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Response to the submission of the Dunkeswell Neighbourhood Plan

Having considered the plan in detail and gained agreement from members, please find herewith East Devon District Councils response to the submission consultation of the Dunkeswell Neighbourhood Plan. We wish also to congratulate and commend the hard work and dedication of the plan producers on reaching this stage of the process.

| EDDC Cmmt No | Issue / Policy In Plan | Comment |
|--------------|--------------------------|---|
| 1. | Policy NE1 | Consideration should be given to making reference to DCC's landscape Character Assessment and East Devon & Blackdown Hills AONBs and EDDC's Landscape Character Assessment within the first paragraph. |
| 2. | Policy BE2-criterion i) | Criterion i) repeats a later statement in the policy requiring applicants to fully take into account any additional supporting national and local evidence documenting local historic and heritage assets. This should be removed on the basis of it being a repetition and it not providing clarity in terms of what evidence should be taken into account or where it can be located. |
| 3. | Policy HP2 | It is difficult to see exactly what value Policy HP2 adds to the decision making process as it requires all applicants to meet Local Plan Policy D8 and therefore duplicates existing adopted planning policy. |
| 4. | Policy LE1 Criterion iv) | In some recent cases of live/work unit proposals, there has been a concern regarding the effect that residential use of the unit would have on the neighbouring units in terms of pressure to curtail noisy activities and working hours. It is advised that where a unit is to be converted to live/work it should be demonstrated that residential use would be compatible with the permitted use of surrounding buildings (many of which are B1/B2/B8 units without any restrictions on working hours). This would be in the interests of the occupiers of the living accommodation and to ensure that established industrial units can continue operating without fear of restrictions. We would therefore recommend the inclusion of the following words to the policy <i>"the uses do not cause</i> |

East Devon – an outstanding place

Chief Executive: Mark R Williams Deputy Chief Executive: Richard Cohen



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| | | <i>unacceptable nuisance to and are compatible with neighbouring premises/properties...".</i> |
| 5. | Policy LE1 Criteria v) to vii) | Criteria v) to vii) should be re-labelled as they do not relate to the previous criteria. |
| 6. | Policy LE1 Criterion v) | It would appear contradictory to expect an application for the change of use of employment land to have to demonstrate that there will be no loss of existing employment space. It is also unclear how any detriment to the local economy will be measured. |

Yours sincerely,

Claire Rodway
Senior Planning Officer