



Exeter City Council

AFFORDABLE HOUSING
Supplementary Planning Document
Consultation Statement

February 2013

1.0 Consultation under Regulation 17

- 1.1 When preparing a Supplementary Planning Document (SPD), such as the Affordable Housing SPD, the Planning and Compulsory Purchase Act 2004 (regulation 17 (1) (b)) requires a local planning authority to publish a Consultation Statement setting out:
- (i) the names of any persons whom the authority consulted in connection with the preparation of the SPD and any accompanying documents;
 - (ii) how the persons were consulted;
 - (iii) a summary of the main issues raised in those consultations; and
 - (iv) how those issues have been addressed in the SPD or accompanying documents.

2.0 Details of Consultation

- 2.1 A draft Affordable Housing SPD, together with an Initial SEA Screening Statement and Equalities Impact Assessment on the SPD, were subject to a period of public consultation from 4 October 2012 to 16 November 2012. A press advert was issued and all documents were made available to read or download from the Council's website (www.exeter.gov.uk), to view at the Civic Centre and upon request from City Development (paper copy). All organisations and individuals on the Council's Local Development Framework database were notified of the consultation directly via email, if available, or postal address alternatively. A list of those consulted is included at Appendix A and amounts to 998 individuals or organisations.
- 2.2 A total of 18 representations were received to the draft SPD and none to the Screening Statement or Equalities Impact Assessment. The representations are set out in Appendix B, with the Council's responses alongside setting out they have been addressed, including amendments to the draft SPD where accepted as appropriate.

APPENDIX A**CONSULTEES FOR DRAFT SPD, INITIAL SEA SCREENING STATEMENT & EQUALITIES IMPACT ASSESSMENT, AUTUMN 2012**

Name	Position	Organisation	Representing
	The Manager	St. David's West Community Partnership	
	The Manager	Topsham Rock School	
	The Manager	Transition Exeter	
	The Manager	Dorothy Holman Youth Centre	
	The Manager	St. Thomas Primary School	
	The Manager	Heart of the South West Local Enterprise Partnership	
	The Manager	Global Centre	
	The Manager	Sport England (South West)	
	The Manager	Shilhay Community	
	The Manager	PCL Planning	
	The Manager	Clifton Hill Sports Centre	
	The Manager	The Robinson White Partnership Ltd	
	The Manager	Cleveland Gardens Resident Association	
	The Manager	Western Challenge Housing Association	
	The Manager	Annington Property Limited	
	The Manager	Cavanna Homes	
	The Manager	Devon Consortium Travellers Education Central Co-ordination	
	The Manager	Showman's Guild	
	The Manager	St. Loyes Foundation	
	The Manager	Forestry Commission	
	The Manager	Night Strike	
	The Manager	Salmon Pool Court Residents Association	
	The Manager	Old Abbey Court Residents Association	
	The Manager	Exeter Parks Watch	
	The Manager	Exeter Pride	
	The Manager	Exwick Drama Club	
	The Manager	Topsham Congregational Church & Hall	
	The Manager	Forestry Commission	

	The Manager	Exeter Canoeing Club	
	The Manager	Exwick Ark preschool	
	The Manager	St. Stephens Church	
	The Manager	SOS global.org	
	The Manager	Tesco Stores Ltd	
	The Manager	Beacon Heath Family Centre	
	The Manager	Buddle Lane Youth Centre	
	The Manager	Centre Spot	
	The Manager	Civil Service Club	
	The Manager	Exeter Humanists	
	The Manager	Whipton Chapel	
	The Manager	Whipton Methodist Church	
	The Manager	White Ensign Club	
	Centre Manager	Wonford Sports Centre	
	The Manager	Isca Church and Charity Office	
	The Manager	Chris Dent Planning	
	The Manager	Church of Jesus Christ of Latter Day Saints	
	The Manager	Exeter Mosque and Islamic Centre	
	The Manager	Exeter Network Church	
	The Manager	Gerald Wood Homes Ltd	
	The Manager	National Grid Property Holdings Ltd	
	The Manager	Devon & Cornwall Police Authority	
Miss Hilary Lawson & Mr Andrew Shapp		Local resident	
	The Manager	Orbit Housing Group	
	The Manager	Pennon Group Plc	
	Club Chair	Victoria Park Lawn Tennis Club	
	The Manager	The Peninsula Medical School	
	Head of Centre	Chestnut Children's Centre	
	The Manager	Jobcentre Plus	
	The Manager	Mid-Devon Primary Care Trust	
	The Manager	South Hams Housing	
	The Manager	Office of Water Services	

	The Manager	Alphington Community Centre	
	The Manager	South Western Ambulance Service	
	The Manager	South West Tourism Alliance	
	The Manager	Stanley Security Solutions - Europe	
	The Manager	St. John's Ambulance	
	The Manager	British Telecom	
	The Manager	Alcoa Howmet	
	The Manager	National Farmers Union (NFU)	
	The Manager	Level (Planning Policy Department)	
	The Manager	Business Advice Centre (South West Ltd)	
	The Manager	Bank of England	
	The Manager	Bishop Fleming Chartered Accountants	
	The Manager	Dean & Dyball Construction Ltd	
	The Manager	Department of Environment, Food and Rural Affairs	
	The Manager	EDF Energy	
	Managing Director	Exeter International Airport	
	The Manager	Home Builders Federation	
	The Manager	Barratt Exeter	
	The Manager	Bellway Homes (Wessex)	
	The Manager	English Heritage	
	The Manager	Natural England	
	The Manager	Exeter Community Transport Association	
	Librarian in charge	Pinhoe Library	
	The Manager	D C Leisure Management	
	The Manager	Jenner Homes Ltd	
	The Manager	Anchor Housing Association	
	The Manager	Royal Devon and Exeter Hospital Trust (Heavitree)	
	The Manager	Fowlers	
	The Manager	Lambert Smith Hampton	
	The Manager	Landflow Developments	
	The Manager	Midas Homes	Strategic Land & Planning

	The Manager	Matford Centre	
	The Manager	Force & Sons Commercial (Exeter)	
	The Manager	Tamar Housing Society	
	The Manager	Force & Sons Commercial (Dawlish)	
	The Manager	Bournemouth Churches Housing Association	
	The Manager	Hanover Housing Association	
	The Manager	Housing Corporation	
	The Manager	Housing 21	
	The Manager	New Era Housing Association	
	The Manager	Council for Racial Equality (CRE)	
	The Manager	Abbeyfield Exeter Society Ltd	
	Managing Director	Sitel	
	The Manager	Raglan Housing Association	
	The Manager	Department for Work and Pensions	
	The Governor	Exeter Prison	
	The Manager	HMRC	
	The Manager	Liverpool Victoria Life Co Ltd	
	The Manager	Makro	
	The Manager	Force & Sons Commercial (Teignmouth)	
	The Manager	Royal Mail (Exeter)	
	The Manager	Ashfords Solicitors	
	The Manager	Alliance Healthcare Distribution Ltd	
	The Manager	Bettesworths	
	The Manager	Chitterley Business Centre	
	The Manager	Clinton Devon Estates	
	The Manager	Cluff Commercial	
	The Manager	Cowling Commercial	
	The Manager	Office Cleaning Services	
	The Manager	St. Davids Church Hall	
	The Manager	St. Leonard's Church Hall	
	The Manager	Devon and Exeter Institution	
	The Manager	Exeter University Sales Office	

	The Manager	Southernhay United Reform Church	
	Chief Executive	Exeter Royal Academy for Deaf Education	
	The Manager	Palace Gate Centre	
	The Manager	Great Moor House	
	The Manager	Parklife Heavitree	
	The Manager	Pinhoe United Reform Church	
	The Manager	Homes and Communities Agency	
	The Manager	Maynard School	
	The Manager	Exeter Foyer (X-Centre)	
	The Manager	St. David's Primary School	
	The Manager	Matthews Hall	
	The Manager	St. Michael's CofE Primary School	
	The Manager	St. Katherine's Priory	
	The Manager	St. Loyes College	
	The Manager	Countess Wear Community School	
	The Manager	Salvation Army	
	The Manager	Pheonix Youth Centre	
	The Manager	Pinhoe CoE Primary School	
	The Manager	Pure Land Buddhist Centre	
	The Manager	Kingdom Hall of Jehovahs Witnesses	
	The Manager	Exwick Community Centre	
	The Manager	Scrapstore Play Resource	
	The Manager	Isca Centre	
	The Manager	Montgomery Primary School	
	The Manager	Exwick Heights Primary School	
	The Manager	Redhills Community Combined School	
	The Manager	Heavitree Social Club	
Mr Mohammed Abrar		Islamic Centre of the South West	
Rev John Adams		Exwick Community Church	
Mr Will Adkin		Local resident	
Mr Fred Andress	Development Director	Planning Issues Ltd	Churchill Retirement Living Ltd
Mr D Angilley		Royston Leigh PLC	

Mr Keith Annis	Regional Planning Director	Redrow Homes (South West) Ltd	
Mr John Antat		Wonford Phoenix Club	
Mr Pat Anzani	Headteacher	St. Nicholas Catholic Primary School	
Mr & Mrs J & K Arkell		Local resident	
Ms Joy Ash		Local resident	
Fakhira Ashfaq		HIKMAT BME CENTRE	
Father Peter Ashman		St. James Church	
P Atherton		Iscatape Talking Newspaper	
Mr Richard Atkins	Principal	Exeter College	
Mr Steve Austin		Network Rail	
Mrs Sue Auton	Director	Devon Association for the Blind	
Ms A Bagehot		The Gypsy Council	
Mr Andrew Bagnell		Stags	
Rev Alan Bailyes		Pinhoe Baptist Church	
Mrs Yve Baitup	Headteacher	Whipton Barton Infants and Nursery School	
Mrs S Baker	Head of Centre	West Exe Children's Centre	
Mr Graham Baker		Charles E Ware & Son	
Mr Tim Baker		Independent Consultant	
Cllr M Baldwin	Exeter City Council (Cons)	Topsham Ward	
Mr Richard Ball	Head of Economic Dev't	Exeter City Council	
Mr Paul Barkley		Exeter Planning	
Ms Sarah Barney	Area Project Manager	Magna Housing Group Ltd	
Ms Debbie Barrett	Secretary	Exeter Ladies Hockey Club	
Mr Steve Barriball	Bureau Manager	Exeter Citizens Advice Bureau	
Mr Mark Barriball	Estate Officer	Community Estates	
Mr Richard Barron	Community Safety and Town Centres Director	ENCAMS	
Ms Ann Bartaby	Planner	Terence O'Rourke Ltd	
Mrs Linda Bartlett		Local resident	
Mr Roger Bartlett		Local resident	
Mr Stuart Bayley		Living Space Architects	
Mr Mark Beighton		South West Water	

Ms Liz Belchamber	Chair	Countess Wear Community Association	
Mr Graham Bell		Local resident	
Mr Matt Bell	Chief Executive	Exeter Community Initiative	
Mr Andrew Bell		Local resident	
Mr John Belsher	Athletic Union President	Exeter University Athletic Union	
Mr Tony Bennett		Bicton Place Residents Association	
Ms Sara Bennett	Activity & Volunteering Mgr	Exeter Community Action	
Dr N Bennett		Stoke Canon Parish Council	
Ms Claire Bergfeld		Local resident	
Mr Gerry Berry		Berry Associates	
Rev Stephen Bessent		St. Michael & All Angels Alphington Church	
Mr Jonathon Best	Director	Blue Sky Planning Limited	Provincial House (Sheffield) Ltd
Cllr P Bialyk	Exeter City Council (Lab)	Exwick Ward	
Ms Joanne Bickel	Librarian in charge	Topsham Library	
Mr Iain Biddlestone		Haarer Goss	
Rev Jerry Bird		St. Andrews Church	
Ms Julie Blackshaw	Theatre Manager	Barnfield Theatre	
Mrs Sarah Ward	Head of Housing	Exeter City Council	
Mr Dave Blencowe		Hoopern St residents rep	
Mr Gavin Bloomfield	Senior Cons. Officer	RSPB	
Mr Trevor Bolshaw	Chair of Planning and Transport Committee	Devon Conservation Forum	
Mrs Daphne Bonning		Local resident	
Ms Rebecca Booth	Assoc. Planning Director	Leith Planning Ltd	
Ms Sarah Boothby		Powderham Crescent Residents Association	
Ms Diane Boston		Local resident	
Ms Heather Boulton	Centre Manager	Wonford Community and Learning Centre Ltd	
Ms Alwyn Bowen	Chair	Thornton Hill & West Avenue Residents' Association	
Cllr S Bowkett	Exeter City Council (Lab)	Pinhoe Ward	
Ms Diane Bowyer		DPDS Consulting Group	
Ms Karen Bradbury		London & Westcountry Estates Ltd	

Rt Hon Ben Bradshaw, MP		Labour	
Ms Christine Braithwaite	Volunteer and Supportive Care Team Manager	Hospiscare	
Mr Rob Bramhall	Group Director	Lacey Hickie & Caley Ltd	
Cllr R Branston	Exeter City Council (Lab)	Newtown Ward	
Mr Colin Bray	Team Manager	Home Library Service	
Rev Andrew Brazier		Sidwell St Methodist Church	
Ms Jan Bridgeman	Honorary Secretary	Exeter Civil Service Cricket Club	
Mr Steven Briggs	Head of Planning Dept	Smiths Gore	
Ms Jackie Broad	Clerk	Shillingford St George Parish Council	
Mr Bill Broadbent	Planning Officer	Devon Wildlife Trust	
Cllr S Brock	Exeter City Council (Lib D)	St. Davids Ward	
Cllr P Brock	Devon C Council (Lib D)	St. Davids & St James	
Mr Clive Brocklehurst		4 Property Matters	
Ms Katherine Brommage	Planning Assistant	PCL Planning	
Mrs R M Brook		Local resident	
Mr Rod Brookes		Local resident	
Mr Graham Brooks	Chair	Digby Community Association	
Mr David Brown		Local resident	
Mr Walter Brown	Vice-Chair	Campaign for Better Transport (Devon Group)	
Mrs Kathy Browne	Administrator	Belmont Chapel	
Mrs Claire Browne	Headteacher	Topsham School	
Mr Michael Bryant	Development Manager	Eagle One Limited	
Mr R W Buchanan		Local resident	
Ms Debbie Buckingham	Headteacher	Alphington Primary School	
Cllr P Bull	Exeter City Council (Lab)	Cowick Ward	
Ms S Bulled		Topsham Town AFC	
Mr John Bunting	Chief Executive	Exeter Volunteer Bureau	
Mr & Mrs P & D Burdick		Local resident	

Mr & Mrs G Burford		Local resident	
Mr Andrew Burgess	Managing Director	Planning Issues Ltd	Churchill Retirement Living Ltd
Mr Peter Burgess	Conservation Manager	Devon Wildlife Trust	
Mr Joe Burgess	Director	Mayfair Investments	
Ms Claire Burke	Administrator	Exeter Phoenix	
Mr David Burley		David Burley Architects	
Ms Beverley Butler		Fusion Online Limited	
Mrs Butt		Topsham Community Association	
Mr Michael Buxton		Bovis Homes (South West Region)	
Rev John Byatt		Holy Trinity Church	
Mr Timothy Cantell	Manager	(Design Council CABE affiliated) South West Design Review Panel	
Mr Adam Carrick		Devon PCT	
Mr Mike Carson	Property Manager	Exeter City Council	
Ms Catherine Caudwell		Jones Lang LaSalle	
Ms Sue Challacombe-Wallis	Community Outreach Co-ordinator	Community Outreach - Exeter College	
Mr Richard Challinor			A D P & E Farmers
Ms Mel Chamberlain	Carer Support Worker	Relatives Forum - Exeter	
Ms Rosemary Chamberlain	Director	Samaritans of Exeter, Mid and East Devon	
Ms Liz Charge	Women's Officer	Exeter Labour Party	
Mrs A Cheney		Exeter Society for the Blind	
Cllr M Choules	Exeter City Council (Lab)	Priory Ward	
Mrs Pam Chown	Co-ordinator	Freedomwheels	
Mr P Chudecki		Local resident	
Mr Michael Churcher	Match Day Sponsorship Account Executive	Exeter Rugby Club	
Cllr M Clark	Exeter City Council (Lab)	Alphington	
Mrs Mary Clark	Co-ordinator	Freedomwheels (Exeter disability transport service)	
Mrs Anna Clark	Senior Planner	Alder King	Redrow Homes Ltd
Mr Nigel Clarke	Development Director	Baker Associates	
Mrs Heather Clay	Secretary	Showmen's Guild of Great Britain (Western Section)	

Mr & Mrs T & E Clayden		Local resident	
Ms Julie-Ann Clements		Grainge Architects	
Mr Mark Clemoes	Acting Co Chair	Oxford Road, interim Residents Association	
Mr Steve Coates		The Exclusive Brethren	
Mr Lee Coatham	Housing Manager	Mount Dinham Cottage Trust	
Mr Peter Cobbold	Chair	Taddyforde Residents Association	
Mr John Cockings		CSJ Planning Consultants	
Mr M Cockran	Assistant Director of Strategic Service Change	NHS South West	
Mr R Cole		Local resident	
Mrs Jane Coleman		Local resident	
Mr Andrew Coles		Local resident	
Mr Thomas Coles	Managing Director	MSM Software	
Mr Simon Collier	Associate Director	WYG Planning & Design - Wellington Office	
Mrs Jeni Collings		Local resident	
Ms Rebecca Collins		GVA Grimley	
Ms Sharon Collins		Victim Support Devon - Exeter, Mid and East Devon Branch	
Mr R Collison	Managing Director	Alder King	
Ms Ann-Marie Cookson		Local resident	
Mr Robert Coram		Countess Wear Community Theatre	
Mr Andrew Cork		Local resident	
Mr Kevin Cotter	Secretary	Newtown Community Association	
Mr John Cottingham	Director	Affordable Homes UK	
Mrs Christine Cottle		Sure Start	
Mrs Christine Cottle		Whipton Children's Centre	
Mr Chris Cousins	Local Government Liaison Manager	BRE Global	
Mr John Cox	President	University of Exeter Guild of Students	
Mr & Mrs Cram		Local resident	
Ms Wendy Cranston	Deputy Head	Skills for Learning - Exeter College	

Mr Iain Creer		Exeter Residents (Action Group)	
Cllr R Crew	Exeter City Council (Lab)	Alphington Ward	
Ms Lesley Crocker	Communications Officer	Exeter and East Devon Growth Point	
Mr Peter Croft		Local resident	
Cllr T Crow	Exeter City Council (Cons)	Heavitree Ward	
Mr Lewis Crowden	Project Manager	Turntable Furniture	
Mr Blanche Croydon	Chair	Devonshire Place Residents Association	
Mr Wayne Cummings		Local resident	
Mr & Mrs R & L Curd		Local resident	
Mrs S Curzon		Devon Pensioners Action Forum	
Ms Penny Dane		Plymouth and Devon Racial Equality Council (PDREC)	
Mr Keith Danks	Chair	Heavitree Community Association	
Mr Tom Darwall-Smith		Indigo Planning	
Mrs M Davidson	Community Ed. Manager	ACL (Devon Adult and Community Learning) Service - Exeter	
Dr Tony Davies	Chair	Wear Cliffs Residents Association	
Mr Tim Davies	Chair	Countess Wear Village Hall	
Ms Mags Davies	Director	Positive Action South West	
Mr N Davis		Land Securities	
Jo Davis	Director Planning	GVA Grimley	
Mr Mark Davis		Barley Lane School	
Mr Andrew Davis		Yelverton Properties	
Cllr Catherine Dawson	Exeter City Council (Lab)	Mincinglake Ward	
Mr Michael De Courcy	Partner	The Bell Cornwell Partnership	
Mr Luke de Hann		Exeter Property Forum	
Mrs Jane Deakes		Wear Cliffs Residents Association	
Mr Nigel Deasy		Local resident	
Mr Roy Deeks	Secretary	Exeter Senior Council	
Canon John Deeny	Parish Priest	Church of the Blessed Sacrament	
Cllr R Denham	Exeter City Council (Lab)	Exeter City Council	
Mr Chris Dent		Independent architect & planning consultant	

Mr Matt Dickins	Planning Officer (Policy)	East Devon District Council	
Mr Brian Dinnis		Carver Knowles	
Mrs Constance Dobbs	Treasurer	Exeter Area Friendship Centre	
Mr Philip Domville-Musters		PDM Design	
Ms Jeanette Donnelly	Supported Housing Mgr	Progress Care Housing Association	
Mr John Donnelly		Exeter Wheelers Cycling Club	
Cllr J Donovan	Exeter City Council (Cons)	Pennsylvania Ward	
Mr H Doriac		Exeter Saracens RFC	
Mr Alan Douglas		Local resident	
Mr Wesley Down		GADD Homes Ltd	
Ms Olivia Down		Local resident	
Rev Henry Doyle		Church of the Sacred Heart	
Mr Dan Drayton		DNS Planning & Design	Guide Dogs for the Blind Association
Mr C Dudley		Local resident	
Mr Martyn Dunn		South West Water	
Mrs Lorraine Dunn	Headteacher	Exwick Heights Primary School	
Mrs Lesley Dyer	Chair	LPT - Polsloe	
Mrs R Eastman		Drivers Jonas	
Father Robin Eastoe	Parish Priest	St. Michael & All Angels Heavitree C of E Church	
Rev David Easton	Minister	Alphington Methodist Church & Hall	
Rev David Easton	Minister	St. Thomas (& Alphington) Methodist Church & Community Centre	
Mr Jeremy Eaton		Network Rail	
Mr Vic Ebdon	Head of Strategic Planning	Building Schools for the Future	
Ms Dawn Eckhart	GIG (Gender Issues Group)	Community Council of Devon	
Ms Liz Eddy	Administrator	Cruse Bereavement Care - Exeter and District Branch	
Mr David Edwards		Husseys	
Ms Gloria Edwards	Honorary Secretary	Stoke Hill Community Association	
Mrs J Edwards	Clerk	Poltimore Parish Council	

Mrs Lucy Edwards		Local resident	
Mr James Edwards	Senior Planner	Colliers CRE	
Cllr P Edwards	Exeter City Council (Lab), Leader of the Council and Portfolio Holder for Budget and Strategic Vision	Whipton Barton	
Miss Stephanie Edwards		Local resident	
Rev Nicholas Edwards	Rector	Emmanuel Parish Church	
Audaye Elesdy		Local resident	
Mr Mike Ellis	Manager	Community Transport Association - Exeter	
Mr & Mrs D Ellis		Local resident	
L M Ellis		Local resident	
Mr Jonny Elvin		Trinity Church Clyst Heath	
Mr Ben Emmett		Grainge Architects	
Frances Esau	Head of Housing	Devon & Cornwall Housing Association	
Mrs E J Escott		Local resident	
Ms Nicky Eva		Devon People First	
Mr David Evans		Local resident	
Mr Dale Evans		Alder King	
Ms S Eve		Isca Dragons Ladies Hockey Club	
Ms Val Ewings		Local resident	
Mr Jeremy Farrelly		Genesis Town Planning Limited	Langdon & Glanvill Trusts
Mr Paul Faulkner	Parks & Open Spaces Mgr	Exeter City Council	
Ms Faye Goldsmith	Wildlife Enquiry Officer	RSPB	
Mr Alan Feltham		Local resident	
Mr Mike Fernbank	Club Secretary	Countess Wear Cricket Club	
Mrs Lynn Ferrand	Director	Turning Point Theatre Company	
Mr Andrew Field		Heighway Field Associates	
Mr Sam Firth	PA to the Managing Director	Management Systems Modelling (MSM)	

Ms Claire Fisher		Turley Associates	
Mr Mark Fisher	Facility Development Manager	Lawn Tennis Association (LTA)	
Mr Jonathon P Fisher	Planning Representative Devon 2	Jehovah's Witnesses - South West Region	
Mr Nigel Fitzhugh	Chair	St. Leonards Neighbourhood Association	
Mr Colin Fletcher	Regional Director South West	Seeability (Royal School for the Blind)	
Mr Bob Flint		Tunnels Tennis Club	
Mr Kevin Flowers		TFQ Architects	
Cllr O Foggin	Devon County Council (Lab)	Heavitree & Whipton Barton	
Mr Graham Ford		Greenslade Taylor Hunt	
Mr P Foster		O2	
Mr Laurence Foster		Will Gannon & Smith	
Ms Cathy Francis	Partner	Jones Lang LaSalle	
Mr J Frappell		Local resident	
Ms Christine Fraser	Committee Member	St. David's Neighbourhood Partnership	
Ms Rose Freeman		The Theatres Trust	
Mr Perry French	Area organiser	Stroke Association	
Cllr Adrian Fullam	Exeter City Council (Lib D)	St. Thomas Ward	
Ms Adele Fulner		Sowton Business Forum	
Ms Jacqui Gale	Director	Homeless Action Group - Exeter	
Mr Will Gannon		Local resident	
Mr M H Gardiner		Fosseway (Developments) Limited	
Mrs Maggie Gatum		Local resident	
Ms Suadd Genem-George		Devon United Women	
Mr P Gibbons		Local resident	
Mr James Gibbs	Director - Development Land & New Homes	Jackson-Stops & Staff	
Rev Mark Gilborson		Wonford Methodist Church	
Mr Dennis Gillson	Administrator	Depression and Anxiety Support Service	

Mrs Rachel Gilpin	Manger	Estuary League of Friends	
Mr Peter Gilpin		Ford Gilpin & Riley	
Ms Naomi Glanville		AGILE & Senior Council for Devon - Exeter Area	
Mr Kevin Gleeson		Lambert Smith Hampton	National Offender Management
Mr Graham Glover	Secretary	Exeter Initiative	
Mr John Godfrey		Local resident	
Ms Alison Golby		Social Service	Strategic Commissioning
Mr Richard Gomme	Co-ordinator	Devon Community Recycling Network	
Mr Neil Goodfellow	Chair	Topsham St James Cricket Club	
Mrs Barbara Goss	Project Manager	Redcliffe House	
Mr Martyn Goss	Social Responsibility Off'r	The Diocese of Exeter	
Ms Jan Gould	Managing Director	Premier Developments (SW) Ltd	
Mr Peter Grainger	Area Manager	Sustrans	
Mr Richard Grant	Spatial Planning Coordinator	Plymouth City Council	
Mr Alex Graves	Principal Planner	Genesis Town Planning Limited	
Mr Neal Gray		Marine Management Organisation	
Mr Paul Green		Local resident	
Mr Mark Green		Centre Exe	
Mrs Hilary Green	Headteacher	Southbrook School	
Mrs Alison Greenhalgh	Head	Newtown Primary School	
Mrs Jane Greenslade	Co-ordinator	Ide Lane Friends	
Mr Martin Greenslade		Local resident	
Mrs Philippa Greenslade	Senior Occupational Therapist	Independent Living Centre	
Mr R Griffin	Headteacher	Exeter School	
Ms Sarah Griffin	Senior Development Manager	Sovereign Housing Association	
Ms Carol Grove	Administrator	Signpost Care Partnership	

Mr Barnaby Grubb	Planning Transportation and Environment Directorate	Devon County Council	
Ms Miriam Guard		Local resident	
Ms Emma Guerin		Pinhoe Pantomime Society	
Miss Susanna Guy	Secretary	Iscatape Talking Newspaper Association	
Ms Ginny Hall	Senior Planner	Mobile Operators Association (MOA)	
Mr Ian Halliday	Chair	Exeter and East Devon Downs Syndrome Association	
Dr Michael Halls	Projects	Intercom Trust	
Mr Martin Halse	General Manager	Exeter Golf and Country Club	
Mrs Denise Hammond	Parish Clerk	Broadclyst Parish Council	
Mr Terry Hammond	Headteacher	St. Lukes (Church of England) Science and Sports College	
Ms Camilla Hampshire	Museum Manager	Exeter City Council	
Mr Chris Hancock	Housing Needs Manager	Exeter City Council	
Cllr R Hannaford	Devon County Council / Exeter City Council (Lab), Portfolio Holder for Housing and Community Involvement	Exwick & St Thomas Ward	
Mr D Harbottle		Eagle One Limited	
Mr Anthony Harding		Local resident	
Ms Michelle Hargreaves		Stagecoach Devon Ltd	
Mr Leon Harris		Devon & Cornwall Housing Association	
Rev David Harris		St. Leonard's Church	
Miss Emily Harris		WYG Group	
Dr Ian Harrison	Chair	Newtown Community Association	
Mr John Hart		John Hart Architectural Design Concept	
Ms Mel Hartley		St. Petrock's (Exeter) Ltd	
Mrs Louise Hartley		Local resident	
Ms Lucie Hartley	Chief Executive	EDP Drug and Alcohol Services	
Ms Lynn Hartman	Chair	Bury Meadow Residents Association	

Mrs Meredith Harvey		Local resident	
Ms Louise Harvey	Cleansing Services Manager	Exeter City Council	
Mr John Harvey	City Centre Manager	Exeter City Council	
Mr Nigel Hatfield		Hatfield White	
Mr Peter Hayes	Geography Teacher	Exeter College	
Ms Jo Hawkins	Co-ordinator	Exeter St. James Forum	
Mr Nick Heath		Defence Estates	
Mr Daniel Heathcote		Persimmon Homes	
Mr Paul Heather		Christie + Co	
Cllr D Henson	Exeter City Council (Cons)	St. Loyes Ward	
Cllr Y Henson	Exeter City Council (Cons)	Posloe Ward	
Ms Lyn Hicks	Customer Service Manager	Exeter City Council	
Mr Andy Hill	Minerals & Waste Policy Officer	Devon County Council	
Mr Peter Hill	Secretary	Southbrook Road Residents Association and Neighbourhood Watch	
Ms Jenny Hill	Secretary	Paperchain Co-operative Ltd	
Mr Tim Hines	Planning Consultant	Atkins	
Mrs Meg Hitchcock	Chair	Prospect Park Residents Association	
Mr Ian Hodder		Local resident	
Mr & Mrs Hodge		Local resident	
Ms Laura Hodgkinson		PCL Planning	
Mr Tim Holden		WYG Planning	
Mr Damien Holdstock	Consultant Town Planner	Entec UK Ltd	National Grid
Ms Helen Holgate	New Business Manager	Westcountry Housing Association	
Rev Canon Tom Honey		St. David's Church	
Mrs A Hood		St. Sidwells CofE Primary School	
Mr Ryan Hosken	Area Programme Manager	Guinness Hermitage	
Mr Simon Howard		Local resident	
Ms Becky Howell	Centre Development Manager	St. Sidwell's Centre	
Mr Steve Howkins		Local resident	

Mr Eduardo Hoyos		Local resident	
Mrs Elizabeth Hubback		Local resident	
Mr David Hubbard	Engineering and Construction Manager	Exeter City Council	
Mr David Hubbick		Local resident	
Mr Nigel Hughes		Montgomery Primary School	
Ms Cecilia Hughes	Planner	David Wilson Homes (South West)	
Mr Geraint Hughes	Acting Head of Library and Information Services	Devon Library and Information Services	
Ms Annette Hughes	Project Manager	Refugee Support Group	
Miss J Hughes		Local resident	
Mrs Gillian Hughes		St. Andrews Church	
Miss Julie Humphries		Willowbrook School	
Ms Catriona Hunter		Arts Council	
Mr Phil Hurst	Technician	Peter Brett Associates LLP	
Mr Ross Hussey	Projects and Business Manager	Exeter City Council	
Mr Stephen Hussey		Local resident	
J Hutchings		St. James Parish Hall	
Mr James Hutchinson	Chief Executive	University of Exeter Guild of Students	
Mr Peter Ingerslev		Local resident	
Mr Simon Ingram		Ibstock Brick Ltd	
Ms Jackie Jackson	Headteacher	Ladysmith Middle School	
Dr Robin Jackson	Innovation Manager	Innovation Centre - University of Exeter	
Ms Jackie Jacobs		EIC Group - Property Division	
Ms Yvonne Jacobs		Local resident	
Mr Mark Jarman	Planning Consultant	The Lawn Tennis Association (LTA)	
Rev Richard W C Jeffrey		St. Lukes Church & St. Margaret's Church	
Mrs J Jenne	Head of L/S and Trustee	Magdalen Court School	
Ms Helene Jessop	Conservation Assistant	RSPB	
Mr Neal Jillings	Director	Jillings Hutton Planning	

Mr Paul Johnson	Associate Director	Colin Buchanan and Partners	
Mr Elliot Jones		Rapleys LLP	
Mr Robin Jones		Robin Jones (Architect)	
Mr Gareth Jones	Head of Development	Tor Homes	
Mr Andrew Jones	Principal Planner	Atkins	
Mr Lee Jones		WYG Planning & Design	
Mrs Margaret Jordan	Chair	Alphington Community Association	
Ms Susan Kay		Transition Exeter Transport Group	
Mrs Francis Kearns		Local resident	
Mr Gerry Keay		Strategic Land Partnerships	
Mr Joe Keech	Planning and Transport Strategic Planning Officer	Environment Economy and Culture	
Mrs Anita Kendrick		Local resident	
Mr Paul Kennard	Secretary	Newtown Football Club	
Mr Philip Kerr		Keningtons	
Ms Rosemary Khreiseh		Islamic Centre of the South West	
Zetta King	Administrator	City Community Church	
Mr Martin King		Exeter Municipal Charities	
Mr James Kirby		Cyclists Touring Club (CTC) Exeter Section	
Mr Charles Kislingbury		Jones Lang LaSalle	
Mr A Kitchener	Development Director	Fulfords Land & Planning	Monkerton Land Owners & Nelder Trust
Mr Dan Kjeldren	Manager	The Ivy Project	
Mr Marcus Knights	Development Project Manager	Affinity Sutton Group	
Mr Graham Knox		Bury Meadow Residents Association	
Mr Peter Lacey	Chair	Exeter Vision Partnership	
Mr Kelvin Lacy	Chair	St. David's Neighbourhood Partnership	
Alex Lammie		Local resident	
Mr Anton Lampo		Local resident	

Superintendent Lander	Exeter Local Policing Area Commander	Devon & Cornwall Constabulary	
Mrs Sian Lane	Headteacher	Pinhoe Church of England Primary School	
Mr Stuart Langer	Assistant Planner	Devon County Council	
Mrs Langmaid	Information Officer	Alzheimers Society (Exeter and District)	
Mrs Marilyn Lant		Local resident	
Mr John Latham	Chair	Sidwell Traders Association	
Ms Joanne Launder		Exeter Central Reference Library	
Mr Andrew Lawrie	Regional Development Manager	Spectrum Housing Group (includes Signpost & Western Challenge)	
Cllr S Laws	Exeter City Council (Lab)	St. Davids Ward	
Mr John Leach		Local resident	
Cllr A Leadbetter	Exeter City Council and Devon County Council (Cons)	St. Loyes & Topsham Ward	
Mr Alan Leadbetter	Chair	Hillcrest Park Residents Association	
Prof Robert Leaper		Local resident	
LK Leary		Local resident	
Mr Anil Lee		Local resident	
Mr Peter Lee		Baha'i	
Ms Nau Anil Lee		Multilingua Translation services	
Mr John Leech	Environmental Health Mgr	Exeter City Council	
Mr R Libretto		Countess Wear Dynamos Football Club	
Mrs Gail Linnen	Co-ordinator	Friends of Mount Pleasant Health Centre	
Mr Ian Little		Plantech Planning Services	
Mr Mike Littley		Local resident	
Mr Simon Lloyd	Director	Churchill Realty	
Mr David Lobban		PCL Planning Ltd	
Mr David Lohfink	Land & Planning Manager	C. G. Fry & Son Ltd	
Mr Peter Longhurst		Local resident	
Mr Edwin		Lookout Development Partnership	
Mrs & Mrs Luckham-Down		Local resident	
Mr Peter Luff		Edward Symmons	

Mr Bruce Luxton	Head of Policy	Exeter City Council	
Mr P Luxton		Exeter Wheelers Cycling Club	
Ms Julie Lyle		CTC Planning Consultants Ltd	
Ms Rachel Lyons	Chair	Posloe Community Association	
Ms Kerrin Lyons		Thornhill Residents	
Cllr R Lyons	Exeter City Council (Lab)	Polsloe Ward	
Ms Moira Macdonald	Chair	Standing Conference of Women's Organisations	
Cllr M Macdonald	Exeter City Council (Lab)	Pinhoe Ward	
Mr Steve Maddern	Executive Headteacher	West Exe College of Technology	
Mr Steve Maddison	Planning Liaison	Environment Agency	
Mr John Man	Community Education Manager	ACL Service	
Mr K Mann		Juventus Youth Football League	
Mr Stuart Marsh		Portland Kingsley Estates	
Ms June Marshall	Development Worker	Exeter Carers Focus	
Mr Simon Marshall		Beacon Heath Church	
Mr George Marshall		Devon County Council	
Cllr I Martin	Exeter City Council (Lab), Portfolio Holder for Business Transformation and Human Resources	Mincinglake Ward	
Mr Nicholas Matthews	Senior Planner	Savills	
Mrs Christine May	Administrator	Living Options Devon	
Mrs Reta May	Secretary	Exeter Urban Wildlife Group & Upper Belvedere Residents Association	
Mr Hugh McCann		Local resident	
Mr C McCarthy	County Environment Director	Devon County Council	
Ms Pauline McCluskey	Head of Corporate Affairs	Royal Devon & Exeter NHS Trust	
Rev Iain McDonald	Co-Chair	Exeter Interfaith and Belief Group	
Mr Simon McFarlane		Planning Issues Ltd	
Ms Julia Mckenzie-Grant		Exwick Parish Hall	

Mr Jonathon McKinnel		Bradleys Commercial	
Mr R & D McLarin		King Wilkinson and Company	
Mr R McLarin		Local resident	
Mr James McMurdo		Bell Cornwell	
Mr Andrew McNally	Guildhall Centre Manager	Guildhall Shopping Centre	
Mr Richard Mead	Land & Planning Manager	Summerfield Developments (SW) Ltd	
Mrs Juliet Meadowcroft		Alphington Community Forum & Magazine	
Mr Peter Mercer MBE		National Federation of Gypsy Liaison Groups	
Mr Simon Metcalf		WYG Group	Sainsburys
Mr David Mezzetti		Local resident	
Mr Rob Middleton		Planning Inspectorate	
Ms Eunice Middlewick	Secretary	Whipton Community Association	
Mr John Milverton		Local resident	
Mr Justin Milward	Regional & Local Government Officer (South West)	Woodland Trust	
Mrs Jacqueline Minto	Co-ordinator	Friends of Heavitree Health Centre	
Ms Alison Mitchell	Clerk	Friends Meeting House	
Cllr K Mitchell	Exeter City Council (Lib D)	St. James Ward	
Dr Ed Moffatt	Assistant Diocesan Secretary	The Diocese of Exeter	
Mr Dave Mogford		Pinhoe Community Association	
Mr Steve Molnar	Technical Director	Terence O'Rourke Ltd	University of Exeter
Mr Roger Montford		Local resident	
Mrs Mary Moore	Treasurer and membership	Campaign for Better Transport (Devon Group)	
Rev Paul Morell		St. Pauls	
Ms Linda Morgan	Primary Care Manager (Premises)	NHS Devon, Plymouth and Torbay	
Cllr H Morris	Exeter City Council (Lab)	Cowick Ward	
Mr Andy Morris	Head of Buildings and Estate	Devon and Cornwall Constabulary	

Ms Sarah Morton		Exeter Community Action	
Mr Richard Morton	Area Dev't Manager	Guinness Hermitage	
Cllr L Mottram	Exeter City Council (Cons)	Duryard Ward	
Frances Moule	Executive Headteacher	Wynstream Primary School	
Ms Alison Moxey	Senior Administrator	Isca College of Media Arts	
Mr Andy Mulcock	Lead Worker	The Isca Christian Fellowship Trust	
Mr Dominic Murphy		Creating Excellence	
Mr Martin Murrin		Haven Investments Ltd	
Mr Geoff Myers	Chair	Exeter Business Forum (EBF)	
Rev Master Myfanwy		Dragon Bell Temple	
Ms Roslyn Napper		Local resident	
Mr John Natland		G. J. R. Architects Ltd	
Cllr R Newby	Exeter City Council (Cons), Lord Mayor	Topsham Ward	
Cllr V Newcombe	Devon County Council (Lib Dems)	Alphington & Cowick Ward	
Ms Eleanor Newington	Strategic Planning	Devon County Council	
Ms Sasha Newman	Director	BTCV	
Mrs J Newton		Heavitree United Reform Church	
Dr Clive Nicholas	Secretary	The Devon Stone Federation	
Ms Sue Nightingale	Co-ordinator	National Family Mediation Service - Exeter and District	
Ms Jan Nind	Organiser	Contact Club	
Mrs Mary Nisbett	Director	Westbank League of Friends	
Ms Hilary Noakes		Local resident	
Mr Tony Noon		Drew Pearce	
Mr John Norton		Local resident	
Mrs E.M.M Norton		Local resident	
Mrs Bronwyn Nott	Honorary Secretary	Mencap - Exeter	
Mrs J B Nottidge	Clerk	Christian Science	
Mr Michael O'Connor		Squirrel Design	
Mrs Chris Odgers		Whipton Barton Junior School	
Ms C O'Hara		Orange	

Mr Philip Oldfield	Principal Ec Dev't Officer	Exeter City Council	
Mr Michael Oliver	Planning Manager	Viridor Waste Management	
Rev Jane Ollier		St. Mark's Church and St. Matthews Church	
Ms Lisa Orritt		Local resident	
Miss Nicky Osborne	Co-ordinator	Sound Base	
Ms Emma Osmundsen	Housing Enabling Manager	Exeter City Council	
Mr Gareth Oughton	Director of Membership Services	Exeter Community Action	
Cllr K Owen	Exeter City Council (Labour)	St. James Ward	
Cllr J Owen	Devon County Council (Labour)	Priory & St Leonards	
Ms Valerie Page	Divisional Director	Signpost Housing Association	
Mr George Palin	Branch Chairman	Civil Service Retirement Fellowship (E.Devon)	
Mr D J L Palmer		Local resident	
Mr A Palmer		Pinnacle Architectural Design & Project Management Ltd	Mr Jolly
Ms Kathryn Parkinson		Knight Frank (Bristol Commercial)	
Ms Tina Parks	Devon Area Business Administrator	Stonham (Home Group)	
Mr Jason Parr		MET Office	
Mr Bill Parrott		Friends of Higher Cemetery	
Mr Daniel Parry-Jones	Associate Director	BNP Paribas Real Estate	Royal Mail Group
Mr Gary Parsons		Sport England South West	
Mrs Jane Parsons	Headteacher	Vranch House School and Centre	
Mr Ian Parsons		Highways Agency	
Mr Adam Parsons		Aaron Fox	
Mr Tom Patkai	Church Leader	Westgate Christian Fellowship	
Ms Roma Patten		Avocet Line Rail Users Group	
Ms K Payne		Persimmon Homes South West Ltd	
Cllr T Payne	Exeter City Council (Lib D)	Pennsylvania Ward	
Mr Mark Payne		Local resident	
Cllr T Payne		Pennsylvania Residents Association	

Mr Andrew Pearce	Partner	Jones Lang LaSalle	
Ms Chris Pearson	Manager	SAFE	
Mr John Pearson		Powderham Crescent Residents Association	
Cllr O Pearson	Exeter City Council (Lab)	Exwick Ward	
Ms Cathy Pelikan	Co-ordinator	Exeter Senior Voice	
Mr Mark Pellow	Chair	Exeter Chamber of Commerce & Industry	
Mr Andrew Penna		AP Planning	
Mr Peter Perkins		Local resident	
Mr Mark Perry		St. Peters Church of England Aided School	
Mr & Mrs J Perry		Local resident	
Mr Ed Pearse	Director	Westcountry Land Planning Consultancy	
Mr Shaun Pettitt	Strategic Land Manager	Persimmon Homes South West Ltd	
Mr Derek Philips	Chair	Exeter and Heart of Devon Economic Partnership	
Mr Peter Philips		Local resident	
Mr Derek Philips	Chair	Exeter Chamber of Commerce	
Ms Denise Pichler	Chartered Town Planner	Pichler Planning Consultancy Ltd	
Miss S Pinn	Parish Administrator	St. James' Church Hall	
Mr Luke Plimmer		Martineau	
Mr John Plimmer		Humberts	
Mrs Plumb		Local resident	
Ms Kerry Plumb	Housing Enabling Officer	Exeter City Council	
Ms Melinda Pogue-Jackson	Policy Officer	Exeter City Council	
Mr B Pollard		Exwick Youth Football Club	
Mr Chris Poole		Attic Designs Ltd	
Mr Chris Pope		Local resident	
Ms Yvonne Pope	Chief Executive	Living Options Devon	
Mr D Pope		Local resident	
Mr William Porter		Local resident	
Ms Jenny Potter	Project Manager	Christian Alliance Housing Association	
Ms Colette Poulson	Centre Manager	Riverside Church	
Mr John Pragnell		Local resident	
Mr Rupert Pratt		Sidney Pratt (Builders) Ltd	

Mr Simon Prescott		Barton Willmore	
Mr Kevin Preston		Local resident	
Mr Robert Price		Local resident	
Mrs B Price		Woodbury Parish Council	
Mr Issac Price-Sosner		Local resident	
Ms Gill Priory		Local resident	
Mr Sean Pritchard	Planning Liaison	Environment Agency	
Ms Dana Procter		Local resident	
Cllr Percy Prowse	Exeter City Council (Cons)	Duryard Ward	
Mr David Pugh		St. Thomas First School	
Mr James Pugh	President	Exeter Spiritualist Church	
Dr Alan Pugh		Local resident	
Mr Adam Pyrke		Colliers CRE	
Mr Ian Quance	Bereavements Services Manager	Exeter City Council	
Mr Robin Quant	Honorary Secretary	Wonford Community and Learning Centre Ltd	
Ms Debbie Radford- Lewis	Parish Clerk	Holcombe Burnell Parish Council	
Ms Linda Radice		White Young Green	
Mrs J Radley	Secretary	Loram Way Residents Association	
Ms Viannah Rain		Pagan Federation Exeter	
Mr Terry Rands		Local resident	
Mr Lee Rawlings	Librarian in charge	St. Thomas Library	
Mr D Read		Brethren Gospel Trust	
Mr John Read		Jones Lang LaSalle	
Mr Stuart Redding		Devon County Council	
Mr Kevin Redfern		Bailey Partnership	
Mr Tony Reece	President	Exeter Hebrew Congregation	
Ms Linda Regan	Co-ordinator	Fawcett Devon	
Mr Andy Revesz	Group Commander	Devon and Somerset Fire and Rescue Service	
Ms Hannah Reynolds	Chair	St. Davids Residents and Business Association	
Ms Elsie Reynolds		Local resident	

Ms Hannah Reynolds		Exeter Community Centre	
Mr Martin Rich		Community Council of Devon	
Ms Gene Richards		Local resident	
Mrs Maureen Richards MBE	Parent Support and Development Officer	Exeter Parent Group	
Dr G Richardson		Local resident	
Mr Alan Ringe		G. J. R. Architects Ltd	
Mr Andy Robbins	Development Manager	Exeter City Council	
Mr Terry Roberts		Alzheimers Society (Exeter and District)	
Mr Mick Roberts		Preliminary Planning Professionals Ltd	
Mrs Sally Roberts		St. Davids Church of England First School	
Mrs Angela Roberts	Secretary	Pinhoe Community Centre - America Hall	
Mr Ian Robertson	Secretary	Arena Park Residents Association (Pinhoe)	
Mrs Rachel Robinson	Senior Planner	White Young Green	
Cllr L Robinson	Exeter City Council (Lab)	Priory Ward	
Mr Tom Roche	Director	Turley Associates	
Mr Martin Rogers		Knight Frank (Exeter)	
Mr Martyn Rogers	Services Manager	Age Concern - Exeter	
Mrs Bettine Rogers	Secretary	May's Field Preservation Society	
Mr Martin Rogers		Savills (L & P)	
Mrs Caroline Romijn	Head of Faculty	Skills for Learning - Exeter College	
Ms Sue Rose	Scheme Manager	Home-Start Exeter	
Ms Laura Ross		Stewart Ross Association	
Ms Laura Ross		Dev Plan UK	
Ms Eleanor Roth	Co-ordinator	In Touch Youth Counselling Service	
Ms Fleur Rothwell		Global Action Plan	
Mr James S Rowe		Campaign to Protect Rural England (CPRE)	
Mr Peter Rowe		Local resident	
Mr Tony Rowe		Local resident	
Cllr R Ruffle	Exeter City Council (Lib D)	Alphington Ward	
Mr Charles Russell-Smith		Alder King (Bristol)	
Ms Lisa Rutter		Devon Youth Service - Exeter & East Devon	

Mr Steve Ryles	Branch Secretary	UNISON	
Mr Andrew Salis		The Mint Methodist Church	
Mr Robert Salisbury		CityScape	
Mrs Helen Salmon	Headteacher	St. James High School	
Ms Sheila Salmond	Co-ordinator	Side by Side	
Mr Mike Santon	Head of Development	Sanctuary Housing Association (Exeter)	
Mr Richard Satterly		Charles E Ware & Son	
Mr Andrew Saunders		Ford Gilpin & Riley	
Mrs Rose Saunders		Ide Parish Council	
Mr John Saunders		Local resident	
Mr Michael Saunders	Caretaker	Alphington Village Hall	
Mr D Scoble		Local resident	
Ms Alice Scorer	Parish Secretary	St Anne's Orthodox Church	
Ms Nicky Scott	Co-ordinator	Devon Community Composting Network	
Mrs Eileen Scott		Walter Daw First School	
Mr P N Scott		Health & Safety Executive	
Mr Peter Scully		Local resident	
Mr G Scurlock		T-Mobile	
Ms Anne Seaborne	Development Manager	Cornerstone	
Mr David Seaton		PCL Planning	
Rev Jolyon Seward		St. Lawrence Church	
Mr Trevor Sharp	Chair	Exwick Community Association	
Mr Richard Shaw	Director	Savills L & P Ltd	
Cllr N Shiel	Chair	Senior Council for Devon	
Cllr G Sheldon	Exeter City Council (Lab), Portfolio Holder for Environment and Leisure	Heavitree Ward	
Mr Matthew Shellum		The Planning Bureau Ltd	
Cllr N Shiel	Exeter City Council (Conservatives)	St. Leonard's Ward	
Mrs Sarah Short	Club Secretary	West Exe Youth FC	
Mr Rob Simmonds	Community Consultation Officer	Exeter City Council	

Ms Ross Simmonds	Team Leader and Regional Planning Advisor	English Heritage	
Barrie Simons		Local resident	
Mr Nirmal Singh		Sikh Temple	
Mr Singh		Sikh Association	
Mr Prem Silval		Exeter Hindu Temple	
Prof Steve Smith	Vice Chancellor	University of Exeter	
Ms Caroline Smith	Centre Manager	The South West Multiple Sclerosis Centre	
Ms Gay Smith	Secretary	Newtown Community Association	
Mr Paul Smith		Local resident	
Mr Phil Smith		Local resident	
Ms Andrea Smith		Digby Coffee Morning	
Mr A Smith		Huxham Parish Council	
Mr Brian Snell		Local resident	
Ms Emma Snow	Crime Prevention Design Advisor (Exeter, East Devon, Teignbridge)	Police Partnership Office	
Mr Miles Snowdon		Miles Snowdon Design	
Mr Roy Soultter	Headteacher	Stoke Hill Junior School	
Mr Ray Souter-Frost	Headteacher	Atkinson School	
Mr Nick Southard		Local resident	
Cllr R D Spackman	Exeter City Council (Lab)	Newtown Ward	
Cllr S Spence	Devon C. Council (Lab)	Pinhoe & Mincinglake	
Mr David Spray		Local resident	
Mr Maurice Spurway		Exeter FOE	
Mr Peter Stacey		Turley Associates	
Mr Jeffrey Stanyer	Hon. Fixture Secretary	Exeter Cricket Club	
Ms Caroline Stephens		Local resident	
Mr Peter Stephenson	Chief Executive	YMCA - City of Exeter	
Mr Steve Stewart		Local resident	
Mr Peter Stewart	Drainage Engineer	Exeter City Council	
Mr & Mrs G Stockman		Local resident	

Mr Alan Stokes	Building Control Manager	Exeter City Council	
Mr Rob Stoyale		Helmores	
Mr Andrew Strange		WYG Group	
Ms Sue Stratton	Co-Director	Plymouth and Devon Racial Equality Council (PDREC)	
Mr Geoff Strawbridge		Local resident	
Mr John Street	Treasurer	Sea Cadets	
Ms Amanda Street	Headteacher	Isca College of Media Arts	
Ms Ruth Stringer		Well Street, York Road and King William St.	
Mr David Stuart	Historic Areas Advisor	English Heritage	
Ms Judith Sturman		Danes Road Residents Association	
Ms Christina Suckley		Devon County Council	
Mr Jamie Sullivan		Tetlow King Planning	South West RSL Planning Consortium
Ms Liz Summers	Planner	GVA Grimley Ltd	
Ms Meg Surrey		Diamond Way Buddhist Centre	
Cllr R Sutton	Exeter City Council (Lab), Portfolio Holder for Sustainable Development and Transport	Exwick Ward	
Mrs Bobby Sutton	Headteacher	Bowhill Primary School	
Rev Sheila Swarbrick		Parish of Central Exeter	
Ms Sara Sweeney		Planning Perspectives	
Mr A Sydenham		Ridge Property Consulting	
Rev Simon Tailor		South Street Baptist Church	
Mr Jitinder Takhar	Development Director	Spinnakar (Signpost & Western Challenge)	
Mrs Alison Tame	Senior Organiser	Home-Start Exeter	
Mr J Taverner		Local resident	
Mr Michael Taylor		Everett Masson & Furby	
Mr Stephen Taylor	Operations Manager	RPS Group	
Ms R Taylor		Edgerton Park Road Residents Association	
Mr Brain Taylor	Chair	Lower Duryard Residents Association	
Ms Jude Taylorson		White Lotus Sangha	

Ms Patsy Temple	Head of Health Improvement (Exeter Locality)	NHS Devon	
Ms Sue Temple		Thornton Hill & West Avenue Residents' Association	
Mr Terry Anderson	Chair	Whipton, Widgery & Bennett Square Tenants & Residents Association	
Ms Jane Terry		Bell Cornwell LLP	Heritage Developments
Mr Chris Thomas		Chris Thomas Ltd	
Mr Bernie Thomas		Local resident	
Mr Malcolm Thomas	Chair	Ringswell Park Residents Association	
Ms Julie Thomas	Strategic Land Manager	David Wilson Estates	
Ms Sabrina Thomas	Gypsy & Traveller Liaison Officer	Devon County Council Gypsy/Traveller Liaison Service	
Mrs Helen Thomson	Headteacher	Ladysmith Infant School	
Ms Hilary Thomson	Chair	The Stanley Square Association	
Dr Chris Thorne		Local resident	
Mr Simon Thornley	Service Manager (Policy)	Teignbridge District Council	
Mr R Thwaytes		Local resident	
Cllr G Tippins	Exeter City Council (Lab)	Priory Ward	
Mr Peter Tolman		Peter K Tolman Architects	
Ms Suzie Tosh		Sylvania Play & Community Facility Association	
Mr B Toze		Local resident	
Ms Helen Tozer		Stoke Hill First School	
Mrs Tina Tozer	Director	The Exeter Drugs Project	
Mrs Carol Traer	Co-ordinator	Clyst Caring Friends	
Dr David Treharne		Local resident	
Dr David Treharne	Chair	Exeter City Football Club	
Ms D Trelawny	Clerk	Bramford Speke Parish Council	
Dr V F Trewin		Local resident	
Ms Carole Trim		Carole Trim Architects	
Ms Sandra Tuck	Town Planner	WYG Planning & Design	
Mrs H Tucker	Clerk	Clyst St George Parish Council	

Mr Andy Tucker	Manager for new sites	BT Group PLC - Plymouth New Sites	
Mr Ian Turnbull		Plymouth Teaching PCT	
Ms Liz Turner		Fusion Unlimited	
Canon Carl Turner	The Dean	Exeter Cathedral, The Church of St Peter	
Mr Bryan Turner		Local resident	
Mr Matt Twiggs	Conservation Officer	Barn Owl Trust	
Mr Udberg	Secretary	Neighbourhood Watch & Resi. Association - Southbrook Road	
Mr & Mrs T J Underhill		Local resident	
Mr Kevin Underwood		Kevin Underwood Property Consultant	
Mrs S Underwood		Local resident	
Ms Sari Upton		Local resident	
Mr Robin Upton		WYG Group	
Ms Lisa Vanstone	Administrator	Exeter Chamber of Commerce	
Mrs Pat Vaughan	Clerk	Whitestone Parish Council	
Superintendent John Vellacott	Police Commander	Devon & Cornwall Constabulary	
Mr Andy Vickery	Chair	Devon Environmental Business Initiative (DEBI)	
Mr Ken Vingoe		Local resident	
Mr Anthony Vokes	NW Co-ordinator for Prospect Park	Prospect Park Neighbourhood Watch	
Ms Frances Vowles		Local resident	
Mr Phil Wade		DTZ	
Mr N D Waine		Local resident	
Mr Andrew Waite		Jehovah's Witness	
Mrs Sue Walker		Strategic Land Partnerships	
Mr Dennis Walls		Exeter Council for Sport and Recreation	
Mrs M Wannell	Chair	Heavitree Community Association	
Ms Sarah Ward	Assistant Director Housing and Contracts	Exeter City Council	
Mrs J Ward		Upton Pyne Parish Council	
Cllr T Wardle	Exeter City Council (Lab)	Whipton Barton Ward	
Ms Janet Ware		Local resident	

Mr Andrew Ware		Cerco Property Consultants / Claybrook Developments South West Ltd	
Mrs Jacqui Warne	Headteacher	Ellen Tinkman School	
Mr Iain Warner		Barton Willmore	
Mrs Jean Warren	Secretary	Tidy Exeter	
Mr Paul Warren		Local resident	
Rev John Watkins		Church of the Holy Cross	
Mr Gareth Watton		Local resident	
Mr Martyn Watts	Head of Development	Aster Group	
Mr John Watts		Exwick Community Church	
Mr Martyn Watts		Sarsen Housing Association	
Mr Nigel Way	Headteacher	The Fountain Centre	
Ms Sue Wearne	Local Services Delivery Manager	Careers South-West Ltd	
Ms Leonie Welch	Clerk	Exminster Parish Council	
Mr Michael Wellock	Director	Kirkwells	
Ms Vivien Wells	Acting Secretary	Bury Meadow Residents Association	
Ms Ruth Wells	Manager	MIND in Exeter and East Devon	
Ms Emma Welton		Exwick Singers Project	
Ms Gill Westcott		Local resident	
Mr Tim Western		Jones Lang LaSalle	
Cllr R Westlake	Devon C. Council (Lab)	Newtown & Polsloe	
Ms Lyn Wetenhall		Cowick Pathways	
Colonel Graeme Wheeler	Chief Executive	Vranch House School and Centre	
Ms Gill Wheelwright	Exeter Vision Partnership Support Officer	Exeter City Council	
Mr A Whimshurst		Exeter Croquet Club	
Mr G White		Alphington Sports Club	
Mrs J White	Clerk	Bishops Clyst Parish Council	
Mr David Whitton	Head of Waste	Environment, Economy and Culture	
Ms Sue Wilkinson	Secretary	Topsham Community Association	
Mr Geoff Wilkinson		Topsham Society	

Mr Malcolm Williams		Harrison-Lavers & Potburys	
Mr Huw Williams	Senior Planning Consultant	Fulfords Land & Planning Services	Trustees of R Nelder (deceased)
Mr David Williams	Managing Partner	Ford Simey Solicitors	
Mr Mark Williams		Hillside	Landsources Solutions
Mr D Williams		Local resident	
Mr Peter R Williams	Forward Planning Team Leader	Mid Devon District Council	
Mr Geoffrey Williams	Headteacher	St. Leonard's Church of England Primary School	
Mr Gareth Williams		Nathaniel Lichfield & Partners	
Mr Mike Williams	Planning Advisor	The Berkeley Leisure Group Ltd	
Ms Melissa Wilson		Djdeloitte	
Mr Alexander Wilson	Planning Consultant	Western Power Distribution	
Mr Alex Wilson		Fulfords Land & Planning	
Ms Carolyn Wilson	Senior Planner	Mobile Operators Association (MOA)	
Ms Hilary Winter	Forum Officer	Devon Countryside Access Forum	
Cllr J Winterbottom	Exeter City Council (Cons)	St. Leonard's Ward	
Mr Chris Wood		Archial	
Mr Peter Wood		Peacock & Smith Limited	WM Morrisons Supermarkets PLC
Ms Elizabeth Woodman		Local resident	
Mr David Woods		Topsham Society	
Mrs M Woolridge	Club Secretary	Beacon Knights AFC	
Mrs Pamel Wootton	Chair - Planning Sub-Committee	Exeter Civic Society	
Mr David Wright		Local resident	
Mr William J Wylie		Local resident	
Mr Robert Wynne	Co-ordinator	Magic Carpet	
Mr Anthony York	Company Secretary	Murray French (Exeter) Ltd	
Mr & Mrs Youlden		Local resident	

**APPENDIX B:
REPRESENTATIONS AND RESPONSES MADE TO PUBLIC CONSULTATION**

ID No.	Respondent	Summary of representation	ECC response	Changes to Draft SPD
1	Martyn J Dunn, South West Water	No comment.	Noted.	None
2	Martin Greenslade, Local resident	Para 3.10: Why, if you are taking into account larger households, seek 59% 2-bed properties and only 14% 3-bed properties? Surely there should be a greater proportion of 3-bed properties? It would appear that having more properties is of more concern than meeting the needs of the population. Seems to be focussed on revenue generation.	Disagree. As explained in paragraph 3.10 of the draft SPD, the required mix is derived from the findings of the 2010 SHMA and the Housing Register. This is a reasonable approach and justifiable. However, to avoid confusion, the final sentence of paragraph 2.3 will be deleted and paragraph 3.10 will be amended.	Delete final sentence of paragraph 2.3. Amend 2 nd sentence of para 3.10 to read 'The mix is based on the findings of the 2010 SHMA and the Housing Register.'
3	Sarah Griffin, Sovereign Housing	Overall objectives of the SPD are very good.	Support welcomed.	None.
		Para 3.2: Presently there is no contribution from student accommodation. Given the large amount of such accommodation in Exeter, this is a lost opportunity. Any further developments should pay a commuted sum (perhaps slightly reduced).	Disagree. Purpose-built student accommodation is usually designed to standards that are not appropriate for permanent long-term occupation. Viability evidence from CIL suggests that schemes are less viable than conventional housing, even with no affordable housing requirement.	None.
		Para 3.9: Under HCA regs, we are not permitted to charge affordable rents at less than 80% of the open market. There are very few instances where less than 80% is acceptable – i.e. specialist care housing.	Noted. However, this paragraph refers directly to the requirement set out in Policy CP7 of the Core Strategy that affordable rent units should be let, as near as possible, to social rent levels. Where this can be achieved, the Council will seek to deliver it.	None.
		Para 3.19: Glad to see this point in the SPD (i.e. that half of 2 bed affordable homes should be in the form of houses with gardens).	Support welcomed.	None
		The service charge cap (for external management companies) should be included in the SPD.	Noted. However, service charges differ between schemes and costs are not known at the outset. Paragraph 4.10 addresses	None.

			affordability and the limit for service charges to fall within the amount eligible under LHA. The Council will not accept unreasonable service charges that undermine affordability. Early discussion with the Council should be undertaken regarding scheme design and the implications for service charges.	
		Appendix 2: the formula for calculating financial contributions could be open to challenge. We have minimum size requirements for affordable housing which do not correlate with the table. I agree with the flats (as these have 10% for communal space). However, house sizes would be as follows: <ul style="list-style-type: none"> • 2b4p house: 76m • 3b5p house: 86m • 4b6p house: 101m. 	Disagree. The sizes used are an average taken from the Council's Residential Design Guide SPD, which has been through the statutory adoption process. As such, they are unlikely to be challenged.	None.
4	RSPB	SPD needs to clearly state that all affordable housing should be of the same quality and have the same provisions as other housing.	Disagree. As stated in paragraph 3.17, to qualify for grant, affordable housing should conform to the design standards normally required by funding bodies. These standards may be higher than those applicable to market housing, reflecting the needs of the occupants and the implications of the difference in tenure. However, agree that it should not be possible to tell the difference between affordable and market housing in any one scheme. This is stipulated in paragraph 3.18 of the draft SPD.	None.
5	Shaun Pritchard, Environment Agency	No comment.	Noted.	None.
6	Neal Jillings, Jillings Hutton Planning	As currently termed, para 3.3 suggests that the applicant would not have to prove viability to have a lower percentage of 25% for schemes of between 3 and 14 dwellings. You are	Disagree. The draft SPD clearly proposes to implement a threshold of 15 dwellings and a target of 25% for the next 3 years. The Council will only require a development appraisal if	None.

		effectively lowering the percentage and relating that to schemes of specific sizes, rather than increasing the threshold to 15 (at which point the percentage kicks in). The SPD needs to clarify the Council's policy.	less than 25% affordable housing is proposed. The Council will not seek affordable housing on schemes of fewer than 15 dwellings.	
7	Simon Thornley, Teignbridge District Council	No cross boundary issues arise from the SPD and therefore no objections to raise.	Noted.	None.
8	J S Rowe, CPRE Devon	Policy CP7: The identifiable need for additional housing in Exeter is for affordable dwellings. At least 60% of total housing provision should fall into this category.	Agree that there is a significant need for affordable housing in Exeter. However, a target of 60% would not be financially viable for the majority, if not all, developers in Exeter.	None.
		Para 2.2: The 2010 SHMA identifies a requirement for 5,294 additional dwellings between 2010 and 2015, of which 3,165 (nearly 60%) should be affordable. This percentage is acceptable (and conflicts with 35%).	Agree that there is a significant need for affordable housing in Exeter. However, a target of 60% would not be financially viable for the majority, if not all, developers in Exeter.	None.
		Para 2.3: Waiting times are quite unacceptable. Solution could be a return to Council-provided housing, rather than reliance on speculative housing development.	Noted. However, this is essentially a matter for central Government.	None.
		Para 3.4: "Claimed" market conditions should not allow developers to escape their obligations.	Noted. However, the housing market in Exeter is currently unable to support 35% affordable housing. The draft SPD therefore proposes a short term pragmatic approach, to ensure that much-needed houses (market and thereby affordable) continue to be delivered.	None.
		Para 3.5: Delete (i.e. that the proposed policy approach will only be taken for 3 years from adoption of CIL).	Disagree. A review of the proposed policy approach after 3 years from adoption of the CIL is considered reasonable, in view of current economic conditions.	None.
		Para 3.6: Disagree. Would allow developers to escape their responsibilities on grounds that they are not financially viable (i.e. not	If an applicant can demonstrate that provision of 25% affordable housing is not financially viable, it is reasonable to negotiate a lower	Delete paragraphs 3.6, 3.27 to 3.30, Appendix 3 and reference to

	sufficiently profitable).	level of provision. Much-needed market housing (and thereby affordable housing) will not be delivered if schemes are unviable. However, to add emphasise to the 25% target, reference to development appraisals will be deleted from the SPD.	development appraisals in paragraph 3.9.
	Para 3.7: Disagree. There should not be the escape route of providing financial contributions in lieu of affordable homes (i.e when applying 25% does not result in a 'whole number' of affordable homes.	Disagree. It is not possible to provide a proportion of an affordable home. The policy set out in para 3.7 of the draft SPD allows the Council to maximise the amount of affordable housing delivered from each scheme.	None.
	Para 3.8: Disagree. See above.	Reason for objection is unclear.	None.
	Para 3.16: ECC's Residential Design Guide SPD is a very poor document in that it includes no examples and next to no guidance on the achievement of good quality contemporary design. The design examples given are very backward looking.	The SPD is an adopted and award-winning document. Suggested amendments for the SPD are not a matter for consideration in the Affordable Housing SPD.	None.
	Paras 3.22-23: Disagree. These paras could provide excuses for developers to default on the provision of suitable affordable housing.	Agreed. Off-site provision of affordable housing should only take place in exceptional circumstances. The bullet points in paragraph 3.22 are not exceptional circumstances.	Delete the bullet points from paragraph 3.22.
	Para 3.26: Unacceptable. There should not be the escape route of providing financial contributions in lieu of affordable homes.	Disagree. A financial contribution may be the only means to secure affordable housing. Para 50 of the NPPF accepts that a financial contribution in lieu of on-site provision is acceptable if it can be robustly justified (i.e. there are exceptional reasons as to why provision cannot be made on-site). However, the SPD will be amended to clarify that financial contributions will be sought only in exceptional circumstances, and once the options of off-site provision and off-site purchase have been explored.	Delete the bullet points from paragraph 3.22. Amend paragraphs 3.23 to 3.26 to clarify that, where exceptional circumstances exist, off-site provision of the affordable housing will be the Council's priority, followed by off-site purchase and then a financial contribution.
	Para 3.27: Unacceptable. Under no circumstances should the provision of less than 25% affordable housing be permitted.	If an applicant can demonstrate that provision of 25% affordable housing is not financially viable, it is reasonable to negotiate a lower	Delete paragraphs 3.6, 3.27 to 3.30, Appendix 3 and reference to

		level of provision. Much-needed market housing (and thereby affordable housing) will not be delivered if schemes are unviable. However, to add emphasise to the 25% target, reference to development appraisals will be deleted from the SPD.	development appraisals in paragraph 3.9.
	Para 3.29: Good. This should be applied rigorously.	Noted. However, reference to development appraisals are to be deleted from the SPD.	None.
	Para 3.30: Apply the 1 st sentence rigorously. Delete the remainder.	Noted. However, reference to development appraisals are to be deleted from the SPD.	None.
	Para 4.2: Not desirable.	Disagree. As stated in the NPPF definition, as well as homes delivered by Registered Providers, affordable housing may be provided by private sector bodies or without grant funding, provided it meets identified priority needs, fulfils the affordability criteria and can be held as affordable in perpetuity (or if not, the subsidy can be recycled). The Council's S106 Agreements will include a suitably worded clause for all public subsidy to be recycled locally to assist in providing alternative affordable housing.	None.
	Para 4.7: 80% seems too high. 60% might be more in line with need.	Noted. The Government's definition of affordable rented housing (contained in the NPPF) stipulates a rent no greater 80% of the local market rent. When negotiating the tenure of affordable housing to be provided, the Council will require affordable rents to be set as low as possible.	None.
	Para 4.9: 80% seems too high.	Disagree. The NPPF sets out the definition of intermediate rented housing, which is at a cost above social rent levels and below market levels. The Local Housing Allowance is based on the 30 th percentile of market rents and therefore intermediate rents set at 80% of LHA is considered reasonable.	None.
	Para 5.1: Redraft to be more positive and	Noted. Upon further consideration, Section 5	Delete paragraphs 5.1 to

		avoid the possibility of letting developers off the hook.	of the SPD is largely unnecessary.	5.3 of the SPD. Transfer paragraph 5.4 to earlier in the document.
		General: SPD contains much good, but includes loopholes which developers might exploit. Rewrite more tightly.	Noted. Amendments will be made to stress the target of 25% and emphasise that on-site provision will be required in all but exceptional circumstances.	Delete paragraphs 3.6, 3.27 to 3.30, Appendix 3 and reference to development appraisals in paragraph 3.9. Delete the bullet points from paragraph 3.22.
9	A.J. Pugh, Local resident	Para 1.5: Stick to these terms.	Noted.	None.
		Para 3.6: Very rigorous proof needed for any variation.	To add emphasis to the 25% target, reference to development appraisals will be deleted from the SPD.	Delete paragraphs 3.6, 3.27 to 3.30, Appendix 3 and reference to development appraisals in paragraph 3.9.
10	Mr Malcolm Welch, Local resident	Please think again about the type of housing that is developed, with an emphasis on a high standard of construction, design and appearance.	Noted. Paragraphs 3.15 to 3.19 requires affordable housing to be built to high design standards and integrated seamlessly with market housing.	None.
11	Hannah Machin, Tetlow King	Para 3.17: SPD should include a policy which states that where a developer tries to circumvent the affordable housing threshold through inefficient design, the application will be refused.	Noted. However, paragraph 3.8 already states that where the proposed number of new dwellings is inappropriate for the site area or building to be converted, the Council will negotiate a revised scheme at the appropriate density.	None.
		Para 3.21-26: The section on commuted provision could be misinterpreted. The Council should introduce a new section entitled 'Exceptional Circumstances'. This would clearly differentiate policies on off-site provision, ensuring that developers and Registered Providers understood that these policies only apply in exceptional circumstances.	Agreed. Off-site provision of affordable housing should only take place in exceptional circumstances. The bullet points in paragraph 3.22 are not exceptional. If exceptional circumstances are robustly demonstrated, the Council needs to clarify a priority order for commuted provision.	Delete the bullet points from paragraph 3.22. Amend paragraphs 3.23 to 3.26 to clarify that, where exceptional circumstances exist, off-site provision of the affordable housing will be the Council's priority, followed by off-site purchase and then a financial contribution.

		<p>Para 3.23: Some of the wording is slightly ambiguous and needs rewording for clarity. Firstly, make the order of priority clear for different types of commuted provision. It is clear the off-site provision is the Council's first priority, however, the priority order of off-site purchase and financial contribution are not stated in the policy. In additional, define the meaning of the phrase "an inappropriate mix of tenures or excessive dominance of affordable housing within a particular location". This phrase gives little indication of the levels of affordable housing which would be acceptable and is open to subjective interpretation at DM stage. A statement limiting the clustering of a particular tenure would be more useful when determining a policy. We suggest that usually no more than 25 units in flatted developments would be an effective limit.</p>	<p>Agree that the order of priority for commuted provision will be clarified. However, disagree that "an inappropriate mix of tenures etc..." needs further definition. A degree of flexibility is considered reasonable in this case, particularly as off-site provision will only occur in exceptional circumstances.</p>	<p>Amend paragraphs 3.23 to 3.26 to clarify that, where exceptional circumstances exist, off-site provision of the affordable housing will be the Council's priority, followed by off-site purchase and then a financial contribution.</p>
		<p>Para 3.25: The policy on off-site purchase is very unusual. Subject to the units not being very dispersed, making them hard to manage, we do not object to this. However, the SPD suggests that these units can <u>only</u> be sold to the Council for £1. We consider that these dwellings should not automatically be offered only to the Council. The opportunity should also be extended to preferred housing associations. For this reason, it is important the Council considers expanding the description to provide more clarity for RPs and developers. Amend to read "The applicant will be required by the execution of a S106 Agreement to sell each dwelling to the Council or one of the Council's preferred RPs for £1".</p>	<p>Agree. Paragraph should refer to RPs.</p>	<p>Amend paragraph 3.25 to clarify that, where the applicant purchases dwellings on the open market for use as affordable housing, the applicant will be required to sell each dwelling to the Council or one of the Council's preferred RPs.</p>
		<p>Para 3.3: The Council will need to satisfy themselves that this proposal does not amount</p>	<p>Disagree. Policy CP7 is clear that viability is a consideration when negotiating affordable</p>	<p>None.</p>

		<p>to an attempt to introduce new policy without an examination. We are not convinced that this is the case and the SPD does not clearly set out the Council's justification for this change in approach.</p> <p>A review of short term flexibility in the use of affordable housing targets would be considered appropriate if it was shown that the 35% affordable housing and the current threshold were not viable due to current market conditions and were impeding the delivery of sites and thus reducing the overall level of affordable housing delivery.</p>	<p>housing. The approach set out in paragraphs 3.3 to 3.5 is a pragmatic response to current housing market conditions and in line with the Government's policy emphasis on encouraging housing delivery in the planning process. The paras provide a clear message that the automatic acceptance of 25% affordable housing and no affordable housing on schemes of between 3 and 14 dwellings will only be taken for the next three years, in response to current market conditions.</p>	
		<p>Our main concern is that this could be used to support the implementation of CIL. The Council's viability assessment into the Preliminary Draft Charging Schedule for CIL stated that £80 per m2 is only viable with a 25% affordable housing provision. We are unable to support a proposal which seeks to deliver higher levels of CIL at the expense of affordable housing. We refer the Council to the arguments we made in our representations on the Preliminary Draft Charging Schedule that the Council should be looking at ways at maximising affordable housing delivery when setting their CIL charge, rather than reducing the provision of affordable housing to implement CIL at their desired level.</p>	<p>The SPD has been drafted irrespective of the introduction of CIL. The scale of recent and emerging non-affordable housing planning obligations (which are necessary to make development acceptable in planning terms) combined with other development costs and current market values inform the Council's approach. 35% affordable housing is not currently viable. The reality is that the Council is consistently delivering 25% affordable housing now.</p> <p>At £80 per square metre the financial impact of CIL would be very similar to that under the current planning obligations regime. In setting its draft CIL rates, the Council has sought to strike an appropriate balance between development site viability (including affordable housing provision) and investment in the infrastructure that will be necessary to enabling and delivering further development.</p> <p>Without planning obligations or CIL to provide</p>	<p>None.</p>

			the infrastructure that is needed to deliver development growth, there is a risk that far less development will come forward (including affordable housing), with a greater impact on affordable housing numbers (not to mention housing affordability) than anything implied by the revised draft SPD.	
		We are disappointed to see that the Council has not specified a local definition for affordable housing, taking into account house prices, rental levels and wages in Exeter. The definition provided by the NPPF does not take specific affordability requirements in Exeter into consideration. We suggest the Council include an introductory section explaining the definition of affordable housing in Exeter. In particular, the document would benefit from further guidance on the use of affordable rent. The SPD adds little detail to the Core Strategy policy.	Noted. It is not felt that a local definition of affordable housing would be of great benefit for the purposes of the SPD. However, agreed that further guidance on the use of affordable rent is required. The SPD will be amended accordingly.	Amend paragraph 3.9 to explain that the Council will require
		We are encouraged that the Council has set out terms for negotiation of the level of affordable housing. This offers a greater level of clarity to developers, but also enables the Council to preserve affordable housing delivery.	Support welcomed.	None.
		The draft SPD does not seem to include a list of the transfer values a developer can expect to be paid for affordable housing units. Both developers and RPs need a level of certainty when buying and selling affordable homes to ensure schemes are financially viable.	Noted. However, transfer values are reviewed on a regular basis and are subject to change. It is therefore not appropriate to include them within the SPD. However, the values can be provided by the Council upon request.	None.
12	Mr Jamie Melvin, Natural England	No representation to offer.	Noted.	None.
13	Mr R.B. Pratt,	Policy CP7 is unrealistic.	Disagree. Policy CP7 is the Council's adopted	None.

	<p>Sidney Pratt Builders</p>	<p>A threshold of 3+ units will severely reduce the number of smaller developments coming forward. Thus the number of windfall sites that bolster the provision of housing numbers will be reduced. Plot holders/smaller developers will not have the resources to adequately evaluate/negotiate viability with the Council prior to site purchase or at pre-application stage. The net result will be a reduction in the number of new houses coming forward which only serves to exacerbate the problem of a lack of supply of affordable housing.</p> <p>The 35% level of provision and threshold of 3 are shown to be unviable in the Council's CIL evidence base. Policy CP7 is clearly at odds with this evidence.</p> <p>There are almost no examples of sites where provision at 35% has been built in the City. The norm for the last few years has been 25%. Neither developers nor the Council are particularly happy with this level of provision, but it has been accepted by both sides and as a result housing is now being delivered incorporating the hugely needed affordable housing. Raising the level to 35% will most likely result in less coming forward for development and the Council will actually end up delivering less. Landowners will be less likely to release land for development where the value is reduced significantly and, where the effect of this policy is to similarly reduce developers profits to a marginal return, they will be less likely to accept the risk of committing to development where that return is too small.</p>	<p>strategic policy on affordable housing. It was tested at the Examination into the Core Strategy and found sound. Policy CP7 is clear that viability is a consideration when negotiating affordable housing. The approach set out in paragraphs 3.3 to 3.5 is a pragmatic response to current housing market conditions and in line with the Government's policy emphasis on encouraging housing delivery in the planning process. There is no reason why 35% level of provision and a threshold of 3 dwellings will not be viable once housing market conditions improve later in the plan period.</p>	
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		<p>Para 3.3-3.5: This seeks to address the issues raised above by allowing a short/limited time period for developers to negotiate a lower provision of 25%, but this window of opportunity is then closed once CIL comes into force. Again, the rationale for this is unsound as there is already the clash with the CIL evidence base and if market conditions render sites unviable at 35% after CIL has come into force, those sites will simply not come forward and LDF housing targets will not be delivered. The policy seeks to have 35% as a default level. It is foreseeable that every site coming forward after CIL is in force will inevitable have to have a viability assessment and, as the policy later advises, this will need to have occurred prior to land purchase. This will place a greater burden of resources upon landowners, developers and the Council at the land acquisition / feasibility stage of the development process. The delays to delivery will be pronounced. The result is that this policy creates much greater uncertainty as to land values and development potential. In times where the housing market fluctuates, this inflexibility will give rise to stalled delivery of housing. Exeter is already behind in its 5 year housing delivery and this policy will only make the position worse.</p>	<p>Disagree. Policy CP7 is the Council's adopted strategic policy on affordable housing. It was tested at the Examination into the Core Strategy and found sound. Policy CP7 is clear that viability is a consideration when negotiating affordable housing. The approach set out in paragraphs 3.3 to 3.5 is a pragmatic response to current housing market conditions and in line with the Government's policy emphasis on encouraging housing delivery in the planning process. Certainty is provided as it is clear that the approach will only be taken for a period of 3 years from adoption of CIL. There is no reason why 35% level of provision and a threshold of 3 dwellings will not be viable once housing market conditions improve later in the plan period.</p>	<p>None.</p>
		<p>Para 3.13: Provision of wheelchair accessible units doesn't make sense and should be clarified.</p>	<p>Noted. The paragraph will be simplified for clarification purposes.</p>	<p>Amend paragraph 3.13 to clarify the Council's policy on affordable housing that is wheelchair accessible.</p>
		<p>Para 3.19: Cannot work in developments comprising solely of flats, so should be reconsidered.</p>	<p>Disagree. Policy CP5 of the Core Strategy states that all major developments (10 or more dwellings) should include a mix of housing informed by context, local housing need and</p>	<p>None.</p>

			the most up to date Housing Market Assessment, and all sites should include a mix of all sizes of accommodation.	
		Para 3.20: Delete the letter “d” at the end of “required” in the penultimate line.	Noted.	Grammatical and spelling errors in the SPD will be corrected.
		Commuted provision: The para is not clear in its example as to how the commuted sum has been derived. If on-site provision was to have been 25% (15 units out of 60), how has the commuted sum equivalent to 20 units been derived? This implies a commuted sum rate of provision of 30%, but there is no way to confirm this. The use of commuted sums has been somewhat sidelined in this policy. The Council should look again at the whole policy and reconsider the use of commuted sums in tandem with Policy CP7.	Noted. These paragraphs will be amended to clarify the Council’s approach to commuted provision – i.e. that it will only be accepted in exceptional circumstances, with off-site provision as the first provision, followed by off-site purchase and then a financial contribution. A clear worked example to show how the financial contribution will be calculated will be provided in an Appendix.	Amend paragraphs 3.23 to 3.26 to clarify that commuted provision will only be accepted in exceptional circumstances exist, in which case off-site provision will be the Council’s priority, followed by off-site purchase and then a financial contribution. Amend Appendix 2 to provide a clear worked example of how a financial contribution will be calculated.
		Amend the SPD as follows: <ul style="list-style-type: none"> • A threshold of 8 units or more as the starting level for on-site provision. As part of the S106 agreement attached to any consent, applicants would have to pay a contribution for affordable housing off-site for all new housing sites from single plots up to 7 units at a given amount per plot. This could be a charge per metre squared. On-site provision of affordable housing for sites of 8 units or more to be at a minimum 25% of the total number of units proposed. The opportunity for sites of 8-15 plots to have the option to pay a commuted sum for off-site provision of affordable housing in lieu of on-site provision at a rate of 30% 	<ul style="list-style-type: none"> • Disagree. A threshold of 8 units is arbitrary and not supported by any viability evidence. The approach set out in paragraphs 3.3 to 3.5 is a pragmatic response to current housing market conditions and in line with the Government’s policy emphasis on encouraging housing delivery in the planning process. <p>The Council requires on-site provision in all cases, unless there are exceptional circumstances to justify commuted provision, in line with the NPPF.</p>	None.

		<p>of the total number of dwellings calculated as per Appendix 2, pro rata to the dwelling mix proposed on the applicant site and also provided candidate sites are available elsewhere in the City.</p> <ul style="list-style-type: none"> • The Council, together with RPs, to establish and maintain a register of affordable housing development sites which can be part of the SHLAA process. • Appendix A sets out a plot value for affordable housing units and this will be attractive to landowners or premises owners who may have available property not suited to another use. The landowner, however, must be willing and the Council cannot be allowed to impose affordable housing allocations on land. • The Council would exercise at its own discretion over the use of commuted sums received and may purchase and hold/improve affordable housing development, transferring either ready-to-build schemes (where grant is available) or even completed units to RPs (if the Council builds out). 	<ul style="list-style-type: none"> • The Council already maintains a register of potential affordable housing development sites. This will be more closely integrated with SHLAA in the future. • Policy CP7 will apply to any housing allocations made in the Council's forthcoming Development Delivery DPD. • Where on-site provision of affordable housing is not appropriate for exceptional reasons, the SPD allows the Council to require a financial contribution and spend this on the provision of affordable housing elsewhere in the City. 	
14	Joe Keech, Devon County Council	DCC welcomes the recognition in the SPD of the influence that affordable housing rates can have on CIL viability in Section 3 of the document. While the delivery of affordable housing is an objective that DCC shares, development has to be supported by critical infrastructure if it is to be sustainable and acceptable in planning terms. The pragmatic	Support welcomed.	None.

		approach in the SPD in setting a level of affordable housing provision which, by implication, does not prejudice scope for development to provide the infrastructure necessary to mitigate its impact, is therefore supported.		
15	Barbara Morgan, Network Rail	<p>We request that the potential impacts from development affecting Network Rail's level crossings is specifically addressed through planning policy, as there have been instances whereby Network has not been consulted as statutory undertaker where a proposal has impacted on a level crossing. We request a policy is provided confirming that:</p> <ul style="list-style-type: none"> • the Council has a statutory responsibility to consult the statutory rail undertaker where a proposal for development is likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway. • Any planning application which may increase the level of pedestrian and/or vehicular use at a level crossing should be supported by a full Transport Assessment assessing such impact; and • The developer is required to fund any required qualitative improvements to the level crossing as a direct result of the development proposed. 	Disagree. The impact of development upon level crossings is not a matter for the Affordable Housing SPD.	None.
		The SPD should set a strategic context requiring developer contributions towards rail infrastructure where growth areas or significant housing allocations are identified close to existing rail infrastructure.	Disagree. This is not a matter for the Affordable Housing SPD.	None.
		We would appreciate the Council providing Network Rail with an opportunity to comment on any future planning applications should	Comments noted.	None.

		they be submitted for sites adjoining the railway, or within close proximity to the railway as we may have some specific comments to make.		
16	Hilary Noakes, Local resident	The SPD does not make any reference to sustainability. Surely when new buildings are planned there should be a requirement to include solar pv and thermal, rainwater collection and a high level of insulation in all buildings, both private and affordable.	Proposed housing development is required to comply with Policies CP14 and CP15 of the Core Strategy. Respectively, these policies require the use of decentralised and renewable or low carbon energy sources within developments of 10 or more dwellings and to incorporate sustainable design and construction methods. It should also comply with sustainable design policies set out in the Residential Design SPD. The SPD should not reiterate policies contained in other documents.	None.
		Pleased that half of 2 bed homes should have gardens. Are would-be-tenants allowed to choose garden/no garden? Surely every household who would like a garden should have one and those without interest should be allocated a home without?	The process of allocating a tenant to an affordable home is not a matter for the SPD.	None.
		Surely the City Council should be bringing into use empty homes? Part of that should be to up-grade energy efficiency, making them low impact and as inexpensive to run as possible. When developers take over old houses, are there such requirements?	This is not a matter for the SPD. The Council actively seeks to return empty properties back into use. Where the Council are involved in the refurbishment of empty properties, e.g. for inclusion on the Council's private rental schemes, energy efficiency measures may be required to ensure the property meets the minimum housing standards and additional measures are positively encouraged. Where the Council are not involved, private homeowners and landlords are encouraged to introduce additional energy efficiency measures. Where the property does not meet the standards set out under the Housing Act 2004 and in particular the Housing Health and	None.

			Safety Rating System, the property would be subject to action by the Environmental Health department.	
		Affordable housing should be much easier to access and there should be more available. It is ridiculous to have to be on the waiting list for 14 years to get a 4 bed home. Surely everyone should have an affordable home?	Noted. However, the Council is only able to operate within the parameters set by central Government. Policy CP7 and the Affordable Housing SPD aim to optimise the amount of affordable housing that can be secured through the planning system.	None
17	Derek Phillips, Exeter Chamber of Commerce	We are concerned about the lack of affordable housing in the City. More than 50% of those employed in Exeter live outside the City. With growth in jobs anticipated over the next few years, we need to ensure that suitable accommodation is available within the City.	Agreed. Policy CP7 and the Affordable Housing SPD aim to optimise the amount of affordable housing that can be secured through the planning system.	None.
		It is good that the Council is looking at 25% affordable housing, whereas Policy CP7 talks of 35% and Exeter's need is 60%. Shows a sensible approach, as there is a need to get development going. 25% of a decent number is probably more than 35% of a smaller number.	Support welcomed.	None.
		Financial contribution sounds good. Can make up a difference on small plots and can be used in place of actual affordable housing on development on which they may not work. Hopefully more options for developers, but Council still get their affordable houses or money to build them elsewhere (assuming there is some land elsewhere).	Noted. However, a financial contribution will only be accepted if there are exceptional circumstances to prevent on-site provision and where off-site provision or off-site purchase of the affordable housing is not possible.	None.
		It is always difficult to get the balance right. Housing development projects starts are low, but at the same time the Council needs to use it as a means to get the social stock at a level that it needs. Can be seen as a massive 'tax' to the developers, especially on smaller developments.	Noted. The approach set out in paragraphs 3.3 to 3.5 is a pragmatic response to current housing market conditions and in line with the Government's policy emphasis on encouraging housing delivery in the planning process.	None.

		<p>The worst aspect of the SPD is the low threshold. You would usually round affordable housing units up, so on a 2 dwelling scheme, there would be a requirement for 1 affordable home. However, in this case, a 3 dwelling site might end up having 2 affordable. This would be poor for developers and would impact both on land values and the types of schemes brought forward. Up the threshold, increase the number of starts and as a result get more houses in the long run.</p>	<p>The threshold of 3 dwellings is established in Policy CP7 of the Core Strategy, which is an adopted policy and has been accepted as sound by an Inspector at Examination. However, as stated in the SPD, for the next 3 years the Council will not require affordable housing provision on sites of between 3 and 14 units, as this is not financially viable in the current economic climate. This is a pragmatic approach, taken to ensure the continued delivery of housing.</p>	None.
		<p>Has the Council considered a payment in lieu of affordable housing – i.e. 4 higher value detached houses may not work as a scheme with 2 affordable units as part of the 4, so the developer could pay £x to enable the Council to build 2 units elsewhere.</p>	<p>Paragraphs 3.21 to 3.26 sets out the Council's approach to commuted provision, including financial contributions. The Council will only accept commuted provision in exceptional circumstances, in accordance with the NPPF.</p>	None.
18	Pamela Wotton, Exeter Civic Society	<p>We are impressed by the clearness and comprehensiveness of the draft and particularly support paras 3.18, 3.20 and 3.22 (especially the underlined phrase).</p>	<p>Support welcomed.</p>	None.
		<p>On the matter of off-site provision, we are concerned that affordable dwellings shall not be added to existing areas of affordable housing, as that would transfer and exacerbate problems of tenure.</p>	<p>Noted. Commuted provision will only be accepted in exceptional circumstances. Paragraph 3.23 explains that off-site provision will not be accepted where it results in an inappropriate mix of tenures or excessive dominance of affordable housing within a particular location.</p>	None.

