

# **ADDENDUM** Feedback report on consultation on the draft East Devon Local Plan (Regulation 18) that was consulted on from 7 November 2022 to 15 January 2023



## The role of this addendum report

Consultation on a draft East Devon Local Plan started on the 7 November 2022 and ended on 15 January 2023. A summary of response comments on the draft local plan was produced and has been published on the council web site:

<https://eastdevon.gov.uk/media/a2dftt10/accessible-reg-18-consultation-feedback-report-spring-2023.pdf>

Since publication of the initial feedback report it has been noted that:

1. Sentiment scores were not published where people expressed a ‘tick-box’ degree of endorsement or preference for any particular policy option, and also
2. There have been a very limited number of matters that were not reported on or captured in the original feedback report that it is appropriate to highlight.

This addendum report addresses the above matters.

## Sentiment score analysis

As part of the consultation on the draft local plan we set out a tick box question for people to set out their views (level of support or agreement, or lack of support or disagreement) on each policy in the plan. The analysis was not included in the original feedback report as there was clearly some confusion, specifically in respect of site assessment work over the universally asked question ‘How do you feel about development at this site?’.

For possible site choices where development was proposed in the plan, the question was seemingly understood – but when a site was rejected, i.e. where assessment of the site had taken place and the site was not allocated for development, we believe that there were two diametrically opposed interpretations of the question:

- One was that people were responding on the basis of our conclusion that the site should not be allocated for development – so they may have, for example, ticked the ‘**Agree**’ box because they agreed with the assessment and recommendation to not allocate for development; whereas,
- We suspect that some people read it as a question of whether they agree disagreed that the site should be allocated for development. Under such an interpretation they may also have been opposed to development but would have ticked the ‘**disagree**’ box.

Readers of the sentiment score analysis, forming Appendix 1 to this report, should do so bearing this above point in mind.

## Matters missed out in the original feedback report

Since we completed the original feedback report it has been brought to our attention that there were a small number of matters that were not reported on in the original feedback report that should have received summary commentary. We have rectified this by including relevant details below that will be taken into account in future stages of plan preparation.

### Missing site not reported on

In the initial feedback report we did not report on a site that had been promoted for development. A representation was received on a ‘Call For Sites’ form proposing Lodge Trading Estate at Broadclyst Station for development. This should have been included in the ‘Sites suggested at other settlements’ section of the earlier report.

The submission can be seen at:

[https://eastdevon.gov.uk/media/bnjcbcsn/missing\\_cfs\\_submission.pdf](https://eastdevon.gov.uk/media/bnjcbcsn/missing_cfs_submission.pdf)

### Additional representations omitted in error in respect of summaries of feedback received

There were three representations that were omitted in error when reviewing feedback. Two are from LRM Planning Limited – one on behalf of Barratt Homes (Exeter) Ltd re land to the west of Lilypond Lane in Whimple and one on behalf of The Cherwell Group re land at Axehayes Farm – and, finally, one is from Network Rail (Southern Region).

**Land to the west of Lilypond Lane in Whimple (site ref. no. TBC)** – LRM Planning Limited submitted a representation promoting this land for development. It was described as being well located in close proximity to a range of existing services and facilities, including Whimple train station, a strategic facility in the Local Plan’s evidence base, providing services to a range of destinations including the West End and Exeter.

The representation stated that development would deliver a number of benefits, including the provision of a new overbridge to the railway station and other off-site highway improvements, including passing bays and potential improvements to the existing overbridge to the north-east.

See their representations in full at:

[https://eastdevon.gov.uk/media/oy4ifh1d/barratt-dwh2\\_email\\_redacted.pdf](https://eastdevon.gov.uk/media/oy4ifh1d/barratt-dwh2_email_redacted.pdf)

[https://eastdevon.gov.uk/media/jg1ebqiq/barratt-dwh2\\_fine.pdf](https://eastdevon.gov.uk/media/jg1ebqiq/barratt-dwh2_fine.pdf)

**Land at Axehayes Farm (site ref. no. TBC)** – LRM Planning Limited also submitted a representation promoting this land for development as part of the proposed new town. Additionally, the representation stated that LRM believe it is unlikely that the local plan will be adopted by 2025 and that if work on the preparation of the local plan extends beyond 2025, there will be an insufficient period after the adoption of the plan and the proposed end of the plan period. Consequently, it is likely that the plan period will need to be extended by two years to 2042.

See their representations in full at:

[https://eastdevon.gov.uk/media/psyh5ygx/lrm-for-cherwell-2\\_redacted.pdf](https://eastdevon.gov.uk/media/psyh5ygx/lrm-for-cherwell-2_redacted.pdf)

[https://eastdevon.gov.uk/media/l5llayk4/lrm-for-cherwell-1\\_redacted.pdf](https://eastdevon.gov.uk/media/l5llayk4/lrm-for-cherwell-1_redacted.pdf)

**Network Rail (Southern Region)** – Submitted a representation advising that only a small proportion of new development is planned along the railway line between Exeter & Axminster and that additional housing growth along the line over and above that at Cranbrook would have helped improve the business case for the proposed service and infrastructure enhancements.

Network Rail would also welcome a discussion with EDDC (and DCC) to clarify what potential developer contributions could be made from developments in the plan (including Cranbrook) towards the capital cost and / or initial operational costs for the enhanced Devon Metro service between Axminster and Exeter.

See their representation in full at:

[https://eastdevon.gov.uk/media/np4dt0ut/network-rail-southern\\_redacted.pdf](https://eastdevon.gov.uk/media/np4dt0ut/network-rail-southern_redacted.pdf)

## **Clarification on in-person feedback from the Whimple consultation engagement event**

It has been noted that Appendix 2 of the Consultation Feedback report, ‘Feedback from in-person submissions at the consultation events’, which specifically summarised comments made on paper slips at the events did not refer to the consultation event held in Whimple. This could have been read as an omission in the reporting.

For clarity, it should be noted that the reason for this was set out in the body of the main Consultation Feedback report within the section on ‘In-Person Consultation Events’ (p.23-24). This stated that: “Whimple was the first exhibition held. Paper comment slips asking people how many homes should be built in Whimple (from a selected range) were made available and some people added additional comments, but the more general comments slip used in subsequent exhibitions was not available.”

In addition to this, a further review of the comment slips regarding housing numbers at the Whimple event have identified the following more general comments recorded which are listed here as an addendum to Appendix 2 as first published:

- Improve rail and bus services. Cars needed because public transport dreadful. New school and better infrastructure needed;
- Where were our councillors tonight;
- What provision for additional primary school children?
- Important to retain character of village and to avoid infrastructure issues such as crowding on single track lanes into village;
- Houses should have solar panels rather than taking green fields.

## Appendix 1 – Sentiments scores

<https://eastdevon.gov.uk/media/svhd3jqq/site-sentiments.pdf>