewable and low carbon energy and heat• Enable decentralised energy networks to provide local energy solutions that are smart, flexible and resilient in relation to future energy demands• Enable the decarbonisation of existing and proposed heat networks, electricity and gas grids and transportation options
This should be something addressed and incorporated into every topic and not its own category.	Exeter Cycling Campaign (357)	
GESP should be resilient and flexible to adopt to future challenges and opportunities.	Exeter Cycling Campaign (357)	
Investment in low-cost cycling infrastructure will be a key component in ensuring Exeter's resilience and flexibility.	Exeter Cycling Campaign (357)	
Greater thought should be given to where any new developments are located in terms of environmental impact.	Farringdon Parish Council (336)	
GESP should be flexible to allow to economic pressure post Brexit.	Farringdon Parish Council (336)	
Lack of integration between the issues listed in particular the healthy communities and the adapting to future challenges.	Individual – Exeter (235)	
Natural climate change; sea levels are likely to fall rather than rise and we therefore should be preparing for drought not flooding.	Individual – East Devon (88)	

You said	Organisation/Individual	We did
No development in Flood Zone 3.	Individual – East Devon (31)	through flexible utilisation of opportunities.
Any growth must consider future economic and environmental challenges associated with low carbon, energy, climate change and transport. Correct locations for renewable energy installations are critical; avoid impacts on housing and green areas.	Individual (342; 346; 362)	
Positive steps should be taken to create a diverse economy and environment whilst safeguarding the existing character of the GESP area.	Jillings Heynes Planning (332)	
Agree.	Seaton Town Council (212)	
Other		
Active design cuts across Housing, Transport, Environment, Healthy Communities and Infrastructure. Suggests a model policy for active design.	Sport England (168)	Comments noted. Active design is a an important, cross cutting theme for the Greater Exeter Strategic Plan as evidenced within the draft vision which states: ‘we enable prosperous and healthy lives...’ and is a key priority for GESP: ‘Greater wellbeing – healthy active communities with a range of facilities and services’. Health and wellbeing considerations are therefore embedded within a number of draft policy options.
Should be more focussed on meeting development needs in the future and the issues this raises e.g. supply of housing.	AP Planning c/o Bovis Homes (255)	Comments noted. Please see above responses regarding housing issues.
Should recognise Hinckley Point is an issue on the availability of skills in the Region, could have a major impact on the delivery of infrastructure and housing in the GESP area.	AP Planning c/o Bovis Homes (255)	Comments noted.
Needs to recognise the balance between ensuring the protection of national and internationally recognised environment and	AP Planning c/o Bovis Homes (255)	Comments noted.

You said	Organisation/Individual	We did
habitats and the delivery of housing and employment.		
Ensure consistent approach across the GESP area e.g. CIL	AP Planning c/o Bovis Homes (255)	Comments noted.
Healthy communities should remain at District level with the NHS, DCC and local agencies working together.	Bishopsteignton Parish Council (318)	Comments noted.
Transport, Infrastructure, Employment, Education and Environmental issues lend themselves to co-operation across Districts. More emphasis should be put on education and it should have its own heading.	Bishopsteignton Parish Council (318)	Comments noted. Education is now a key element of the draft vision for GESP.
Links between the issues need to be considered.	Crediton Town Council (Crediton Neighbourhood Plan) (189)	Comments noted.
The need for energy should be mentioned as a separate issue, particularly consideration of renewable energy.	Crediton Town Council (Crediton Neighbourhood Plan) (189)	Comments noted. The draft GESP policies and site options document includes a specific chapter for climate change policies and includes a number of policies to support renewable energy provision.
Agree there is merit in co-operating across Districts and other agencies on Housing, Transport, Infrastructure, Employment and Environmental Issues. However believe partners should set their own housing targets.	Campaign to Protect Rural England (268)	Not agreed. Housing is a key cross-boundary issue where an agreed, consistent approach between the councils is important to improve outcomes.
Joint working in each District with NHS and Devon County Council to promote public health.	Campaign to Protect Rural England (268)	Comments noted. The Greater Exeter councils are working closely with NHS, Devon County Council public health and the Clinical Commissioning Groups to promote public health through the GESP.

You said	Organisation/Individual	We did
Green areas should include specific areas for dog walking and dog free space in line with publication Planning for Dog ownership in New Development.	Devon Countryside Access Forum (181)	Comments noted. This will be addressed in greater detail as the GESP progresses and as part of the masterplanning process for strategic sites.
Concern development will diminish the rural identity of the area.	Hennock Parish Council (133)	Comments noted.
Query what land will be allocated for building in the Parish and will the Parish Council have a say in this.	Hennock Parish Council (133)	Yes, the next stage of consultation on the GESP sets out 40 strategic site options which are considered to have potential for inclusion within the GESP. They will not all be needed. Consultation responses will help inform decisions about those we take forwards for further work and potential inclusion within the draft version of the GESP.
The important role played by other towns in the area e.g. Ottery St Mary should be highlighted in the plan.	IJP (261)	
Comments on the absence of any reference to sport and the arts.	Individual – Exeter (306, 230)	Comments noted. The draft policies and site options includes policies to ensure well designed, vibrant, mixed use places including a range of local facilities
Comments on the omission of food production. GESP should provide a vehicle for addressing the balance between food-producing land and land uses for other purposes.	Individual - Exeter (250, 223)	The Greater Exeter Councils recognise that food production is an important issue. However, this is outside of the scope of the Greater Exeter Strategic Plan and is therefore more appropriately addressed through other plans/programmes and initiatives
Significant weight should be given to leisure and wellbeing.	Individual – Teignbridge (249,230)	Health and wellbeing is an important, cross cutting theme for the Greater Exeter Strategic Plan as evidenced within the draft vision which states: ‘we enable prosperous and healthy lives...’ and is a key priority for GESP: ‘Greater wellbeing – healthy active communities with a range of facilities and services’. Health and wellbeing considerations are therefore

You said	Organisation/Individual	We did
		embedded within a number of draft policy options.
Two major issues missing that GESP could address: Geographical disparity/inequality and ongoing transparency and accountability.	Individual – (226)	Noted.
More consultation is needed with those who live in the area.	Individual – Teignbridge (122)	The GESP will be subject to various stages of public consultation as it progresses. An issues' consultation was held in 2017 in order to stimulate debate and gather views on the scope and content of the new joint plans, the key issues facing the area and to provide local knowledge. This next stage of consultation seeks views on a range of draft policies and site options.
Do not reflect the issues facing those that do not actively engage with Exeter. No mention of some substantial settlements in the area.	Individual – Teignbridge (107)	Comments noted.
Additional issue is the area's relationship with rest of Devon, Cornwall, Bristol and London.	Individual – East Devon (102)	Comments noted.
Change the name; 'Greater Exeter' is misleading.	Individual – Mid Devon (320)	Not agreed. The name reflects the need to address cross border issues and the sphere of influence of Exeter which is going to be key for the city and the neighbouring authorities. The impact of Exeter is felt beyond the boundaries of the city on a regional scale in terms of the economy, housing need and transportation patterns. This area of influence has expanded to encompass East Devon, Mid Devon and Teignbridge. Together with Exeter City itself, this wider area can now be regarded as 'Greater Exeter'.
Danger that Exeter will dominate the process; needs of those not in city or towns needs to be considered.	Individual – East Devon (41)	

You said	Organisation/Individual	We did
Those who live and work in the GE area should not just be consulted but should be actively represented in the shaping of decisions.	Individual – East Devon (31)	The joint plan is subject to separate decisions by each of the local planning authorities. Therefore, all four local planning authorities need to approve the plan at each relevant stage in accordance with their own constitutions/scheme of delegation and on behalf of the constituents they represent.
Governance (compliance) for growth	McMurdo Land Planning and Development Ltd (271)	
Agree with issues identified but argue a blanket approach will produce a one sided plan. Argue each town and village has its own unique issues and requirements.	Newton Abbot Town Council (264)	Further to this, the GESP is being prepared with full involvement of local communities. The GESP partner authorities approach to involvement is set out in the joint draft Statement of Community Involvement. Comments noted. Please see responses above in relation to housing issues.
The issues are caused by new homes, yet new homes can help resolve issues.	Ogwell Neighbourhood Plan Steering Group (195)	
To understand infrastructure and capacity issues it is necessary to identify the transport opportunities and constraints, and environmental assets. These key issues are rightly addressed by GESP.	Peter Brett Associates (167)	
Overall welcome the identification of these strategic issues, particularly housing as a key issue.	Planning Sphere Ltd (166)	
Should only have headings and let residents and businesses say how they feel and what they want.	Sidmouth Chamber of Commerce (75)	

You said	Organisation/Individual	We did
Heart of Teignbridge and Newton Abbot in particular should be the focus for further sustainable development allocations	WYG c/o Sibelco (215)	
Suggestion to include inequality as an additional issue.	Exeter Civic Society (356)	
Concern that consultation does not ask for ideas to solve or mitigate issues at this stage.	Exeter Civic Society (356)	Not agreed. The initial 'issues' consultation sought to do this. It represented the first stage in the process, asking communities to comment on the content of the plan, provide local knowledge and stimulate debate early on in the process.
Believe that the provision of GESP is to deal with Exeter City's issues. Concern over mass development.	Farringdon Parish Council (336)	The GESP is being prepared in order to address the need for cross border co-ordination of issues affecting Exeter and the neighbouring authorities. The impact of Exeter is felt beyond the boundaries of the city on a regional scale in terms of economy, housing need and transportation patterns. A joint plan will give a clear strategy for the area to address these issues.
Would like to see more spatial specificity e.g. context of towns and constraints.	Pegasus Group on behalf of Lightwood Land (358)	Comments noted.
Critical to ensure that detailed and early work is undertaken to fully understand the specific issues which need to be addressed. This work should be undertaken at an appropriate level, recognising the settlement hierarchies which exist across the current Local Plans.	Stride Treglown (283)	Comments noted.
No reference to culture and tourism in issues; reference to Teign Estuary?	Teignmouth Town Centre Management Partnership (116)	Comments noted. Tourism matters are being considered through Teignbridge District Council's Local Plan Review.

You said	Organisation/Individual	We did
Only port in area not mentioned.	Teignmouth Town Centre Management Partnership (116)	It is considered that this is matter for the Teignbridge Local Plan to consider. The Devon Minerals Plans also considers the role of Teignmouth docks.
‘Degradation of the public realm’ is not mentioned. The Plan should be seeking to build ‘place’ within our towns and city.	Transition Exeter (206)	The provision of high quality development and a focus of delivery are two key elements of the GESP draft vision. Therefore the draft policies and site options document include a number of policy mechanisms to secure the delivery of great places through masterplanning.
Not enough emphasis on need to build cohesive communities; divide between flourishing parts of Exeter and elsewhere in city and rural areas.	Transition Exeter (206)	
3) Is the draft vision appropriate for guiding the future of the Greater Exeter area up to 2040? If not, what changes would you like to see?		
Tourism and the recognition of its relationship with the area’s economy should be given a higher profile and its relationship with the environment.	Bishopsteignton Parish Council (318)	Comments noted. A wide range of responses were received in respect of the vision. These were collated and the GE councils have revised the draft vision as follows: Greater Exeter – Our Vision THE PLAN <i>The Greater Exeter Strategic Plan makes the big, cross-boundary decisions about growth infrastructure and environment in the Greater Exeter area looking many years ahead. The innovative planning and ambitious investment decisions taken together by the local authority partners aim to realise our potential by creating great places for all people to live full lives.</i> THE PLACE
Sustainable farming and food production should be mentioned	Bishopsteignton Parish Council (318)	
Should have greater consideration of rural villages and their separate identities	Bishopsteignton Parish Council (318)	
Heritage is recognised in themes but not vision. Suggests the following: “Our exceptional coastal, rural and historic and cultural heritage environments are maintained and enhanced.” “Growth is sustainable, resilient and proactively managed through good quality inclusive design to benefit both urban and rural communities.”	Historic England (120)	
Support Vision	Exminster Parish Council (180); Cranbrook Town Council (324); Exeter Cycling Campaign (357)	

You said	Organisation/Individual	We did
Greater emphasis on ensuring that growth increases the quality and liveability for future generations.	Exeter Cycling Campaign (357)	<p><i>In 2040 we are a sustainable, accessible and networked city region of linked but distinct communities. Our economy is carbon neutral and productive. We invest in our citizens, celebrate the area's beauty and continue to work together for mutual long term benefit. We fully utilise our unique south western city-town-country-coast environment and our growing academic and skills base for smart growth. We enable prosperous and healthy lives in high quality homes and increasingly self-sufficient communities with access to great greenspaces and high quality jobs linked by a reliable, sophisticated and sustainable transport system.</i></p> <p>THE PRIORITIES</p> <ul style="list-style-type: none"> • Greater efficiency – to be carbon neutral by 2040 • Greater ambition – hardwiring delivery in from the start • Greater innovation – fast growth in cutting edge businesses including becoming the UK centre for data analytics, environmental futures, health innovation, smart transport and other digital future businesses • Greater connectivity –gigabit ready communities with majority sustainable travel • Greater prosperity – local wages rise to above the national average
Greater emphasis on sustainable growth ensuring that it not an abstract concept.	Exeter Cycling Campaign (357)	
Does not have much meaning, it is difficult to see how it will guide the content of GESP.	Exeter Green Party (297)	
The pursuit of economic growth leading to more land take, greater travelling distance and working in unsustainable and fragile sectors without local infrastructure to support communities is outdated and will fail before 2040.	Exeter Green Party (297)	
Vision should address climate change by embracing a prosperous low carbon and circular economy supporting an inclusive society and equally valued jobs, respecting the physical and environmental limits that Exeter has. The importance of distinctive communities and networks they create and sustain should be recognised.	Exeter Green Party (297)	
Low carbon, energy, climate change and transport are mentioned as challenges, they should also be mentioned as opportunities.	Crediton Town Council (Crediton Neighbourhood Plan) (189)	
"Our exceptional coastal and rural environments are maintained and enhanced, supporting the healthy lifestyles of our communities" is supported but implied access to green space and nature is to be achieved outside of urban areas."	Natural England (286)	
Vision is a summation of the issues and challenges facing the area rather than a positive statement about planning to deliver land use	AP Planning c/o Bovis Homes (255)	

You said	Organisation/Individual	We did
related growth balanced with the protection of the environment going forward.		<ul style="list-style-type: none"> <i>Greater places for people – providing the homes we need in high quality neighbourhoods with the right infrastructure in the right places</i> <i>Greater places for nature – rebuilding biodiversity and peoples' access to it</i> <i>Greater education – nurturing, attracting and retaining a world class workforce</i> <i>Greater wellbeing – healthy active communities with a range of facilities and services</i> <p>Further comments on this amended vision are invited as part of the draft policies and site options consultation.</p>
Will only work if all outstanding issues are addressed first. Main issue is transport.	Bishops Clyst Parish Council (331); Clyst St George Parish Council (280)	
Provision for an ageing population.	Exminster Parish Council (180)	
Reference to the need to provide for adaptable housing for older people.	Blue Cedar Homes (299)	
Draft Vision is well phrased but it is vital that new development is sympathetically managed so as not to destroy the environment and in particular the very special landscape that forms the Greater Exeter area.	Chardstock Parish Council (187)	
Increased Park and Ride facilities serving the northern approaches	Coldridge Parish Council (97)	
Vision for education should be mentioned including links with Higher Education in the area and the economy.	Crediton Town Council (Crediton Neighbourhood Plan) (189); Exminster Parish Council (180)	
Biased in favour of business development, should recognise the importance of tourism, agriculture, landscapes, historic towns and cities and leisure. This future will be jeopardised by overdevelopment and losing valued landscapes and productive land.	Campaign to Protect Rural England (268)	
Change first sentence to 'The unique benefits of having a thriving, historic, University City situated within a network of rural towns and villages and an ecologically rich countryside, are maximised.	Devon Wildlife Trust (213)	
In its current form does not address National Planning Practice Guidance. It is a generic vision that could apply to other districts/plan areas in the country.	GL Hearn Ltd (296)	

You said	Organisation/Individual	We did
Suggest vision should seek to prioritise an ambitious economic-led strategy that is more aligned with the wider strategies of the area e.g. Heart of the South West Devolution Prospectus.	GL Hearn Ltd (296)	
Vision should seek to address unsustainable commuting patterns by facilitating greater levels of self-containment.	GL Hearn Ltd (296)	
Implementation of GESP and monitoring of its effectiveness relies on a clear set of measurable targets. The Vision as currently drafted is ambiguous which some elements cannot be quantified.	GL Hearn Ltd (296)	
Tourism is a key component in the Greater Exeter area yet there is no reference within the draft Vision.	GL Hearn Ltd (296)	
Vision and Objectives are critical components of the emerging GESP, they will underpin all policies and proposals that will follow. Therefore it is crucial the vision is informed by and compatible with all other strategic documents and local plans.	GL Hearn Ltd (296)	
Concern that vision makes no reference for the need for additional housing.	Gladman Developments Limited (160); Lichfields on behalf of Mr Peter Lee and Tim Davey (343); Lichfields on behalf of Mr Roger Cooke (295)	
Vision needs to make more explicitly the importance of boosting housing supply and where these will be located. The benefits of this assisting in delivery of other aspects of the vision e.g. infrastructure should also be recognised.	Gleeson Developments Limited (262)	
Consider it essential that the Vision should positively state a commitment to meet the	Planning Sphere Ltd (166)	

You said	Organisation/Individual	We did
identified housing need, reducing the affordability gap and providing greater diversity in the type and location of housing in the area.		
Reference should be made to creating sustainable patterns of development.	Jillings Heynes Planning (332)	
Vision is too general, applies to urban areas and seems to be a vision for Exeter rather than small communities.	Hennock Parish Council (133)	
Penultimate sentence should be included 'towns and larger villages will be allowed to thrive to maintain important local services.'	IJP (261)	
Remove reference to 'unique', there are numerous examples of a City surrounded by rural towns/villages/	Jillings Heynes Planning (332)	
Support the ambition of growth and it being directed to both urban and rural areas.	Jillings Heynes Planning (332)	
Governance for growth is a key issue	McMurdo Land Planning and Development Ltd (271)	
Imaginative reuse of brownfield land	McMurdo Land Planning and Development Ltd (271)	
Include cultural self-sufficiency of the area. Celebrate more cinemas, art galleries, museums, concert venues etc.	Musbury Parish Council (242)	
The vision has to be wide enough to encompass the four Local Planning Authorities.	Persimmon Homes South West (259)	
Support a vision designed to build on the economic successes and new growth opportunities and recognises the need to support economic objectives with housing supply.	Persimmon Homes South West (259)	
The draft vision is narrow in its aspiration for encouraging economic growth. The Road	Road Haulage Association (303)	

You said	Organisation/Individual	We did
Haulage Association is keen to promote higher skills and professional development for managers and owners in the transport industry.		
Vision is generally supported as it emphasises the importance of Exeter and the role to be played by other towns, as well as recognising the area's key natural assets.	RPS Group (301)	
Vision could be more ambitious in recognising vibrant and self-functioning new communities in locations accessible to Exeter.	RPS Group (301)	
Draft vision is broadly supported however it should include explicit reference to meeting the housing and economic development needs of the region.	Savills on behalf of Bloor Homes (325)	
Vision too long suggestion of 'By 2040 the Greater Exeter area will be prosperous and sustainable whilst being a unique and distinctive place where people choose to live, work and visit because everyone can realise their full potential and enjoy a high quality lifestyle.'	Seaton Town Council (212)	
Vision is far too focussed on Exeter.	Seaton Town Council (212)	
Support section 'our exceptional coastal and rural environments are maintained and enhanced, supporting the healthy lifestyles of our communities'. Should be one of the key aims and objectives of the plan.	Seaton Town Council (212)	
Should be a publication at least annually of what has been achieved and how the partnership has performed.	Seaton Town Council (212)	
Do not agree with vision. Instead should seek to develop a serious set of proposals that will bring benefit to Greater Exeter and its residents. There	Sidmouth Chamber of Commerce (75)	

You said	Organisation/Individual	We did
is no evidence that the combined planning authorities have the skills to identify sectors or businesses that should receive favourable treatment within the Plan.		
Debatable whether the combination of a thriving University City and network of rural towns and villages is 'unique'.	WYG c/o Sibelco (215)	
Recognition of the role of Exeter as a focus for investment and innovation and its potential to expand is supported.	WYG c/o Sibelco (215); WYG (146)	
However GESP should plan positively to meet the housing and employment needs where they arise.	WYG c/o Sibelco (215)	
Evidence required to demonstrate why it is appropriate for Greater Exeter to become a global leader in addressing economic and environmental challenges associated with low carbon energy and climate change. Should not place undue burdens on landowners and developers that could impact on the delivery of housing and jobs.	WYG c/o Sibelco (215); WYG (146)	
Question the evidence basis or relevance specifically to aspire to be a 'global leader in low carbon energy or climate change' which itself is not a driver of the strategy.	David Lock Associates c/o East Devon New Community Partners (314)	
Recognition of role of Exeter as a focus for investment and innovation supported.	WYG (146)	
For most part it is appropriate, however there is only minimal mention of transport in reference to the economic and environmental challenges. As a proven drive of economic growth, and likely to undergo significant changes during the plan's	Highways England (375)	

You said	Organisation/Individual	We did
period the role of transport and in particular the Strategic Road Network should not be understated.		
The full OAHN for Greater Exeter should form part of the vision for the Exeter Region. Suggested wording is provided by respondent.	Barton Willmore c/o Barratt David Wilson Homes (367)	
An explicit reference to grow the role of Exeter sub-region in the south west, should be made in the vision.	David Lock Associates c/o East Devon New Community Partners (314)	
Sports facilities set on the outskirts of Exeter with close links to major roads and hotels. This brings in major events which raise the profile of the city and bring in money via visitors.	Exeter City Swimming Club (293)	
Multi sport complex in Exeter which would benefit local communities and the economy.	Exeter City Swimming Club (237)	
Whilst supporting innovation and development of new industries, do not neglect the existing ones.	Exeter Northcott Theatre (170)	
GESP should be mindful to the quality of life here, this is what will attract and grow the region.	Exeter Northcott Theatre (170)	
Does not say enough about the City Centre which is the key economic and cultural heart of the plan area and will be the key to the success of the plan.	Exeter St James Forum, St David's Neighbourhood Partnership, and Newtown Community Association (349)	
Draft vision only refers to the economic and environmental challenges. It should also mention social aspects such as the challenges associated with the need for increased housing, leisure and community provision.	Genesis Town Planning Limited (353)	
Vision should be changed to include a statement on meeting housing needs.	Home Builders Federation (369)	

You said	Organisation/Individual	We did
The Greater Exeter Draft vision should be re-drafted to include reference to meeting the area's housing needs in the right locations at the earliest opportunity.	Turley on behalf of Bloor Homes South West Ltd (339); Turley on behalf of Gallagher Estates Limited (354)	
Should include reference to the tourism industry as a key driver within the sub-regional economy, in recognition of its major role as a source of local income and employment in the Strategic Plan area.	Lichfields on behalf of Bourne Leisure Ltd (351); Individual – Teignbridge (228)	
Support vision. Whilst specific reference to meeting the needs of the elderly would be useful it is strongly implied with the statement 'the needs of Greater Exeter's Communities are embraced'.	McCarthy & Stone Retirement Lifestyles Ltd. c/o The Planning Bureau Ltd (345)	
Vision should be widened so that different towns and their environs within the plan area have a targeted vision for the future.	Pegasus Group on behalf of Lightwood Land (358)	
Vision should explicitly articulate an ambition to improve residents' quality of life.	RSPB (341)	
Environmental conservation as a principle should not outweigh the need to meet the full housing needs of the region. Substantial areas of greenfield land will need to be identified as strategic allocations through the emerging plan.	Lichfields on behalf of Mr Peter Lee and Tim Davey (343);	
Significance of Culm Garden Village and the opportunities it presents should be clearly recognised within the vision.	Lichfields on behalf of Mr Roger Cooke (295)	
Vision as currently drafted appears to be overly focused on Exeter. Offers ways to improve draft vision section in order to set out clear long term aspirations for both the GESP and the lower tier plans which are to follow.	Stride Treglown (283)	

You said	Organisation/Individual	We did
Needs to be more locally distinctive. More clarity needed on what being a global leader means.	Teignmouth Town Centre Management Partnership (116)	
A degree of realism is needed that would make it more believable; e.g. Devon/UK is not currently global leader in way described but is good aspiration for the future.	Transition Exeter (206)	
Does not capture the need to build people-centric, safe, pleasant 'places' in our towns and cities. Neither does it talk about driving down pollution.	Transition Exeter (206)	
Define what is meant by 'growth is sustainable'	Transition Exeter (206); Individual – Exeter (223)	
Given level of development proposed essential that green infrastructure is maintained and enhanced; high quality green infrastructure design will be required in order to maintain biodiversity and connectivity and to mitigate the impacts of development.	Woodland Trust (317)	
Should be less emphasis on the University as a driver of the sub-regional economy and more recognition of the natural capital including grade 1 and 2 agricultural land which is no longer being cultivated to its full potential.	Individual – Exeter (100)	
Too much emphasis on University; recognise contribution but also has negative points	Individual – Exeter (11)	
The draft vision assumes we already have healthy lifestyles. It should stay 'to support increasingly healthy lifestyles for our communities'.	Individual – Exeter (310)	
Aspirations are non-specific so it will always be possible for the Councils to say that they have achieved them. SMART objectives are essential.	Individual – Exeter (306)	
Queries focus on economic growth. Not essential for the future of the city and failing to consider	Individual – Exeter (306)	

whether it is needed leads to poor quality planning.		
What are the 'unique benefits' referred to in the first sentence? How can they be maximised?	Individual – Exeter (250)	
More emphasis needed on sport and leisure facilities.	Individuals – Teignbridge (246); East Devon (238); Exeter (216)	
Huge destruction of the countryside will compromise the ability of future generations to meet their own needs.	Individual – East Devon (233)	
Draft vision focuses too much on Exeter as a central hub for growth rather than as one node in a network of equal cooperating communities.	Individual – (226)	
Vision should state 'zero carbon' rather than 'low carbon being the goal.	Individual – (226)	
States that more traditional skilled crafts and trades should also be included in the vision as economic goals to aspire to.	Individual – (226)	
Would be good to see some indication in the "vision" for limits to growth.	Individual – Exeter (193)	
Would like to see the balance of growth in housing between Tiverton and Cullompton much more relative to their population sizes.	Individual – Mid Devon (184)	
Would like to see sustainability coupled with growth. Suggests inclusion of 'whilst ensuring growth is sustainable' after '...new growth opportunities realised'.	Individual – Exeter (174)	
We should not be assuming a population growth. It is this growth which is unsustainable.	Individual – (164)	
It should mention that this is an area that others like to visit, and that we should be making it more accessible to and supportive of such visitors.	Individual – East Devon (151)	

Questions accuracy of the claim that 'the area is a global leader addressing the economic and environmental challenges associated with low carbon, energy, climate change and transport.	Individual – East Devon (131)	
Would like to see a more sustained emphasis on sustainable development, protecting Devon against further sprawl and a reliance of cars.	Individual – East Devon & Exeter (124)	
Vision appropriate but questions presentation; additional text may be more useful, e.g. reference to historic and cultural heritage assets.	Individual – East Devon (77)	
More consideration should be given to a large number of retired couples who are likely to relocate to the area.	Individual – Teignbridge (122)	
Vision is very Exeter-centric. Suggests a vision for 'Southern Devon' along the lines of a largely rural area with a few small towns and the small city of Exeter.	Individual – East Devon (102)	
Suggests that global leadership visions are unrealistic. Suggests more achievable goals for wage levels and life expectancy.	Individual – East Devon (102)	
Less optimism, more economic realism.	Individual – Exeter (91)	
Set challenging targets – e.g. 100% carbon neutral developments, % jobs above minimum wage, low cost homes for rent and purchase.	Individual – Exeter (47)	
Need a vision of improvement and excellence for the lives of all our residents.	Individual – East Devon (41)	
Would like to see community participation written into the vision.	Individual – East Devon (31)	
Increased importance must be placed upon the preservation of landscape and natural environment.	Individual – East Devon (27)	
Plan must be adaptable to future challenges to ensure sustainable development.	Individual (342; 346; 362)	

4) Have we missed anything? If yes, what additions or changes should we make? (This referred to themes for the GESP)		
Housing theme		
Suggest to remove the housing theme as argue these issues are properly addressed at a district level with local communities.	Bishopsteignton Parish Council (318); Campaign to Protect Rural England (268)	Comments noted. A wide range of responses were received in respect of housing issues. Taking these issues into account a number of draft policies have been formulated to include: <ul style="list-style-type: none"> • A housing delivery target to include affordable homes, custom and self-build homes and gypsy and traveller provision. • A total provision of new homes in future local plan reviews • A requirement for quality new places by ensuring that new homes are accessible. In terms of establishing housing need across the GESP area, the government's standard method set out in national policy gives the Greater Exeter housing need at 2,663 homes per year. The calculation uses data from the Office of National Statistics (ONS) 2014-based household projections and Office for National Statistics (ONS) 2018 household affordability statistics.
Housing density should be considered and should be relevant to the setting.	Exminster Parish Council (180)	
Recognition of how housing can help sustain local communities, existing shops, services and facilities.	Genesis Town Planning (172)	
Deliverability is an important consideration to take into account.	Gladman Developments Limited (160)	
Quantity and cost bullet should be amended to make it clear that the quantity of housing will need to be increased e.g. 'more and better quality housing'.	Gleeson Developments Limited (262)	
Should specifically identify the levels of housing growth required for the area at this stage of the process.	IJP (261)	
Still a significant shortfall of under provision in housing which will add further pressure on provision of new housing. Should not just take a minimum stance on supply.	Persimmon Homes South West (259)	
Government funding to assist in delivering infrastructure for major expansion schemes should continue to be sought.	Persimmon Homes South West (259)	
Objectives for housing should not be about cost but affordability.	Peter Brett Associates (167)	
Focus on building homes for life and future proofing them.	Seaton Town Council (212)	
Homes built in a manner sympathetic to their local environment.	Seaton Town Council (212)	

Do not accept the large scale housing provision is the starting point, there should be a debate whether this is inevitable or desirable.	Sidmouth Chamber of Commerce (75)	
Should prioritise issues that need to be addressed. In this regard a key focus should be to identify and delivery the quantity of housing to meet the needs and the strategy of the area. This will require a new assessment of the OAHN's likely to result in an increase in requirement. Aspirations in relation to healthy communities (for instance) may be of secondary importance and should not detract from key objectives.	David Lock Associates c/o East Devon New Community Partners (314)	
What is meant by type of home?	Exeter Civic Society (356)	
Will Exeter City Council's residential design guide SPD be retained or will be superseded by guidance at a strategic level.	Exeter Civic Society (356)	
Plan should revisit current policies on housing density and energy use standards as part of housing quality. Facilitate use of the planning system to influence alternative ownership and renting models, examine temporary populations e.g. students, provision of communal green space should be integral to all housing development.	Exeter Green Party (297)	
Local distinctiveness in housing design.	Teignmouth Town Centre Management Partnership (116)	
Plan should specifically recognise rent to buy as a tenure. The Housing Theme should include 'tenure' as a separate bullet point, to properly reflect the full range of needs across the Plan area.	Tetlow King Planning for Rentplus (363); Tetlow King for South West HARP Planning Consortium (371).	
We need a balance between home ownership and rented accommodation. There is also an	Transition Exeter (206)	

urgent need to improve the energy efficiency of the existing housing stock.		
The current model of putting new housing for families on the outskirts of Exeter whilst allowing areas in the city centre to become dominated by student accommodation is unbalanced and will create a city culture that is off-putting to many people.	Transition Exeter (206)	
Questions where need data is. Full implications of growth in housing in the 20 year period is still to be experienced.	Individual – Teignbridge (266)	<p>Comments noted. A wide range of responses were received in respect of housing issues. Taking these issues into account a number of draft policies have been formulated to include:</p> <ul style="list-style-type: none">• A housing delivery target to include affordable homes, custom and self-build homes and gypsy and traveller provision.• A total provision of new homes in future local plan reviews• A requirement for quality new places by ensuring that new homes are accessible.
Missing reference to energy efficiency.	Individual – Exeter (235)	
Houses should be designed to incorporate off-road parking, either by under house or road garage (space allowing).	Individual – Mid Devon (319)	
Proportions of affordable housing should be set out in planning policies. They plan should also facilitate social housing.	Individual – Exeter (250)	
Congestion and pollution should be a driving factor when planning any new housing development in the city.	Individual – Exeter (139)	
Finding routes to delivering social housing is needed.	Individual – Teignbridge (107)	
We should challenge housing target assumptions; local need could be met with much lower numbers	Individual – East Devon (41)	
<p>Economy and employment theme</p>		

Links between education and industry should be made	Exminster Parish Council (180)	<p>Comments noted. A wide range of responses were received in respect of economic and employment issues. Taking these issues into account a series of draft policies to cover economic issues are proposed. These include:</p> <ul style="list-style-type: none"> • A target for extra jobs • Doubling the size of the economy • Measures to increase business growth • Support for digital exchanges • Aim to deliver employment land within Greater Exeter • Strategic guidance on the review and allocation of employment sites in local plans and with planning permission • Protection and support for key economic assets • Proposals for Exeter Airport • Support for skills, education and training
Should specifically identify the levels of economic growth required for the area at this stage of the process.	IJP (261)	
Although implicit, there is no reference to increasing productivity as part of the vision for building economic success.	Heart of South West Local Enterprise Partnership (176)	
Representation lists the key innovation assets which have been identified in the Innovation Exeter Strategy. They note these assets are concentrated within the city of Exeter and the western end of East Devon. Future plans for the expansion of the airport are planned and urge Councils to consider benefits of that investment in their growth strategy.	Persimmon Homes South West (259)	
Objectives for employment should recognise the importance of the location of new investment in relation to population and workforce, transport services and other facilities as well as quantity and types of jobs.	Peter Brett Associates (167)	
Consider sector specialisms and accommodate supply chains in the same area.	Seaton Town Council (212)	
Make reference to small and micro businesses.	Seaton Town Council (212)	
Education and re-education and the different forms this should take to meet the challenges over the next 30 years.	Seaton Town Council (212)	
Would like to see a commitment of protecting the environment and achieving economic growth. Do not accept economic growth as desirable in itself if it is at the cost of health, environment and quality of life.	Sidmouth Chamber of Commerce (75)	

Need reference to farming and other elements of the land based economy which is a large part of the GESP area and its relationship to the urban areas.	Exeter Green Party (297)	
The importance of SMEs and social enterprises should be recognised and their development facilitated by planning policies.	Exeter Green Party (297)	
Should include a clear acknowledgement of the contribution that the tourism industry makes to the sub-regional economy and the opportunities presented by this sector.	Lichfields on behalf of Bourne Leisure Ltd (351)	
Should encourage the local economy, particularly in manufacturing.	Transition Exeter (206)	
No mention of the agricultural economy.	Individual – Exeter (100)	
Environment theme		
Should include creating new special places.	Environment Agency (329)	Comments noted. Having regard to the issues consultation responses received, a series of policies are proposed, to include: <ul style="list-style-type: none">Ensuring that developments provide at least a 10% overall enhancement in biodiversityProviding a strategy to protect the internationally important wildlife sites of the Exe Estuary, Dawlish Warren and East Devon Pebblebed Heaths through the funding of on-site management and off-site Suitable Alternative Natural Greenspace (SANG)
A theme of water quality should be included.	Environment Agency (329)	
Importance of ecological networks.	Devon Wildlife Trust (213)	
Policies for carbon neutral housing and percentage of energy from renewable sources	Exminster Parish Council (180)	
Conserving green buffers between Exeter and village on outskirts	Exminster Parish Council (180)	
Protect areas of great landscape value.	Exminster Parish Council (180)	
Insufficient detail, e.g. conserving and enhancing our environment, how will this be achieved?	Hennock Parish Council (133)	
Heritage aspect to include the built and natural environment.	Musbury Parish Council (242)	
Protecting the green wedge should be added.	Seaton Town Council (212)	
Would like to see a commitment of protecting the environment and achieving economic growth.	Sidmouth Chamber of Commerce (75)	

It will be necessary to review all development opportunities within Exeter City's administrative area by reviewing the evidence base relating to previously identified constraints e.g. landscape and visual considerations on Exeter's northern fringe.	WYG (146)	<ul style="list-style-type: none"> Defining new limits to the Clyst Valley Regional Park and provide a strategy for its protection and enhancement. The planting of 10,000 hectares of new tree planting to link with existing woodland networks. <p>Alongside the draft GESP a draft Green Infrastructure Strategy will be published, setting out the locations of existing areas of high biodiversity, the corridors and sustainable movement networks that connect them, and the key areas of accessible open space.</p> <p>See also responses in relation to climate change, as addressed through the draft policies proposed within the 'Climate Emergency' chapter of the draft policies and site options consultation document.</p>
The environment should not be considered in isolation but need to be fully considered under each topic. Should consider the local environment including streets and spaces as well as the global environment addressing climate change. Suggestion that cycling can provide benefits for local and global environment.	Exeter Cycling Campaign (357)	
Environmental issues need to be a golden thread running through all themes. Topics listed are important but overall scope is too limited.	Exeter Green Party (297)	
Absence of pollution is a major omission.	Exeter Green Party (297)	
Opportunity to adopt best waste collection practices across the area is not mentioned.	Exeter Green Party (297)	
Forests and trees have an important role in carbon management and should be encouraged in planning policies.	Exeter Green Party (297)	
Joint Strategic Plan is the correct forum for dealing with strategic mitigation matters with regards to development impacts upon the Pebblebed Heaths Special Protection Area (SPA), Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) and the Exe Estuary SPA and SSSI. Emerging plan should seek to identify a number of Suitable Alternative Natural Green Spaces (SANGS) which could be funded through the existing CIL regime; potential to ease development constraints on Exmouth.	Lichfields on behalf of Mr Peter Lee and Tim Davey (343)	

Importance of agriculture should be recognised.	Transition Exeter (206)	See above
‘Environment’ section does not mention the need to tackle pollution in its various forms. We need a joined-up approach to waste collection and recycling.	Transition Exeter (206)	
Reference to water and air quality.	Individual – Exeter (235)	
Needs to be ‘Sustainably enhanced’.	Individual – Exeter (310)	
GESP should ensure that all policies advance the goals of the Paris Climate Agreement.	Individual – Exeter (250)	
Omission of recognition of land as a natural resource for food or more broadly as the provider of ecosystem services.	Individual – Exeter (250)	
Nothing on the surrounding hills due to water retention they provide.	Individual – Teignbridge (162)	
Must protect our River & Valley Parks to ensure there is no encroachment by development, whatever the pressures.	Individual – Exeter (139)	
Loss of green space	Individual – East Devon (18)	
Adapting to future challenges		
Specific reference to climate change and coastal erosion should be made.	Environment Agency (329)	Comments noted. The draft vision recognises that transitioning to a net-zero carbon economy future should be a key driver of the GESP. Having regard to the wide range of issues consultation responses received a suite of draft policy options have been formulated which set out measures to: <ul style="list-style-type: none">Support the achievement of net-zero carbon emissions by 2040 at the latest.
Should also consider air quality	South Somerset District Council (118)	
Should include bullet to read ‘significant increases in older persons’	Blue Cedar Homes (299)	
Future challenges could also be an opportunity e.g. potential for renewable energy sources.	Crediton Town Council (Crediton Neighbourhood Plan) (189)	
Policies for carbon neutral housing and percentage of energy from renewable sources	Exminster Parish Council (180)	
A very rapidly growing population.	Sidmouth Chamber of Commerce (75)	
Add population growth.	Exeter Civic Society (356)	

Want to emphasise that this should not be its own category but something that needs to be addressed and incorporated under each topic.	Exeter Cycling Campaign (357)	<ul style="list-style-type: none">• Ensure all new development is carbon neutral and avoids overheating through design, construction and performance• Help increase the use and supply of renewable and low carbon energy and heat• Enable decentralised energy networks to provide local energy solutions that are smart, flexible and resilient in relation to future energy demands• Enable the decarbonisation of existing and proposed heat networks, electricity and gas grids and transportation options through flexible utilisation of opportunities.
These are not future challenges they are present one. The real future challenges are those we don't yet know.	Exeter Green Party (297)	
Climate change initiatives should be reinforced without further degrading public and environmental assets e.g. traditional flood prevention.	Exeter Green Party (297)	
The need to mitigate the scale of climate change through the urgent reduction of carbon emissions must be addressed	Transition Exeter (206)	
Reference changing demographics and an ageing population.	Individual – Exeter (235)	Comments noted. These issues have been incorporated within the draft policies and site options document which includes a number of provisions to reflect the housing needs of older people and people with disabilities. The document also includes policies to ensure well designed, vibrant, mixed use places including a range of local facilities.
Consider the ageing population as an issue/area in its own right, including potential new role for councils: encouraging downsizing to free up properties; coordinated social care and home help services; identify future needs.	Individual – East Devon (84)	
Needs to include reference to relocation of space to make the most beneficial use of public realm.	Individual – Exeter (174)	
Provision of local facilities (e.g. doctors, dentists, school, and shops) needs more emphasis.	Individual – Teignbridge (114)	
Infrastructure		
Include the identification and upgrading of inadequate strategic infrastructure.	Environment Agency (329)	The Greater Exeter councils acknowledge that high quality development relies on the timely provision of infrastructure to ensure that the community has the facilities and services it needs
Reference to mobile connectivity and community Wi-Fi should be made.	Cranbrook Town Council (324)	

Innovation is mentioned under this heading but should be a theme of its own.	Crediton Town Council (Crediton Neighbourhood Plan) (189)	<p>in order to function successfully. With this in mind, a suite of policies are proposed which seek to direct the delivery of great places in Greater Exeter. The draft policies propose:</p> <ul style="list-style-type: none"> • The strategic importance of delivering great places through masterplanning • The innovative mechanisms to deliver the quantity of new homes needed • The application of garden city principles for allocations and a series of potential new Garden Communities (dependent on growth distribution) • An infrastructure categorisation approach for Greater Exeter • The strategic infrastructure proposals for Greater Exeter • The expectations regarding viability appraisal
Too narrowly defined. Emphasis is on hard infrastructure. The creation and sustaining of communities requires appropriate infrastructure in a broader sense. Social infrastructure should be considered e.g. facilities and services.	Exeter Diocesan Board of Finance (149)	
Planning for new infrastructure needs	Exminster Parish Council (180)	
Delivery of infrastructure provision will be driven by the Community Infrastructure Levy and possible local preferences in emerging Neighbourhood Plans.	Genesis Town Planning (172)	
The potential for new infrastructure should be considered. This does not necessarily mean new roads but could be means to encourage trips by sustainable modes such as new transportation interchanges.	Highways England (375)	
Add 'new low carbon infrastructure'	Exeter Civic Society (356)	
Recommend that an additional objective is added 'to maximise opportunities to deliver infrastructure'	Savills for St Modwen Developments Ltd (338)	
Support delivery of 'innovation' in infrastructure, however new infrastructure opportunities do not need to be 'innovative' to provide an opportunity to facilitate new development and/or provide betterment to existing assets.	Savills for St Modwen Developments Ltd (338)	
Transport theme		
Should refer to congestion and how can be mitigated. Should also recognise transport is important in connecting the different themes.	South Somerset District Council (118)	<p>Comments noted. A wide range of responses were received in respect of transport issues. Taking into account the comments received, a series of draft policy options are proposed, to include:</p>
Sustainable transport links are vitally important.	Devon Countryside Access Forum (181)	
Rail infrastructure should be considered.	Exminster Parish Council (180)	
Provision and protection of rural bus services.	Exminster Parish Council (180)	

The Travel to Work Area reflects the growing role of Exeter as the economic centre within the Greater Exeter area. Given the constraints of the city the surrounding districts will be required to consider how they can assist in providing facilities and services.	Persimmon Homes South West (259)	<ul style="list-style-type: none"> • A transport strategy for the wider GESP area, including a range of strategic transport and digital infrastructure investments which will mesh with growth decisions • A clear sustainable transport hierarchy in major new developments • The approaches to be taken for a variety of transport modes • The strategy for improved digital connectivity and high speed digital communications.
Notes that strategic plan looks at if it will be possible to arrange for more goods to be moved by rail rather than roads. Argue that this would require major levels of investment and it is unlikely that significant modal shift will occur in the short or medium term therefore it is important the road system works well now. The city centre will never be vehicle free and trucks are an irreplaceable form of transport for the foreseeable future.	Road Haulage Association (303)	
Important trucks are not displaced from low emission zone to other areas where roads are unsuitable for HGVs.	Road Haulage Association (303)	
Change in consumer behaviour with more online purchases and deliveries provided should be considered in the strategic plan.	Road Haulage Association (303)	
Include extending the rail network, using efficient trains and ensuring a network of recharging points are available for electric cars.	Seaton Town Council (212)	
Ensure new roads built have trunking built along the side for utilities.	Seaton Town Council (212)	
Have proper cycle routeways that run alongside roads, but keep cycles, pedestrians and other traffic separated.	Seaton Town Council (212)	
Greater emphasis on moving people and goods rather than moving vehicles. Suggest the title of this section is changed to 'Movement'	Exeter Cycling Campaign (357)	

Respondent provides various suggestions including the introduction and implementation of various strategies to support cycling infrastructure.	Exeter Cycling Campaign (357)	
Better provision for multi-modal journeys.	Exeter Cycling Campaign (357)	
Should consider changes in transport e.g. driverless cars.	Exeter Cycling Campaign (357)	
Cycling and walking are not just 'active lifestyle' issues and should be recognised as themes in this section which might be better titled 'Mobility'.	Exeter Green Party (297)	
Key goal should be the development of a low carbon integrated transport system.	Exeter Green Party (297)	
Policies for non-passenger transport need attention e.g. freight and light good deliveries.	Exeter Green Party (297)	
There should be specific mention of the Exe Valley Park and other Valley Parks as key avenues for sustainable movement and connections, these could develop as a crucial part of the infrastructure of GESP and could lead to reduced car use and health benefits.	Exeter St James Forum, St David's Neighbourhood Partnership, and Newtown Community Association (349)	
Cycling infrastructure development e.g. the Teign Estuary Trail. This has key links to the economy, health and recreation.	Teignmouth Town Centre Management Partnership (116)	
Need to pro-actively restrain the ever-increasing demand for vehicular transport.	Transition Exeter (206)	
		See above
Promote cycling as a viable commuting alternative.	Individual – East Devon, Exeter, Mid Devon (72)	
More emphasis on river as a viable commuting option.	Individual – East Devon, Exeter, Mid Devon (72)	
Needs to include reference to minimising air/noise pollution, rebalancing transport system away from private car dominance and	Individual – Exeter (174)	

reallocation of space to most efficient movement modes.		
Would like to see tourism issues related to transport addressed directly, especially as planned housing expansion appears to be in areas which will cause even greater congestion at critical transport junctions.	Individual – East Devon (151)	
Devon Metro Rail Link should be developed to help keep cars out of the city.	Individual – Exeter (139)	
Insert ‘Provision of new cycleways’ under Transport and Communications.	Individual – East Devon (131)	
Need to plan for light rail/tram transit system so that movement of people is integrated.	Individual – Teignbridge (107)	
Concern regarding rat running in Gables Road, Willand; should be access only.	Individual – Mid Devon (56)	
GESP should consider the options for a suitable site for a rail freight hub for the South West	Individual – East Devon (360)	
Consider reinstatement of the branch line from Feniton to Ottery St Mary.	Individual – East Devon (360)	
Healthy communities theme		
Suggest to remove healthy communities theme as argue these issues are properly addressed at a district level with local communities.	Bishopsteignton Parish Council (318); Campaign to Protect Rural England (268)	Health and wellbeing is an important, cross cutting theme for the Greater Exeter Strategic Plan as evidenced within the draft vision which states: ‘we enable prosperous and healthy lives...’ and is a key priority for GESP: ‘Greater wellbeing – healthy active communities with a range of facilities and services’. Health and wellbeing considerations are therefore embedded within a number of draft policies.
Amenity land should be included.	Devon Countryside Access Forum (181)	
GI should be included with health and well-being benefits arising from nearby greenspace which people can reach without cars.	Devon Countryside Access Forum (181)	
Although an ageing population is mentioned, does not mention obesity and importance of all ages exercising.	Devon Countryside Access Forum (181)	
Access for those with limited mobility should be included.	Devon Countryside Access Forum (181)	

Too narrowly defined. Primary looks at mitigating the effects of ill health rather than benefits of a positive social context. Suggest heading ‘Resilient and cohesive communities’.	Exeter Diocesan Board of Finance (149)	
Developing and promoting pedestrian and cycle routes across the Greater Exeter area	Exminster Parish Council (180)	
Education and Arts.	Musbury Parish Council (242)	
Exeter is facing significant health challenges of obesity and air pollution, partly as a result of inactive lifestyles and high car usage. Suggests strategies and tools to adopt in response to this.	Exeter Cycling Campaign (357)	
Benefit of work done by volunteers, charities and local networks need to be recognised and valued.	Exeter Northcott Theatre (170)	
No mention of culture and the arts.	Exeter St James Forum, St David's Neighbourhood Partnership, and Newtown Community Association (349)	
The importance of public parks and green spaces for health and wellbeing should be recognised particularly within the City Centre.	Exeter St James Forum, St David's Neighbourhood Partnership, and Newtown Community Association (349)	
Health of children should be as equally important as looking after our ageing population.	Individual – Exeter (310)	See above
Investing in sports facilities that the population can benefit from as well as bring in sport/tourism from elsewhere.	Individual – Teignbridge (246); Exeter (230, 216)	
Insert ‘Adequate access to GPs and specialised medical services – also adequate care at home for old or sick residents’.	Individual – East Devon (131)	
Need to make new houses more attractive and in keeping with surroundings. Create places people want live; space and greenery improves wellbeing.	Individual – East Devon (18)	
Delivery		

Essential for the success of GESP that delivery is properly addressed and considered on a strategic level. Strategic vision documents can end up as another plan document with little meaning on the ground because real barriers were not considered sufficiently on the strategic level.	Exeter Cycling Campaign (357)	<p>Comments noted. The provision of high quality development and a focus on delivery are two key elements of the GESP draft vision. The draft policies and site options document seek to direct the delivery of great places through a range of mechanisms, including:</p> <ul style="list-style-type: none">• The strategic importance of delivering great places through masterplanning• The innovative mechanisms to deliver the quantity of new homes needed• The application of garden city principles for allocations and a series of potential new Garden Communities (dependent on growth distribution)• An infrastructure categorisation approach for Greater Exeter• The strategic infrastructure proposals for Greater Exeter• The expectations regarding viability appraisal
Garden Village at Culm should be a theme within the plan in order to cement its status and identify the opportunities this strategic development presents.	Lichfields on behalf of Mr Roger Cooke (295)	
Better integration of themes – infrastructure designed to make cycling and walking the norm for short distances.	Individual – Exeter (235)	
Other		
Themes should be more closely related to Plan-making objectives. Examples of policy areas are provided by respondent including identifying housing supply, locations.	AP Planning c/o Bovis Homes (255)	Comments noted.
To ensure GESP takes into account strategic cross boundary issues with Torbay. May include housing and employment land matters, healthcare and education.	Torbay Council (275)	Comments noted. Continued close working with Torbay Council is welcomed to ensure the GESP takes account of strategic cross boundary issues with Torbay.
Should have clear break between urban and rural environment, example provided for local area.	Bishops Clyst Parish Council (331)	Comments noted.

Would like to see a forward thinking plan, capitalising on university city status embracing the future agenda in innovation and technology.	Blackdown Hills AONB Partnership (208)	Agreed. This is a key element of the draft vision for GESP.
Education as a theme has been missed.	Bishopsteignton Parish Council (318)	Greater education is a key element of the draft vision as this is fundamental to nurturing, attracting and retaining a world class workforce.
Tourism as a theme is suggested.	Bishopsteignton Parish Council (318); Campaign to Protect Rural England (268)	Comments noted. It is considered that local plans are best placed to address tourism matters.
Farming and food production as a theme is suggested.	Bishopsteignton Parish Council (318); Campaign to Protect Rural England (268)	Comments noted.
Excellent list of themes but must be delivered in a sustainable way, suggest the encouragement of brownfield development.	Chardstock Parish Council (187)	Comments noted.
Boundary of Clyst St George along the SE boundary of Exeter gives a clear break into the countryside which should be preserved.	Clyst St George Parish Council (280)	Comments noted.
Increased Park and Ride facilities serving the northern approaches	Coldridge Parish Council (97)	Comments noted – Policy GESP27 allocates a number of Park and Ride (and Park and Change) facilities along key transport corridors.
Green areas should include specific areas for dog walking and dog free space in line with publication Planning for Dog ownership in New Development.	Devon Countryside Access Forum (181)	Comments noted.
Consideration given to strategic land allocation for gypsy and traveller sites.	Exminster Parish Council (180)	Comments noted. Draft Policy GESP21 seeks to provide access to appropriate accommodation for the gypsy and traveller community.
Proactive and constructive stakeholder engagement is critical and should be a key theme in preparing and implementing GESP. Suggests Friends Life Ltd is one such stakeholder.	GL Hearn Ltd (296)	Comments noted.
Towns and villages should be specifically recognised for their contribution to growth.	IJP (261)	Comments noted.

Governance.	McMurdo Land Planning and Development Ltd (271)	Comments noted.
A more local approach highlighting the individual needs of towns and villages.	Newton Abbot Town Council (264)	Comments noted.
No reference to 'skills' in the themes section to build upon the need for a skilled and productive workforce as identified under the 'issues'.	Heart of South West Local Enterprise Partnership (176)	Comments noted. This is a key element of the draft vision. In addition, draft Policy GESP15 recognises that the skills shortage (particularly evident in the digital, construction and health and social care sectors) is one of Greater Exeter's key constraints. The policy therefore recognises the importance of encouraging people to develop work-place skills in order to increase their likelihood of employment and career development, whilst also addressing skills shortages in the health and social care sectors.
Vision is a reasonable start and appropriately recognises the role of Exeter at the heart of this area.	Peter Brett Associates (167)	Comments noted.
Should recognise housing and employment delivery issues with allocated strategic sites in and around Newton Abbot as a result of planning and environmental constraints.	WYG c/o Sibelco (215)	Comments noted. Please see above responses regarding housing and employment issues.
Should quantify and translate under-delivery and combine it with future need projections into development allocations for new sites in order to meet the need for jobs and housing.	WYG c/o Sibelco (215)	Comments noted.
GESP should acknowledge the importance of Exeter's role in the south west and establish a strategy and policy framework that supports this.	WYG (146)	Comments noted.
Believe some themes are unattainable through the planning system e.g. how can planning influence the cost, type or quality of housing,	Exeter Civic Society (356)	Not agreed. The planning system has an important role in influencing the cost, type and quality of housing, provision of better paid jobs, active lifestyles and design standards. These

better paid jobs, active lifestyles, design standards.		themes are central to role of GESP and the draft vision for the area.
Food does not seem to be mentioned in the GESP, given its importance to the local community, environment and economy. Relationship with public health, food waste and pollution, agricultural which provides jobs directly and indirectly. Issues of food poverty, supply and culture are relevant to the future of the city and sub-region including infrastructure.	Exeter Food Network (245)	The Greater Exeter Councils recognise that these are important issues and many of them are addressed within the draft vision and policies for the GESP. However, issues such as food production fall outside of the scope of the Greater Exeter Strategic Plan and are therefore more appropriately addressed through other plans/programmes and initiatives.
Specific matters/objectives need to be informed by a thorough spatial portrait for the whole area and considered in a visionary and forward thinking manner.	Stride Treglown (283);	Comments noted.
Need to recognise links between themes; might be helpful to set out over-arching principles behind them.	Transition Exeter (206)	Comments noted.
Should include a review of the implementation of other Local Plans to date, the lessons learned and how that is avoided in taking GESP forward.	Individual – Teignbridge (266)	Comments noted.
More focus on providing facilities for sport and the arts.	Individual – Exeter (306); Teignbridge (249)	Comments noted. The draft policies and site options includes policies to ensure well designed, vibrant, mixed use places including a range of local facilities.
Key omission is any sense that the policy themes will be joined up. Plan should make it clear how trade-offs between objectives will be managed.	Individual – Exeter (250, 223)	Comments noted. The 'Quality Places and Infrastructure' chapter of the draft policies and site options consultation document includes a number of policies to ensure joined-up thinking about achieving the key plan objectives such as net-zero carbon emissions, green spaces, public realm, transport and the provision of buildings which are sympathetic to local character, history, nature and the landscape.

Need for a more local approach highlighting individual needs of towns and villages.	Individual – Teignbridge (246)	Comments noted.
Education receiving sufficient funding to ensure young people have the relevant skills to meet future needs.	Individual – Teignbridge (228)	Comments noted. The draft site option information sets out education infrastructure requirements.
Will the Plan address its relationship to rest of Devon and the wider South West region?	Individual – East Devon (77)	Yes – this is reflected in the draft vision for Greater Exeter.
More detail – targets for infrastructure in new developments etc.	Individual – Exeter (47)	Please see Chapter 10 ‘Quality Places and Infrastructure’ of the draft policies and site options document which sets out a number of policies to ensure the timely provision of infrastructure to ensure that the community has the facilities and services it needs to function successfully.
Transport and other infrastructure in place before development	Individual – Exeter (29)	
Local residents should have vote on large development plans.	Individual – Exeter (14)	The Greater Exeter Strategic Plan is being prepared in full consultation with local communities in accordance with relevant legislation and associated government guidance.
Education; many of themes identified rely on good quality education.	Individual – Exeter (11)	Comments noted. This is reflected in the draft vision for Greater Exeter and indeed.
Maybe a little more focus on how you intend to maintain and develop communities and bring up the poorer areas.	Individual – Exeter (92)	Comments noted.
5) If we are to meet the area’s needs for housing and employment, what forms of development do you feel best deliver our draft vision? For example: More efficient use of land in Exeter, Major urban extensions in Exeter and main towns, Dispersed small scale development, stand-alone new communities, Other.		
More efficient use of land in Exeter	Aylesbeare Parish Council (191); Bishops Clyst Parish Council (331); Chardstock Parish Council (187); Crediton Town Council (Crediton Neighbourhood Plan) (189); Exminster Parish Council (180); Hennock Parish Council (133);	Comments noted. Seeking increased densities in our urban areas and around transport hubs is a key element of the spatial development strategy for GESP. Much work has been done to look at the opportunities across the Greater Exeter area

	Lympstone Parish Council (182); Ogwell Neighbourhood Plan Steering Group (195); Seaton Town Council (212); WYG (146); Exeter City Swimming Club (293); Genesis Town Planning Limited (353). Individuals – Teignbridge (114, 122, 142); Exeter (306); Mid Devon (272); East Devon (102); (76); (373)	<p>to achieve this. Alternative ‘distribution scenarios’ have also been considered which have informed our suggested approach.</p> <p>To achieve growth that brings the success factors needed to create great places of the future, we consider that the GESP spatial development strategy should focus:</p> <ul style="list-style-type: none"> • On brownfield and greenfield land in Exeter and other main towns where there is an easily accessible range of jobs, services, transport facilities and the potential to enhance these factors. • In new or expanded settlements of scale on key transport corridors, particularly the rail corridors which extend out from Exeter, ideally where cycling is also a feasible option to key jobs and services. <p>Accordingly, the Central Strategic Growth Area includes Exeter and recognises that there is significant brownfield regeneration potential for high quality sustainable development.</p>
Plan should avoid reliance on unrealistic assumptions about re-efficient use of land in Exeter.	IJP (261)	
Favour over a more dispersed pattern of distribution.	National Trust (288)	
Support higher density but this should be of high quality. Provides suggestions for development within the city centre. Suggests GESP should set out a masterplan for the city centre and identify strategic sites within the city for higher density development.	Exeter Cycling Campaign (357)	
Communities for Exeter should be properly planned making the best use of available land within Exeter where might provide for the needs of that community, whilst taking the opportunity to address key issues of imbalance in the established urban communities.	Exeter St James Forum, St David's Neighbourhood Partnership, and Newtown Community Association (349)	
Suggest that given those who choose to live in a city environment do so a urban lifestyle, suggest that further development should continue within the City boundaries using what ‘green space’ is left e.g. Ludwell Valley Park.	Farringdon Parish Council (336)	
New housing in the city needs to be higher density; prevent sprawl and longer commuting distances.	Transition Exeter (206)	

There could be more maisonette type houses of three storeys.	Individual – Teignbridge (142)	
There should be a limit to cramming new development in the city – new public realm open spaces are needed to help the city breathe.	Individual – Exeter (100)	
Current green spaces need to be protected and enhanced.	Individual – Exeter (310); East Devon (27)	
Housing multi-storey style with underground car parks on existing building sites.	Individual – Exeter (310)	
Benefits of terrace housing include many houses being built close to services e.g. public transport provision, avoiding waste of land and energy efficiency.	Individual – Exeter (306)	
Quality high density housing directly alongside workplaces e.g. terraced flats above the shops, or close to offices, local community centres schools etc.	Individual – (226)	
More could be achieved by increasing the density of existing housing developments in Exeter.	Individual – Exeter (174); Teignbridge (107)	
Supports more efficient use of land in Exeter and extensions of Exeter itself with infill, small scale proportional development of other towns.	Individual – East Devon & Exeter (124)	
More efficient use of land in Exeter and in particular development of high quality, spacious apartment blocks with ground level community shopping facilities etc. based on the models that can be seen all over Europe.	Individual – Exeter (91)	
More efficient use of land (e.g. building over car parks) & please ensure that architecturally any new build reflects the environment in which it is built & avoid endless rows of identikit buildings.	Individual – Mid Devon (73)	

Concern that 'more efficient use of land' may mean higher density and poorer living environment.	Individual – Exeter (47)	
More efficient use, particularly of brownfield sites, but with sufficient green spaces, and lots of playgrounds. Greater mix of tenures/housing types in developments.	Individual – Exeter (23)	
New houses to make provision for future loft conversions and facilitate future addition of lifts for elderly.	Individual (373)	
Major urban extensions to the city and the main towns.	AP Planning c/o Bovis Homes (255), Bishops Clyst Parish Council (331); Chardstock Parish Council (187); Torbay Council (275); Genesis Town Planning (172); Hennock Parish Council (133); Holcombe Rogus Parish Council (200); Lymptone Parish Council (182); Rapleys (282); Seaton Town Council (212); Genesis Town Planning Limited (353)	<p>Comments noted. Identifying accessible and well connected development locations to create the homes and jobs we need, which reduce the need to travel, enabling healthy living and reducing our carbon impact is a key element of the GESP spatial development strategy. Much work has been done to look at the opportunities across the Greater area to achieve this. Alternative 'distribution scenarios' have also been considered which have informed our suggested approach.</p> <p>To achieve growth that brings the success factors needed to create great places of the future, we consider that the GESP spatial development strategy should focus:</p> <ul style="list-style-type: none"> On brownfield and greenfield land in Exeter and other main towns where there is an easily accessible range of jobs, services, transport facilities and the potential to enhance these factors.
Major urban extensions in Exeter and main towns should be kept within the boundaries of the M5 and foot of the Haldon Hills	Bishops Clyst Parish Council (331)	
Suggest 50% of planned growth at Exeter given limitations at other centres, suggests land south east of the A30 adjoining the South West Exeter allocation.	AP Planning c/o Bovis Homes (255)	
Should only be located next to strategic employment, Exeter or main towns. Smaller towns and villages also need development to ensure they flourish as self-sustaining settlements.	Blue Cedar Homes (299)	
Support in the context of adequate infrastructure provision.	Exminster Parish Council (180)	

Urge caution to this approach owing to the physical, technical and infrastructure constraints at some of the towns in the Greater Exeter area which could lead to unsustainable and undeliverable proposals.	GL Hearn Ltd (296)	<ul style="list-style-type: none"> In new or expanded settlements of scale on key transport corridors, particularly the rail corridors which extend out from Exeter, ideally where cycling is also a feasible option to key jobs and services.
Support and maintain the vitality and viability of market and coastal towns as sustainable locations not just concentrate housing to Exeter, provides Honiton as an example for growth.	Gleeson Developments Limited (262)	
Also including growth in larger villages	IJP (261)	
Urban extensions and new settlements have long lead-in times. GESP needs to lay the groundwork for future strategic scale growth.	McMurdo Land Planning and Development Ltd (271)	
Urban rather than rural community expansion	Musbury Parish Council (242)	
Favour over a more dispersed pattern of distribution.	National Trust (288)	
The fundamental principle should be that development is sustainably located with Exeter identified as the most sustainable location for a large proportion of the growth. New development should be focused towards locations adjacent to the city. But should not all be in the form of major urban extensions as these are difficult and slow to deliver.	Peter Brett Associates (167)	
Should not have too much reliance of delivery of large sites.	Planning Sphere Ltd (166)	
Whilst a wide range of housing opportunities are required across the plan area to deliver the scale of growth needed there is a logic to focusing large scale growth at, or close to, the areas where the need is greatest.	Savills on behalf of Bloor Homes (325)	
Continued expansion and delivery of Cranbrook.	David Lock Associates c/o East Devon New Community Partners (314)	

What needs to be avoided is Exeter urban sprawl and the linking up of settlements and loss of green linkages between settlements.	Cranbrook Town Council (324)	
Cullompton does not want to be a dormitory facility for Exeter. Expansion in housing should have adequate local jobs to minimise commuting. There also needs to be appropriate investment in infrastructure.	Culm Valley in Business & Cullompton Neighbourhood Plan Steering Group (81)	
Area on the northern boundary of Exeter provides an opportunity to provide room for future growth avoiding AONB and other nationally designated sensitivities.	McMurdo Land Planning and Development Ltd (271)	
Not enough infrastructure in Newton Abbot for additional growth e.g. schools, roads. Need for large employment/industrial development close to A38.	Newton Abbot Town Council (264)	
Small and medium sites on the edge of towns should also be identified within the GESP rather than left to individual Local Plans.	Peter Brett Associates (167)	
Suggestion of Axminster, development particularly to the east.	Rapleys (282)	
Too much reliance on the main towns, or dispersed rural development that are not easily accessible to Exeter will likely result in longer distance trips by private car.	RPS Group (301)	
Suggestion of Newton Abbot as an area for growth.	Savills on behalf of Bloor Homes (325); WYG c/o Sibelco (215)	
Whilst there may be some scope for development both within the city and on the borders we would like GESP to explore how neighbouring towns can share the city's economic success.	Exeter Civic Society (356)	

Exeter has a strong natural setting and the views to the surrounding hills are highly valued. This setting should be protected.	Exeter St James Forum, St David's Neighbourhood Partnership, and Newtown Community Association (349)	
Urban extensions and new towns have an important role to play in boosting the supply of housing. However our experience nationally has shown that these will take a significant period of time to come on line. In addition, the need for growth in existing towns and villages in the region need to be addressed in order for them to be able to grow to meet the needs of their respective populations.	Lichfields on behalf of Mr Peter Lee and Tim Davey (343)	
Advocate the continuation of existing development strategy, focusing growth in and around Exeter and in key market towns.	Savills for St Modwen Developments Ltd (338)	
Planning of urban extensions should follow same approach as new settlements to meet needs and ensure cohesion.	Teignmouth Town Centre Management Partnership (116)	
No infrastructure to support any more major extensions of Exeter.	Transition Exeter (206)	
Ok if they have the associated infrastructure provided; lacking in current developments	Individual – Exeter (47)	
Dispersed small scale development	Genesis Town Planning Limited (353). Individual – East Devon (308); Individual (198); Individual (29)	Comments noted. Identifying accessible and well connected development locations to create the homes and jobs we need, which reduce the need to travel, enabling healthy living and reducing our carbon impact is a key element of the GESP spatial development strategy. Much work has been done to look at the opportunities across the Greater area to achieve this.
Dispersed small scale development is not appropriate.	Bishops Clyst Parish Council (331)	
Provided there is connectivity on sustainable transport principles.	Crediton Town Council (Crediton Neighbourhood Plan) (189)	
Do not support, other than minor infilling.	Exminster Parish Council (180)	
There is benefit in this option to avoid delays to delivery.	Gladman Developments Limited (160)	To achieve growth that brings the success factors

A dispersed approach should be given to villages as well as smaller towns.	Jillings Heynes Planning (332)	<p>needed to create great places of the future, we consider that the GESP spatial development strategy should focus:</p> <ul style="list-style-type: none"> On brownfield and greenfield land in Exeter and other main towns where there is an easily accessible range of jobs, services, transport facilities and the potential to enhance these factors. In new or expanded settlements of scale on key transport corridors, particularly the rail corridors which extend out from Exeter, ideally where cycling is also a feasible option to key jobs and services. <p>Alternative 'distribution scenarios' have also been considered which have informed our suggested approach. Scenario 3 'Mainly Rural Distribution' sets out that a rural focus would place the majority of the growth in the smaller settlements. This scenario would be likely to cause a significant increase in car travel and carbon emissions due to the challenges of serving rural communities with public transport.</p>
Parish Council led development around existing communities.	Ogwell Neighbourhood Plan Steering Group (195)	
Do not support dispersed small scale development.	Seaton Town Council (212)	
Sustainable development in rural area to maintain and enhance rural vitality and viability.	Gladman Developments Limited (160)	
Too much reliance on the main towns, or dispersed rural development that are not easily accessible to Exeter will likely result in longer distance trips by private car.	RPS Group (301)	
The need and benefits to grow smaller scale settlements (including rural villages) should be given sufficient thought to enhance the vitality, viability and self-sufficiency of those settlements.	Turley on behalf of Gallagher Estates Limited (354)	
Ensure high priority to quality of life and not destroying this by development.	Individual – East Devon (308)	<p>To achieve growth that brings the success factors needed to create great places of the future, we consider that the GESP spatial development strategy should focus:</p> <ul style="list-style-type: none"> On brownfield and greenfield land in Exeter and other main towns where there is an easily accessible range of jobs, services, transport facilities and the potential to enhance these factors.
Supports small scale developments on brownfield sites.	Individual – East Devon & Exeter (252)	
Smaller developments of housing with a high percentage of affordable units more preferable in coastal towns.	Individual – East Devon (143)	
Small scale development only in villages; should be widely spread.	Individual – Mid Devon (272)	

Dispersed small scale development in outlying towns to help them become more sustainable thriving communities and decrease dependency on Exeter	Individual – East Devon (69)	<ul style="list-style-type: none"> In new or expanded settlements of scale on key transport corridors, particularly the rail corridors which extend out from Exeter, ideally where cycling is also a feasible option to key jobs and services. <p>Alternative ‘distribution scenarios’ have also been considered which have informed our suggested approach. Scenario 3 ‘Mainly Rural Distribution’ sets out that a rural focus would place the majority of the growth in the smaller settlements. This scenario would be likely to cause a significant increase in car travel and carbon emissions due to the challenges of serving rural communities with public transport.</p>
Supports as this build communities and gives smaller builders the opportunity to participate in developments.	Individual – Exeter (47)	
Village character in Devon must be retained as part of our unique cultural heritage.	Individual – East Devon (27)	
Reasonable sized developments in all villages should be considered to help communities grow and stay viable. Appropriate housing on the edge of villages is preferable to stand alone new communities which would take up large areas of open countryside.	Individual (376)	
Stand-alone new communities	Rapleys (282); Seaton Town Council (212). Individual (198); Individual – Exeter (37)	<p>Comments noted. Identifying accessible and well connected development locations to create the homes and jobs we need, which reduce the need to travel, enabling healthy living and reducing our carbon impact is a key element of the GESP spatial development strategy. Much work has been done to look at the opportunities across the Greater area to achieve this. Alternative ‘distribution scenarios’ have also been considered which have informed our suggested approach.</p> <p>To achieve growth that brings the success factors needed to create great places of the future, we consider that the GESP spatial development strategy should focus:</p> <ul style="list-style-type: none"> On brownfield and greenfield land in Exeter and other main towns where
If new communities are required they should be some distance from Exeter	Bishops Clyst Parish Council (331)	
Avoid stand-alone new communities	Chardstock Parish Council (187)	
New settlements like Cranbrook provide strong levels of development and enable the delivery of both affordable homes and the provision of suitable infrastructure.	Cranbrook Town Council (324)	
Least preferred as more car dependent, scale of infrastructure needed may be difficult to provide and most likely to be dormitory towns.	Crediton Town Council (Crediton Neighbourhood Plan) (189)	
Possibly, provided close to major road networks but away from Exeter city and neighbouring settlements.	Exminster Parish Council (180)	
Suggest J27 as an option.	Exminster Parish Council (180); Lypstone Parish Council (182); GL Hearn Ltd (296)	

Should have good design.	Lympstone Parish Council (182)	<p>there is an easily accessible range of jobs, services, transport facilities and the potential to enhance these factors.</p> <ul style="list-style-type: none"> • In new or expanded settlements of scale on key transport corridors, particularly the rail corridors which extend out from Exeter, ideally where cycling is also a feasible option to key jobs and services.
Urban extensions and new settlements have long lead-in times. GESP needs to lay the groundwork for future strategic scale growth.	McMurdo Land Planning and Development Ltd (271)	
No need to define a further new settlement which will take many years to be established and therefore jeopardise early delivery of homes to match the economic development of the sub region.	Persimmon Homes South West (259)	
Should not have too much reliance of delivery of large sites.	Planning Sphere Ltd (166)	
Development of one or more small new communities accessible to Exeter would be the only way to deliver the level of housing required and respond to the issues facing Greater Exeter.	RPS Group (301)	
The proposal of J27 in the emerging Mid Devon local Plan Review should be transposed into the GESP given the strategic importance of the allocation.	GL Hearn Ltd (296)	
Suggestion of area around J27 and Tiverton Parkway as an area for development.	Barton Willmore c/o Barratt David Wilson Homes (367)	
Culm Garden Village presents a clear opportunity to deliver a significant amount of the growth required within Greater Exeter in a sustainable and comprehensive way. The early stages of the GESP should avoid setting an initial artificial ceiling to the garden village's housing capacity until there has been a full detailed assessment of the strategic site's area of search. The potential for greater development at the garden village will also further help to support important aspirations such as the reopening of the train	Lichfields on behalf of Mr Roger Cooke (295)	

station and major highway infrastructure improvements e.g. Junction 28 of the M5.		
One or more new settlements following the Cranbrook approach should be included.	Teignmouth Town Centre Management Partnership (116)	
No room in rural areas for new communities.	Individual – East Devon (277)	<p>Comments noted. Identifying accessible and well connected development locations to create the homes and jobs we need, which reduce the need to travel, enabling healthy living and reducing our carbon impact is a key element of the GESP spatial development strategy. Much work has been done to look at the opportunities across the Greater area to achieve this. Alternative 'distribution scenarios' have also been considered which have informed our suggested approach.</p> <p>To achieve growth that brings the success factors needed to create great places of the future, we consider that the GESP spatial development strategy should focus:</p> <ul style="list-style-type: none"> • On brownfield and greenfield land in Exeter and other main towns where there is an easily accessible range of jobs, services, transport facilities and the potential to enhance these factors. • In new or expanded settlements of scale on key transport corridors, particularly the rail corridors which extend out from Exeter, ideally where cycling is also a feasible option to key jobs and services.
Supports stand-alone new communities as long as they are rail served.	Individual – Exeter (139)	
New communities only in areas with suitable transport links; must take care with rural environment.	Individual – Mid Devon (272)	
If new communities have to be built, they should be more self-sufficient to avoid the need for commuting.	Individual – Mid Devon (73)	
Same problems of lack of infrastructure as in urban extensions	Individual – Exeter (47)	
Suggests one more stand-alone community like Cranbrook	Individual (29)	
Stand-alone new communities, developed to fit with the landscape and adequately provided with transport links and employment.	Individual – East Devon (27)	
Stand-alone new communities if they have the infrastructure to go with them.	Individual – East Devon (18)	
If new communities are to be created, it is important to try to give them the look and feel of a traditional settlement.	Individual (373)	
Stand-alone new communities alongside excellent community facilities, green/wellbeing space; set up residents' management schemes for communal areas/facilities.	Individual (92)	
A combination of these options	South Somerset District Council (118); Devon Wildlife Trust (213); Gladman Developments Limited (160); WYG c/o Sibelco (215); WYG (146);	Comments noted. Identifying accessible and well connected development locations to create the homes and jobs we need, which reduce the need

	Barton Willmore c/o Barratt David Wilson Homes (367); Lichfields on behalf of Mr Peter Lee and Tim Davey (343); Turley on behalf of Bloor Homes South West Ltd (339); Turley on behalf of Gallagher Estates Limited (354)	<p>to travel, enabling healthy living and reducing our carbon impact is a key element of the GESP spatial development strategy. Much work has been done to look at the opportunities across the Greater area to achieve this. Alternative 'distribution scenarios' have also been considered which have informed our suggested approach.</p> <p>To achieve growth that brings the success factors needed to create great places of the future, we consider that the GESP spatial development strategy should focus:</p> <ul style="list-style-type: none"> • On brownfield and greenfield land in Exeter and other main towns where there is an easily accessible range of jobs, services, transport facilities and the potential to enhance these factors. • In new or expanded settlements of scale on key transport corridors, particularly the rail corridors which extend out from Exeter, ideally where cycling is also a feasible option to key jobs and services.
All options listed in the issues document should be explored.	GL Hearn Ltd (296)	
The plan should consider all options available to reinforce and sustain the benefits that Exeter offers. Making efficient use of land in Exeter and other towns, and increasing the densities of development should be investigated to inform options.	Peter Brett Associates (167)	
A mixture of all with a hierarchy. Important from the road haulage and distribution industry is that deliveries can be made to all.	Road Haulage Association (303)	
Support balanced growth throughout the GESP area.	Jillings Heynes Planning (332)	
360 search in city, larger towns and major hubs to include imaginative strategies for residential led mixed use redevelopment of brownfield (and some well located greenfield) land.	McMurdo Land Planning and Development Ltd (271)	
Identifying a range of sites with differing sizes and locations which would help increase the diversity of housing land supply to aid faster delivery.	Planning Sphere Ltd (166)	
A mix appropriate to the individual circumstances.	Exeter Northcott Theatre (170)	
The HBF is supportive of a variety of options to accommodate anticipated housing growth. A broad portfolio of sites will maximise housing delivery. GESP should provide contingency in its overall housing land supply.	Home Builders Federation (369)	

Balanced portfolio of locations and sites will be needed to meeting housing and employment needs in a timely way.	Pegasus Group on behalf of Lightwood Land (358)	
Plan must adopt a multifaceted approach to boosting the supply of housing.	Lichfields on behalf of Mr Peter Lee and Tim Davey (343)	
When allocating strategic sites the widest possible range of sites, by size and market location are required so that developers of all types and sizes have access to suitable land in order to offer the widest possible range of products. A good mix of sites provides choice for consumers, allows places to grow in sustainable ways and creates opportunities to diversify the construction sector.	Lichfields on behalf of Mr Peter Lee and Tim Davey (343)	
Importance of flexibility: emerging plan should provide contingency in respect of strategic allocations to ensure that the full housing needs of the region can be met in the light of changing circumstances.	Lichfields on behalf of Mr Peter Lee and Tim Davey (343)	
Opportunities to deliver development that fits between the definitions of major urban extensions and standalone new communities; e.g. existing urban fringe and smaller settlements well-related to Exeter and major towns.	Savills (UK) Ltd : for Darts Farm Properties Ltd (352); Savills for St Modwen Developments Ltd (338)	
Given the size of the GESP area and the varied pattern of development across the constituent authorities, it is likely that all options will need to be delivered in some form or another. It is critical to ensure that the approach to future development meets local need within particular settlements, whilst also recognising those which may have more potential but are currently constrained.	Stride Treglown (283)	

More efficient use of land in Exeter, urban extension in Exeter (as at Cranbrook) and dispersed small scale development.	Individual – Mid Devon (184); East Devon (143)	
Combination of options. Exeter should not take up any more land in East Devon for housing.	Individual – East Devon (131)	
Only way to deliver the plan is to have a mix of the above with the exception of a stand-alone community.	Individual – East Devon, Exeter & Teignbridge (126)	
Brownfield land	Individual – Mid Devon (319); Individual – East Devon (88); Individual (29); (76); (373)	<p>Comments noted. To achieve the growth that brings the success factors needed to create great places of the future, we consider that the GESP spatial development strategy should focus:</p> <ul style="list-style-type: none"> On brownfield and greenfield land in Exeter and other main towns where there is an easily accessible range of jobs, services, transport facilities and the potential to enhance these factors. In new or expanded settlements of scale on key transport corridors, particularly the rail corridors which extend out from Exeter, ideally where cycling is also a feasible option to key jobs and services. <p>The draft policies and site options document recognises that there is significant brownfield regeneration potential for high quality sustainable development and seeks to maximise these opportunities as far as possible.</p>
Consideration of bringing disused/unoccupied houses and other buildings into use for housing or light industrial purposes.	Exminster Parish Council (180)	
Priority should be given to brownfield land.	Bishopsteignton Parish Council (318); Crediton Town Council (Crediton Neighbourhood Plan) (189); Campaign to Protect Rural England (268)	
More use of brownfield land.	Musbury Parish Council (242)	
Caution needs to be attached to assumptions regarding the capacity of brownfield sites.	David Lock Associates c/o East Devon New Community Partners (314)	
Bringing forward brownfield land and infill sites to densify existing urban areas can prove difficult and can receive strong opposition from residents. Concerns are often transport and parking related. This is why increasing and improving the provision for cycling and walking is essential.	Exeter Cycling Campaign (357)	
In accordance with the NPPF, should consider a sequential brownfield first approach for employment land. Risk to the delivery of brownfield sites if areas of competing greenfield land is allocated for employment instead.	GVA Grimley Limited for Skypark Development Partnership LLP (344)	
Brownfield sites are a finite resource of which some will have viability issues due to their past	Lichfields on behalf of Mr Peter Lee and Tim Davey (343)	

use; need for reduction of planning obligations (e.g. affordable housing)		
Supports wherever possible without high rise buildings unsympathetic to the local area.	Individual – Teignbridge (266)	
Transport and accessibility		
Unclear how transport issues will be dealt with in the GESP area. GESP needs to plan for transport.	AP Planning c/o Bovis Homes (255)	<p>Comments noted. A wide range of responses were received in respect of transport issues. Taking into account the comments received, a series of draft policies are proposed, to include:</p> <ul style="list-style-type: none">• A transport strategy for the wider GESP area, including a range of strategic transport and digital infrastructure investments which will mesh with growth decisions• A clear sustainable transport hierarchy in major new developments• The approaches to be taken for a variety of transport modes• The strategy for improved digital connectivity and high speed digital communications.
Accessible locations close to strategic transport links, particularly the M5 motorway and mainline rail network.	GL Hearn Ltd (296)	
Concern over congestion along A376 Exmouth to Exeter road and roundabouts at Clyst St Mary and Sandygate. Any substantial increase in housing along this corridor should avoided including Exmouth itself.	Lympstone Parish Council (182)	
Further investment along the M5 corridor would facilitate a growth option.	Persimmon Homes South West (259)	
The A30 growth corridors should not be overlooked, Axminster is provided as an example.	Persimmon Homes South West (259)	
Development which are in transport terms most sustainable and thus minimise any potential impacts upon the Strategic Road Network.	Highways England (375)	
More development should be planned and focused around public transport hubs rather than around motorway junctions.	Exeter Cycling Campaign (357)	
Particular emphasis on providing for a mix of major urban extensions and small scale greenfield development on the edges of Exeter, especially in locations that are within easy walking and cycling distance of facilities or in good public transport corridors.	Genesis Town Planning Limited (353)	

A certain weight should be attached to opportunities that would minimise commuter times in the context of the Travel to Work Area whilst recognising that more local employment centres elsewhere in the districts will also be required to accommodate growth.	Origin 3 for Burrington Estates (368)	
Focus developments around railway stations. Enhance Pinhoe- Honiton line to improve services.	John Phillips, Tarka Rail Association (109)	
The GESP should identify requirements for major new transport links around the north and west of the city to support new Urban Extensions here.	Individual – Exeter (100)	Comments noted. A wide range of responses were received in respect of transport issues. Taking into account the comments received, a series of draft policies are proposed, to include: <ul style="list-style-type: none">• A transport strategy for the wider GESP area, including a range of strategic transport and digital infrastructure investments which will mesh with growth decisions• A clear sustainable transport hierarchy in major new developments• The approaches to be taken for a variety of transport modes• The strategy for improved digital connectivity and high speed digital communications.
When encouraging high density housing, do not allow car parking provision and pace future restrictions that mean no uses of the dwellings (except disabled) will be permitted on-street parking permits.	Individual – Exeter (174)	
New developments should be focused on reducing car dependence – Only built where rail, bus and cycle links make other choices available to them.	Individual – Exeter (174)	
Vilification of the car is not a sensible strategy, so some thought about the provision of simple, easy flowing road junctions, sufficient and suitable parking spaces needs to be included.	Individual – East Devon (151)	
Employment		
Wholesaling ware house distribution for the south west. Avoid manufacturing that has the potential for waste pollution.	Individual – Mid Devon (319)	Comments noted. A wide range of responses were received in respect of economic and employment issues. Taking these issues into

Newton Abbot in need of large employment/industrial development close to the A38.	Individual – Teignbridge (243)	account a series of draft policies to cover economic issues are proposed. These include: <ul style="list-style-type: none">• A target for extra jobs• Doubling the size of the economy• Measures to increase business growth• Support for digital exchanges• Aim to deliver employment land within GESP• Strategic guidance on the review and allocation of employment sites in local plans and with planning permission• Protection and support for key economic assets• Proposals for Exeter Airport• Support for skills, education and training
Employment opportunities are needed closer to where people live.	Individual – Exeter (47)	
Other		
Development that is underpinned by historic environment evidence base in line with the NPPF.	Historic England (120)	Comments noted.
Unclear how transport issues will be dealt with in the GESP area. GESP needs to plan for transport.	AP Planning c/o Bovis Homes (255)	Comments noted. Please see above responses in relation to transport issues.
To minimise confusion a clear distinction should be made between matters covered in GESP and those covered in the District’s Local Plan.	Torbay Council (275)	Comments noted. Chapter 1 of the draft policies and site options consultation document explains the role of other plans.
Query where the evidence is for new development in addition to what is in our existing planning documents. Do not believe we should be planning for future housing and business development at a time of economic uncertainty.	Bishopsteignton Parish Council (318); Campaign to Protect Rural England (268)	Comments noted. Please see above responses in relation to housing and economic issues.

Whatever 'forms' are chosen the impact of development on the rural setting parishes/villages should be considered.	Brampford Speke Parish Council (257)	Comments noted.
Smaller sites, 50+ dwellings will play an important contribution in meeting need.	IJP (261)	Comments noted.
The strategy for growth will have to be established following extensive evidence gathering.	Jillings Heynes Planning (332)	Comments noted.
Stronger empty homes policy.	Musbury Parish Council (242)	Comments noted.
Listen to Parish Councils	Musbury Parish Council (242)	Comments noted.
Not green belt	Musbury Parish Council (242)	Comments noted.
The Trust would support options that have been tested to be demonstrably sustainable.	National Trust (288)	Comments noted.
A balanced and flexible approach.	Heart of South West Local Enterprise Partnership (176)	Comments noted.
Agree provision of housing and planning for new development to meet the full objectively assessed need to 2040.	Peter Brett Associates (167)	Comments noted.
Establish high tech hubs in satellite towns. Evidence from Seaton Development Trust shows how this increases high wage employment and reduces commuting into Exeter.	Seaton Development Trust Ltd (240)	Comments noted.
Site identification and the form of development should not be within the remit of GESP. The best approach is to leave site identification to Neighbourhood Plans.	Sidmouth Chamber of Commerce (75)	Comments noted. There will still be a role for site identification within neighbourhood plans. The GESP will provide the high level strategic planning policy framework for the area and will focus on large scale strategic allocations. More localised policies such as development management policies and locations for smaller scale development will be included in new Local Plans produced subsequently by the partner authorities. Neighbourhood plans are able to

		support the strategic development needs set out in the Local Plan and GESP.
Caution needs to be attached to assumptions regarding assumed housing densities in new development.	David Lock Associates c/o East Devon New Community Partners (314)	Comments noted.
New sports facilities to support the major building of new homes already underway.	Exeter City Swimming Club (293)	Comments noted.
Danger is that if Exeter continues to be the centre of employment there is a risk that some neighbouring towns run the risk of becoming dormitory towns.	Exeter Civic Society (356)	Comments noted. Please see draft policies within the 'Prosperity' chapter of the draft policies and site options consultation document which recognises the importance of providing economic opportunities to individuals across the Greater Exeter area as a whole, whilst also needing to maintain an outward-facing and networked city region.
Mixed use development at Alphington suggested.	Genesis Town Planning Limited (353)	Noted. Comments are invited on specific site options as part of this 'Draft Policies and Site Options' consultation.
Specific reference to the potential for further phases of development at new settlements that are already allocated in current and emerging Plans, as distinct from further additional new settlements, e.g. Culm Garden Village.	Pegasus Group on behalf of Lightwood Land (358)	Noted. Comments are invited on specific site options as part of this 'Draft Policies and Site Options' consultation.
Smaller-scale developments should be considered to complement planned urban extensions, e.g. in Cullompton. Sets out advantages of pursuing this strategy, e.g. reduce risks in under-delivery. More flexible policy approach for smaller rural settlements.	Savills (UK) Ltd (Agent) for Mr G Grant-Sturgis (94)	Comments noted. The GESP will provide the high level strategic planning policy framework for the area and will focus on large scale strategic allocations. Locations for smaller scale development will be included in new Local Plans produced subsequently by the partner authorities. Neighbourhood plans are also able to support the strategic development needs set out in the Local Plan and GESP.

Communities using renewable energy to power homes. The efficiency of new builds needs to be increased as this can save money and time.	Individual – (305)	Comments noted. Chapter 5 ‘Climate Emergency’ of the draft policies and site options consultation document includes policies to ensure that developments are designed, constructed and will perform to deliver net zero carbon emissions. The chapter also includes policies to support renewable energy development and in particular to encourage community owned low/zero carbon energy projects.
Focus on creating specific communities. E.g. female only developments, communities that focus on a pastime such as fitness, art, sport etc.	Individual – East Devon, Exeter & Mid Devon (72)	Comments noted.
Less student accommodation.	Individual – East Devon & Exeter (252)	Comments noted.
Need to consider renovating any empty houses before rebuilding massive new developments.	Individual – East Devon (238)	Comments noted.
Overall housing need cannot be known until effects of Brexit are established.	Individual – East Devon (88)	The government’s standard method set out in national policy gives the Greater Exeter housing need at 2,663 homes per year. The calculation uses data from the Office of National Statistics (ONS) 2014-based household projections and Office for National Statistics (ONS) 2018 household affordability statistics.
Understand what works for each locality	Individual – East Devon (77)	Comments noted.
Consider tax on second homes. Compulsorily purchase empty buildings/vacant land after a fixed period.	Individual – Mid Devon (73)	Comments noted.
Focus of retail development in Exeter not sustainable	Individual – Exeter (47)	Comments noted.
Need a positive attitude to innovative building methods; consider quicker and less expensive options.	Individual – Mid Devon (42)	Comments noted.

Any development should be sustainable with a minimal environmental footprint; utilise innovative technologies; value local knowledge.	Individual – East Devon (31)	Comments noted. Chapter 5 ‘Climate Emergency’ in the draft policies and site options consultation document includes policies to ensure that developments are designed, constructed and will perform to deliver net zero carbon emissions.
Less development in and around Exeter; more extensions in other main towns, e.g. Crediton and Honiton.	Individual – Exeter (14)	Noted. Comments on specific site options are invited as part of the ‘Draft Policies and Site Options consultation.
Small scale stand-alone communities, e.g. in vicinity of farmhouses.	Individual – Exeter (14)	Comments noted.
None of the above without addressing affordability and quality of housing.	Individual – Exeter (11)	Comments noted. Draft Policy GESP17 sets out that GESP and Local plans will give high priority to providing affordable housing.
Development must not place excessive demands on infrastructure and services; risk of detrimental impact on character of local communities.	Individual (342; 346; 362)	Comments noted. The GESP will establish the strategic policy for the area and set out strategic infrastructure proposals. The draft policies and site options document recognises that high quality development relies on the timely provision of infrastructure to ensure that the community has the facilities and services it needs to function successfully.
Meeting housing and employment needs must not compromise tourism in East Devon and other areas surrounding Exeter.	Individual – East Devon (360)	Comments noted.
Keep addressing issue of unoccupied housing.	Individual – Exeter (92)	Comments noted.
6) Are there any further comments you would like to make on the Greater Exeter Strategic Plan?		
No specific comments but note interests in development or effect of development on the Uplyme/Lyme Regis area.	Dorset County Council (315)	Comments noted.
Support GESP	Devon County Council (300); Budleigh Salterton Town Council (287)	Support noted.

Early consultation on evidence base.	Historic England (120)	Comments noted. This next stage of consultation seeks comments on draft policies, potential site options and supporting information.
Welcome opportunity to discuss further.	Natural England (286)	Comments noted. Continued close working with Natural England welcomed.
Look forward to seeing details of infrastructure requirements to mitigate the impact of development.	Somerset County Council (289)	Comments noted.
Would be concerned if identified sites for development are, or have been, or are proposed for sport and recreation buildings or land including playing fields.	Sport England (168)	Comments noted.
Infrastructure including schools and doctors surgeries must be provided alongside housing.	Aylesbeare Parish Council (191)	Comments noted.
Further housing stock is needed but poor infrastructure must be addressed together with retaining the rural nature of the countryside and its diverse wildlife habitats. Rural communities wish to preserve and retain their individuality.	Bishops Clyst Parish Council (331)	Comments noted.
Welcome references to the natural and built environment.	Blackdown Hills AONB Partnership (208)	Noted.
Not enough weight given to the infrastructure provided at the same time as development.	Bishopsteignton Parish Council (318)	Comments noted. The GESP will establish the strategic policy for the area and set out strategic infrastructure proposals. The draft policies and site options document recognises that high quality development relies on the timely provision of infrastructure to ensure that the community has the facilities and services it needs to function successfully. More detailed infrastructure phasing arrangements will be considered at the detailed master planning and planning application stage.

Call for Sites premature. Will encourage speculative planning applications from developers and landowners.	Bishopsteignton Parish Council (318); Campaign to Protect Rural England (268)	Not agreed. The purpose of the call for sites was to provide an opportunity for landowners and developers to put forward land for housing and economic development. A positive assessment of a site's development potential in the HELAA is no guarantee of future planning consent or that the site will be selected for allocation in the Greater Exeter Strategic Plan or other local planning policy documents.
This process should not dilute democracy at a local level.	Bishopsteignton Parish Council (318)	Noted.
Suggest delaying any work on the GESP until the implications of Brexit are known.	Bishopsteignton Parish Council (318)	Not agreed. This would not be a proportionate response and would be inconsistent with the national policy agenda in relation to plan making.
Biodiversity needs some greater consideration.	Bishopsteignton Parish Council (318)	Comments noted. The draft policies and site options document includes a policy requirement for major development to demonstrate at least a 10% net gain in biodiversity compared with the pre-development situation.
Document is well thought out	Chardstock Parish Council (187)	Noted.
In our rural area it is very important to preserve our countryside and wild life habitats and improve it while catering for the needs of an increasing population. It is also important to preserve the individuality of each rural settlement.	Clyst St George Parish Council (280)	Comments noted. This is an important component of the draft vision for GESP.
No mention of definition of affordable homes.	Crediton Town Council (Crediton Neighbourhood Plan) (189)	The definition of affordable housing is set out in Annex 2 of the National Planning Policy Framework.
Connectivity is an issue not sufficiently developed.	Crediton Town Council (Crediton Neighbourhood Plan) (189)	Comments noted. Please see Chapter 8 'Movement and Communication' of the draft policies and site options document which

		includes a strategy for improving digital connectivity and high speed digital communications.
Cullompton has huge potential to support the Greater Exeter plan but the infrastructure needs to be addressed as a matter of priority	Culm Valley in Business & Cullompton Neighbourhood Plan Steering Group (81)	Comments noted.
GESP process should give much closer attention to the natural environment than seen in previous plans in relation to the benefit to improving the places in which people live.	Devon Wildlife Trust (213)	<p>Comments noted. Please see Chapter 9 'Nature' which includes a series of proposed policies as follows:</p> <ul style="list-style-type: none"> • Ensuring that developments provide at least a 10% overall enhancement in biodiversity • Providing a strategy to protect the internationally important wildlife sites of the Exe Estuary, Dawlish Warren and East Devon Pebblebed Heaths through the funding of on-site management and off-site Suitable Alternative Natural Greenspace (SANG) • Defining new limits to the Clyst Valley Regional Park and provide a strategy for its protection and enhancement. • The planting of 10,000 hectares of new tree planting to link with existing woodland networks.
Welcomes wider, sub-regional consideration of development pressures in Greater Exeter but do not want to see Neighbourhood Plans undermined. Concern rural communities	Exminster Parish Council (180)	Comments noted. The GESG will establish the overall spatial strategy and level of housing and employment land needed up to 2040, beyond the timeframes of current plans (which plan up to 2026 – 2033). Once adopted it will supersede

bordering Exeter will be required to allocate land to meet Exeter's growing housing needs.		specified strategic parts of each partner authority's local plans and provide the high level strategic planning policy framework for the area. More localised policies such as development management policies and locations for smaller scale development will be included in new Local Plans produced subsequently by the partner authorities. Neighbourhood plans are able to support the strategic development needs set out in the Local Plan and GESP.
Error on p.5 map. A35 indicated on the map should be A3052.	Farringdon Parish Council (53)	Error has been amended for future publications.
Will have to meet objectively assessed housing need and ways by which this can be accommodated in the early phases of the plan period as large urban extensions can have long lead in times for housing.	Genesis Town Planning (172)	Comments noted. Please see above responses in relation to housing issues.
Not enough detail to comment at this stage but would like to be consulted on further documents where detailed land allocations and use class proposals are made.	Health and Safety Executive (99)	Noted.
Concern that the rural nature of communities is under threat as the Plan seeks to combine rural and urban areas.	Hennock Parish Council (133)	Noted. This is reflected in the revised draft vision for GESP which states 'we fully utilise our unique south western city-town-country-coast environment...' and policy GESP1 which helps support strong, vibrant and healthy communities, both urban and rural.
Care needs to be taken to avoid development which increases flood risk elsewhere.	Lympstone Parish Council (182)	Agreed.
Policies restricting growth of Exeter must be criteria based and appropriately scaled and not contrary to the NPPF.	McMurdo Land Planning and Development Ltd (271)	Comments noted.

More officers to work in planning would mean a speedier outcome on new initiatives.	Musbury Parish Council (242)	Comments noted.
Map on p.5 should include the Heritage Coast.	National Trust (288)	Noted.
Give the towns and villages a say in the process, we are not just consultees.	Newton Abbot Town Council (264)	Comments noted. The approach to consultation is set out in the joint Statement of Community Involvement. Community involvement is integral to the production of GESP.
Query who will be developing the Plan. Suggests people in the community should help deliver it rather than Council's.	Ogwell Neighbourhood Plan Steering Group (195)	The plan is being developed by the local authorities of East Devon District Council, Exeter City Council, Mid Devon District Council and Teignbridge District Council in partnership with Devon County Council. Community involvement is integral to the production of GESP, this was key to the issues consultation which aimed to stimulate debate early in the process and to ask for views on the scope and content of the new joint plan and the key issues facing the area. The next stage of consultation will build on this by inviting comments on draft policies, potential development locations and supporting evidence.
Suggests no urgency for this plan given Local Plans are in place until 2033	Ogwell Neighbourhood Plan Steering Group (195)	Not agreed. A joint plan has a number of clear benefits aside from simply meeting the duty to co-operate. It provides an opportunity to coordinate the delivery of infrastructure, coordinate an approach to secure government funding and investment and provide potential cost savings to all partner authorities. There is also a requirement to review plans every five years and the GESP provides an opportunity to do this across the four partner districts.
Argue not enough consultation.	Ogwell Neighbourhood Plan Steering Group (195)	The approach to consultation is set out in the joint Statement of Community Involvement. There is a need to balance wide involvement in

		the planning process with the need for effective operation of the planning system. This difficult balancing act reflects cost and time constraints, and our level of discretion on the outcome.
Argue the GESP is not necessary. Exeter should consider developing higher density rather than developing outwards.	Ogwell Neighbourhood Plan Steering Group (195)	Not agreed. Please see above response.
Call for sites is premature, appears decision to develop on greenfield has been made rather than redevelopment.	Ogwell Neighbourhood Plan Steering Group (195)	Not agreed. The call for sites process ran alongside the Issues consultation to understand what land was available for development within the GESP area. This is a technical exercise. A positive assessment of a site's development potential in the HELAA is no guarantee of a future planning permission or that the site will be selected for allocation in the GESP or other local planning policy documents. Draft policies, potential development locations and supporting information will be consulted on as during the next stage of consultation.
Should consider masterplanning.	Ogwell Neighbourhood Plan Steering Group (195)	Noted.
Suggest conflict of interest in those making decisions. Argue Council officers will benefit from decisions.	Ogwell Neighbourhood Plan Steering Group (195)	Not agreed. The GESP is subject to separate democratic decisions by each of the partner Local Planning Authorities. In other words, all four councils will need to approve the plan at each relevant stage in accordance with their own constitutions/schemes of delegation.
Recognition in future growth allocation of need to provide flexibility of supply to address housing delivery shortfalls.	Persimmon Homes South West (259)	Noted.
GESP must be informed by the changing national planning policy context e.g. Housing White Paper implications.	Savills on behalf of Bloor Homes (325)	Comments noted.

Query the name 'Greater Exeter' as it gives the perception the focus will be around Exeter. How will you ensure the other districts are equal partners and are perceived to be?	Seaton Town Council (212)	The impact of Exeter is felt beyond the boundaries of the city on a regional scale in terms of economy, housing need and transportation pattern. This area of influence has expanded to encompass East Devon, Mid Devon and Teignbridge. Together with Exeter City itself, this wider area can now be regarded as 'Greater Exeter' and therefore there is a clear benefit of planning across this functional geography. The GESP is subject to decisions by each of the Local Planning Authorities. In other words, all four councils will need to approve the plan at each relevant stage in accordance with their own constitutions/schemes of delegation.
How will governance arrangements work?	Seaton Town Council (212)	
Query how the various needs across the area will be provided for e.g. Exeter is very different to Seaton.	Seaton Town Council (212)	
How will funding for the infrastructure be provided for needed to deliver the vision?	Seaton Town Council (212)	The GESP will enable the partner authorities to coordinate the delivery of infrastructure to support the development that is needed. This coordinated approach is also necessary when looking to secure government funding and investment; Government now strongly favours a coordinated approach between authorities to secure large scale funding. A joint plan will give a clear strategy for the area that will assist in accessing funding for infrastructure.
Query regarding site selection and how it will be scrutinised.	Sidmouth Chamber of Commerce (75)	The GESP is being prepared by planning professionals from each of the partner councils involved with additional specialist advice called in where necessary. However, ultimately the GESP is subject to decisions by each of the Local Planning Authorities. In other words, all four councils will need to approve the plan at each relevant stage in accordance with their own constitutions/schemes of delegation.
Query the qualifications of those employed for GESP and those involved in judging the suitability of sites.	Sidmouth Chamber of Commerce (75)	

Will there be an appeal decision.	Sidmouth Chamber of Commerce (75)	No, however the Greater Exeter Strategic Plan will be subject to an examination conducted by an Independent Planning Inspector. The final decision on the soundness of the Plan will be made by that Inspector.
Various queries raised questioning the openness and transparency of the process	Sidmouth Chamber of Commerce (75)	The GESP is being prepared in full consultation with local communities. Indeed, the partner councils undertook an issues consultation whilst the plan was at a formative stage, in order to stimulate debate and gather views of interested parties and local people. The next stage of consultation will include draft policies, potential development locations and supporting information. The GESP is subject to decisions by each of the Local Planning Authorities. Therefore, all four councils will need to approve the plan at each relevant stage.
Query weight given to local communities and elected representatives and how involved GESP officers will be with the public. Query the process.	Sidmouth Chamber of Commerce (75)	
Concern over a bias towards Exeter.	Sidmouth Chamber of Commerce (75)	
Importance of SMEs not highlighted, how are smaller businesses going to be heard?	Sidmouth Chamber of Commerce (75)	
<p>GESP should be supported by robust transport evidence. Highways England identify the following:</p> <ul style="list-style-type: none"> - Any further planned growth at Cullompton may require significant improvements to M5 J28. - Current forecasting suggests M5 J29 and J30 will be over capacity in 2030. Impact on Strategic Road Network by further growth will need careful consideration. - Further growth south of Exeter could be constrained by the A38/A379 and A38/A380 junctions. - Potential for A380 improvement between A38 and Torbay to influence call 	Highways England (375)	Comments noted. The Greater Exeter councils welcome continued close working with Highways England to ensure that the GESP is supported by robust transport evidence.

for sites, this may result in the A38 becoming a key congestion point on the network.		
Concern over loss of countryside, argue no need for additional housing, concern the additional housing would not be for local housing needs.	Bishopsteignton Residents Association (163)	Noted. Comments on specific site options are invited as part of this next stage of public consultation.
Growth necessary to support economic development of Exeter should be spread around the city in all directions.	Lympstone Parish Council (330)	Comments noted.
Okehampton would benefit from more development, it would be good to assess the re-opening of rail links there.	Lympstone Parish Council (330)	Okehampton is not located within the GESP area.
The A376 is not of sufficient capacity to cope with any more commuter traffic therefore Exmouth is not suitable for more large scale development.	Lympstone Parish Council (330)	Noted. Comments on specific site options are invited as part of this next stage of public consultation.
Suggestion to build a Sports Village for the benefit of the community and will help the economy.	Exeter City Swimming Club (293)	A regional sports hub concept is considered within the draft policies and site options consultation document.
Exeter is suffering as a result of its success with a surplus of jobs causing significant community and congestion. Any future development in the GESP area must mitigate the impact of car usage and congestion.	Exeter Civic Society (356)	Comments noted. Please see above responses in relation to transport issues.
Concerned that any ambition or infrastructure suggested within the plan may not align with the views or aspiration of the Local Enterprise Partnership. Hope proposals within the GESP will be endorsed by local people rather than those proposed by the LEP.	Exeter Civic Society (356)	Not agreed. The GESP partner authorities undertook an 'issues' consultation whilst the plan was at a formative stage in order to stimulate debate early on in the process and ask for views on the scope and content of the new joint plan and the key issues facing the area. The next stage of consultation on the draft plan will use the information gained from the issues consultation
Timetable and process proposed does not offer local organisations or the public an opportunities to propose idea or suggestions for development,	Exeter Civic Society (356)	

or for the constraint of development, before the publication of a draft plan.		and consult on draft policies, potential site options and supporting information.
<p>The plan shows insufficient passion for people and places. GESP should pursue the following overarching goals:</p> <ul style="list-style-type: none"> - Develop a pattern of economic and social activity which is not based on Exeter at the centre but rather a lattice of distinctive interconnected towns and villages. This should also be applied within Exeter. - Recognise environmental enhancement and protection as a golden thread that runs through all policies. 	Exeter Green Party (297)	Comments noted. This is recognised within the revised draft vision for GESP which states that 'In 2040, we are a sustainable, accessible and networked city region of linked but distinct communities.' It is considered that a number of the emerging GESP policies support the delivery of this vision.
Quality of life and the difference across the area.	Exeter Northcott Theatre (170)	Comments noted.
The neighbourhoods around the City are under huge pressure and much of the development on the edge of the City is of poor quality. We believe the way to address this is to start to plan positively for the needs of existing and emerging communities of Exeter.	Exeter St James Forum, St David's Neighbourhood Partnership, and Newtown Community Association (349)	Comments noted.
The need to conserve and enhance the natural and built environment of the GESP is acknowledged as important. Exmoor National Park Authority (ENPA) welcomes this inclusion. ENPA would further welcome the acknowledgement of and the need to conserve and enhance designated areas in and around the GESP, including National Parks and the duty to have regard to the setting of National Parks.	Exeter St James Forum, St David's Neighbourhood Partnership, and Newtown Community Association (349)	<p>Comments noted. A series of draft policies are proposed in order to conserve and enhance the natural environment. These include:</p> <ul style="list-style-type: none"> • Ensuring that developments provide at least a 10% overall enhancement in biodiversity • Providing a strategy to protect the internationally important wildlife sites of the Exe Estuary, Dawlish Warren and East Devon Pebblebed Heaths through the funding of on-site management and

		<p>off-site Suitable Alternative Natural Greenspace (SANG)</p> <ul style="list-style-type: none"> • Defining new limits to the Clyst Valley Regional Park and provide a strategy for its protection and enhancement. • The planting of 10,000 hectares of new tree planting to link with existing woodland networks. <p>Alongside the draft GESP a draft Green Infrastructure Strategy will be published, setting out the locations of existing areas of high biodiversity, the corridors and sustainable movement networks that connect them, and the key areas of accessible open space.</p>
Consider Farringdon Parish to be unsustainable for large scale development.	Farringdon Parish Council (336)	Comments noted.
GESP will be prepared in the context of proposals set out in the recently published Housing White Paper. Representors identifies areas of the White Paper to consider in relation to the preparation of GESP.	Home Builders Federation (369)	Comments noted.
Greater coverage of the strategic economic plan of the wider Heart of the South West Local Enterprise Partnership to inform plan-making response in the GESP.	Pegasus Group on behalf of Lightwood Land (358)	Comments noted. Please see above responses in relation to economic issues.
Limited detail provided on background information and scale of the additional development requirements that need to be identified and planned for. A full SHMA is needed	Pegasus Group on behalf of Lightwood Land (358)	Comments noted. This next stage of public consultation provides clarity on many of the issues raised, taking into account any comments received during the Issues consultation in 2017.

to provide an updated assessment to extend the analysis for 2040.		
Plan should set out a proposed spatial distribution of growth guided by the size and function of the settlements within the region and their ability to accommodate further growth sustainably. Respondent sets a sustainability hierarchy of settlements in the GESP area; considers Exmouth as being suitable for more development than is identified in the East Devon Local Plan.	Lichfields on behalf of Mr Peter Lee and Tim Davey (343)	Noted. Comments on the suggested spatial development strategy for GESP are invited as part of the draft policies and site options consultation.
The consultation document identifies the proposed stages for the GESP, and these are supported; however, we would recommend that the Councils publish a timetable indicating when the next stages are anticipated to provide clarity for interested parties.	Savills for St Modwen Developments Ltd (338)	The timetable for GESP is published here .
The recently published Housing White Paper (February 2017) will be material in progressing the GESP and its evidence base; notably in respect to the implementation of a standard methodology for calculating housing need.	Savills for St Modwen Developments Ltd (338)	Noted.
The need for the Plan comes over as the response to Exeter City's wish to expand	Silverton Neighbourhood Plan Steering Group (333)	It is acknowledged that the impact of Exeter is felt beyond the boundaries of the city on a regional scale in terms of economy, housing need and transportation patterns. Therefore, there is a clear benefit of planning across this functional geography and allowing cross border co-ordination to address key planning issues.
Call for land, before Mid Devon's Local Plan has been published and commented upon, is premature. Responses for the call for land are	Silverton Neighbourhood Plan Steering Group (333)	The call for sites process ran alongside the Issues consultation to understand what land was available for development within the GESP area. This is a technical exercise. A positive assessment

likely to influence the designation of development sites.		of a site's development potential in the HELAA is no guarantee of a future planning permission or that the site will be selected for allocation in the GESP or other local planning policy documents. Draft policies, potential development locations and supporting information will be consulted on during the next stage of consultation.
What plans are there to deal with the inevitable increase of pollution/vehicles in Exeter?	Silverton Neighbourhood Plan Steering Group (333)	Please see above responses in relation to transport issues.
Questions what types of employment are envisaged to improve the prosperity of the local area	Silverton Neighbourhood Plan Steering Group (333)	Please see above responses in relation to employment issues.
Important that the infrastructure implications are fully researched; sufficient resource input must be obtained, and guaranteed.	Silverton Neighbourhood Plan Steering Group (333)	Comments noted.
Will get more meaningful answers from your consultations if you were to give the community several options with their pros and cons and we can comment or build on your ideas.	St Leonards Neighbourhood Association (125)	Comments noted. This next stage of consultation seeks views on a wide range of policies and site options.
It is critical that the plan makes the difficult decisions and does not artificially restrict the future prospects of success for the GESP area.	Stride Treglown (283)	Comments noted.
Need a network of orbital public transport services linking employment and residential sites. Creative solutions needed to address parking and congestion issues.	John Phillips, Tarka Rail Association (109)	Noted.
Important to address the needs and investment needed in exiting settlements as well as focus on new land use.	Teignmouth Town Centre Management Partnership (116)	Comments noted.
Recommends inclusion of a policy to support development of new cultural and community facilities to enhance the well-being of the local	Theatres Trust (145)	Comments noted. The draft policies in the draft policies and site options consultation document include a number of provisions to ensure well

community and support the vitality and viability of centres.		designed, vibrant, mixed use places including a range of local facilities.
Need to be bold in embracing new solutions to manage growth in city region.	Transition Exeter (206)	Noted.
Concern regarding potential development in Cowley area; lack of infrastructure, not sustainable location.	Upton Pyne and Cowley Parish Council (381)	Noted. Comments on site options are invited as part of the draft policies and site options consultation.
Important that area and timeframe are clearly identified within GESP and supporting evidence base so that relationship with Local Plan can be fully understood. Potential conflict if GESP identified higher housing numbers than current Local Plans.	Vail Williams for Gleeson Developments Limited (372)	Comments noted.
Too many highway and drainage constraints in the area along the A376/A3052/M5 to consider any further large developments in this area. Need to consider provision of local infrastructure to support housing and economic development. Consider relocating M5 services to release land for economic development?	Woodbury Parish Council (365)	Comments noted.
Public transport has to be a major consideration. Infrastructure cannot cope with the number of cars on the road, overcrowding on trains and buses (particularly during summer months with high numbers of tourists).	Individual – Teignbridge (142)	Comments noted. Please see above responses in relation to transport issues.
Green space in the form of gardens, parks and trees should be built into all new housing schemes.	Individual – Teignbridge (142)	Comments noted.
Infrastructure such as roads, schools, medical centres and leisure facilities must be put in place.	Individual – Teignbridge (142)	Comments. The Greater Exeter Councils agree that high quality development relies on the timely delivery of infrastructure.
Envisages the city being served by a northern ring road linking the M5 near Poltimore with the	Individual – Exeter (100)	Comments noted.

A377 at Cowley & the A30 at Wheatley; the A3052 at Clyst St Mary being linked to the A30 at the Airport & onto Cranbrook & the B3180 near Poltimore.		
Consultation periods should be longer than 6 weeks and should allow 6 weeks following the last exhibition date.	Individual – Teignbridge (266)	Comments noted. However, there is a need to balance wide involvement in the planning process with the need for effective operation of the planning system. This difficult balancing act reflects costs and time constraints
More emphasis on providing safe and pleasant walking and cycling facilities.	Individual – Exeter (235)	Comments noted.
Don't want towns and villages to be the poor relations to Exeter in control.	Individual – Mid Devon (272)	The plan is being developed by the local authorities of East Devon District Council, Exeter City Council, Mid Devon District Council and Teignbridge District Council in partnership with Devon County Council is also assisting with producing the GESP. The GESP is subject to separate decisions by each of the Local Planning Authorities. In other words, all four councils will need to approve the plan at each relevant stage in accordance with their own constitutions/schemes of delegation.
Needs to include a sustainable vision which considers biodiversity and insisting that developers include systems for recycling water, green roofs, cycle routes etc.	Individual – Exeter (310)	Comments noted. The draft vision includes 'Greater Places for nature – rebuilding biodiversity and peoples' access to it' as a key priority for the area.
Need to be able to learn from mistakes and delivery of what is promised.	Individual – East Devon (308)	Comments noted.
Exeter should concentrate on quality projects like a well-designed theatre in town which would attract residents and visitors.	Individual – East Devon & Exeter (252)	Comments noted.
Sacrifice community and landscape with more house building.	Individual – East Devon & Exeter (252)	Not agreed. A key priority for the GESP is to provide the homes we need in high quality

		neighbourhoods with the right infrastructure in the right places.
Not clear how the plan being developed is going to factor in the breakthroughs that we hope and expect Exeter City Futures to come up with.	Individual – Exeter (250)	Comments noted.
Disproportionate weight applied to developing opportunities which are ‘data-driven’ and ‘knowledge led’ which is likely to exclude a significant proportion of the population.	Individual – Exeter (250)	Noted.
Consultation period too short with insufficient publicity.	Individual – East Devon (233)	The approach to consultation is set out in the joint Statement of Community Involvement which states that consultation processes will be chosen by balancing cost and time constraints, and our level of discretion on the outcome. There is a need to balance wide involvement in the planning process with the need for effective operation of the planning system. Consequently, six weeks is considered appropriate to allow an informed response.
Work on GESP should be delayed until implications of Brexit are known.	Individual – Teignbridge (228)	Not agreed. This would not be a proportionate response and would be inconsistent with the national policy agenda in relation to plan making.
Make sure that consultation is accessible to people. E.g. does it need to be labelled ‘Regulation 18’?	Individual – Exeter (223)	Comments noted. The approach to consultation is set out in the joint Statement of Community Involvement which requires that consultation publications are clear and concise and avoid unnecessary jargon, without understating the complexities of any decision.
Missing is any reference to children and young people.	Individual – Exeter (174)	Comments noted.
Plan for this to be a partnership between private, public and academic organisations for future	Individual – Mid Devon (158)	Comments noted.

development. Use the University's skills and knowledge.		
Develop infrastructure first then the actual development. Especially for broadband.	Individual – Mid Devon (158)	Comments noted.
All major areas up for examination. Has anyone considered setting a limit to development and expansion?	Individual – Mid Devon (156)	Comments noted
Suspect that this is a step towards a plan to bid for an expanded unitary authority.	Individual – Teignbridge (107)	Not agreed. The cross border co-ordination of issues particularly those associated with the growth of Exeter as the region's city is going to be key for Exeter and its neighbouring authorities. The impact of Exeter is felt beyond the boundaries of the city on a regional scale in terms of economy, housing need and transportation pattern. This area of influence has expanded to encompass East Devon, Mid Devon and Teignbridge. Together with Exeter itself, this wider area can now be regarded as 'Greater Exeter' and therefore there is a clear benefit of planning across functional geography. It is subject to separate decisions by each of the Local Planning Authorities. In other words, all four councils will need to approve the plan at each relevant stage in accordance with their own constitutions/schemes of delegation.
More clarity on term "Greater Exeter"; assure the public that this is NOT the precursor of a new unitary local authority.	Individual – Exeter (91)	
Ban students from bringing their cars to Exeter. Encourage cycling by building better/more cycle paths. Offer free swimming and free bus passes to residents. Build a children's play park in town centre.	Individual – Exeter (232)	Comments noted.

Control of development in rural villages should be given to the communities that live there in order to address economic decline in rural areas.	Individual – East Devon (328)	Comments noted. Neighbourhood planning provides the opportunity for communities to shape development in their areas. The Greater Exeter Strategic Plan will be a formal statutory document providing the overall spatial strategy and level of housing and employment land needed up to 2040, beyond the timeframes of current plans (which plan up to 2026 -2033).
No more development until current infrastructure/service issues are resolved: upgrade and enhance frequency of local rail services; improve rural and urban bus services.	Individual (326)	Comments noted. The Greater Exeter councils acknowledge that high quality development relies on the timely provision of infrastructure to ensure that the community has the facilities and services it needs in order to function successfully.
Consider minority sports.	Individual (198)	Noted.
Explicitly promote equality and fairness.	Individual – East Devon (102)	Comments noted.
Build in sustainable transport options at development stage not afterwards; cycle routes essential.	Individual – Mid Devon (93)	Comments noted. A key priority for the GESP vision is to work towards achieving sustainable travel.
Emerging themes need to feed down to neighbourhood plan groups and their own ideas actively sought.	Individual – East Devon (77)	Comments noted.
Future transport technologies/options not considered. Is GESP promoting a new rail line between Exeter and Newton Abbot?	Individual – Exeter (47)	Comments noted. Please see draft policies within Chapter 8: Movement and Communications.
The plan appears to start from a point where decisions have been made on what the strategic plan looks like	Individual – Exeter (47)	Not agreed. The 'issues' consultation sought to stimulate debate and gather views on the scope and content of the new joint plan, the key issues facing the area and local knowledge of the Greater Exeter area. The next stage of consultation on the draft policies and site options seeks views on draft policies and a wide range of site options, taking into account the results of the Issues consultation.

Well planned development to reduce impact on scenery, countryside and coast which is major appeal of Devon.	Individual – East Devon (69)	Comments noted.
Suspicious of 'evidence-based' planning. GESP too top-down. Support cooperative and integrated approach but concerned about site selection being undertaken at sub-regional level.	Individual – East Devon (41)	Comments noted.
No building on hills surrounding Exeter.	Individual – Exeter (37)	Noted.
Suggests road system similar Milton Keynes or American cities	Individual (29)	Noted.
Hopes strategic approach can avoid negative impacts from developments over past 30 years, including destruction of green space and attractive landscapes.	Individual – East Devon (27)	Comments noted.
Stronger focus on environment, sustainability and wellbeing; access to the countryside, green transport modes, inbuilt green electricity sources and solar water heating.	Individual – Exeter (23)	Comments noted.
Opposed to swimming pool development in Exeter; not large enough for events and competitions.	Individual – East Devon (18)	Comments noted.
Exeter, Sidmouth, Exmouth should halt expansion and revert to other areas. Exeter to Cranbrook and Crediton. Exmouth to Woodbury. Sidmouth to Honiton/Ottery.	Individual – Exeter (14)	Noted. Comments on site options are invited as part of this next stage of consultation on draft policies and site options.
Address large differences in quality of education across area.	Individual – Exeter (11)	Noted. A key priority for the area is 'Greater Education – nurturing, attracting and retaining a world class workforce'.
Information on housing needs required before detailed thought can be given.	Individual (337)	Comments noted. A Local Housing Needs Assessment is published on the GESP website.
Future consultation should be advertised in local press	Individual (337)	The joint Statement of Community Involvement sets out the GESP's approach to consultation. Among other consultation processes, this

		requires that consultations are publicised by a combination of methods including website, press release, leaflets, posters, displays, social media, community groups and community events.
The call for sites could heavily influence the determination of new development. Knowing what and where should be the determinant.	Individual (337)	The call for sites process ran alongside the Issues consultation to understand what land was available for development within the GESP area. This is a technical exercise. A positive assessment of a site's development potential in the HELAA is no guarantee of a future planning permission or that the site will be selected for allocation in the GESP or other local planning policy documents. Draft policies, potential development locations and supporting information will be consulted on during the next stage of consultation.
Better infrastructure potential on larger sites.	Individual (337)	Comments noted.
Mid Devon seems to have absorbed a lot of development lately.	Individual (337)	Noted.
Method for retaining affordability of properties when ownership changes.	Individual (337)	Comments noted.
Provide access to services for self-employed.	Individual (337)	Comments noted.
Traffic/environmental implications if current trends continue; cater for new transport technologies	Individual (337)	Comments noted. The draft policies seek to enable and facilitate new transport technologies.
No Park and Ride provision on the Tiverton/Crediton side of Exeter	Individual (337)	Please see draft policy GESP27 which includes park and ride provision.
Might the University be prevailed upon to carry out any of the necessary research?	Individual (337)	Noted.
Finance and land available for future school expansion should be considered. Potential school closures if larger scale development favoured.	Individual (337)	Comments noted.

Traffic impacts from new developments on rural minor roads; adverse impacts on local communities.	Individual (337)	Comments noted. Please see
Clyst St Mary should not become a town or large suburb of Exeter.	Individual (342; 346; 362)	Noted. Comments on specific site options are invited as part of this next stage of public consultation.
Much more of our green space and ecosystems will likely be destroyed; character of Devon at risk of being ruined and tourism will suffer.	Individual (359)	Not agreed. The GESP includes a wide range of policies to conserve and enhance the natural environment. Policies include: <ul style="list-style-type: none"> • Ensuring that developments provide at least a 10% overall enhancement in biodiversity • Providing a strategy to protect the internationally important wildlife sites of the Exe Estuary, Dawlish Warren and East Devon Pebblebed Heaths through the funding of on-site management and off-site Suitable Alternative Natural Greenspace (SANG) • Defining new limits to the Clyst Valley Regional Park and provide a strategy for its protection and enhancement. • The planting of 10,000 hectares of new tree planting to link with existing woodland networks.
If it is possible to restrict the use of properties in new developments as holiday lets, perhaps this should be considered.	Individual – East Devon (360)	Comments noted.
Infrastructure requirements not kept up with level of development.	Individual (366)	Comments noted. The Greater Exeter councils recognise that high quality development relies upon the timely delivery of infrastructure.

How can individuals be a part of the process going forward? E.g. information centre/point of contact. Getting more young people involved.	Individual – Exeter (92)	Comments noted. The GESP is being prepared in full consultation with local communities in accordance with the principles set out in the joint Statement of Community Involvement.
Better build quality; ensure contractors do a good job when spending public money.	Individual – Exeter (92)	Comments noted.
Inadequate road system and traffic congestion; poor air standards. Lack of surgeries and schools	Individual (106)	Comments noted.