

APPENDIX C**ISSUES TO BE ADDRESSED**

There is a need for more text up front on the legal status of document and a clear statement that explains that the policies will become part of Exeter's Development Plan.

There is a need for more text up front that explains how the Neighbourhood Plan fits with the Core Strategy and delivers sustainable development (perhaps with reference to the Sustainability Appraisal)

It needs to be clear where policies apply. The map on page 19 appears to show where policies apply but it does not show all policies and this could lead to confusion. It would be useful to have one map that shows all the policies.

A number of green areas are shown on the map on page 19 (under the heading EN1) that are not recognised as open spaces in our adopted plan – need to determine if ESJF intends to designate these areas as open space. Equally some of the areas that are currently designated as open space in the Development Plan are not shown on the map on page 19 – this also needs further discussion.

EN1: Protection of green spaces

The policy seems to focus on development adjacent to or affecting green spaces rather than development that results in the loss of green space. It may be worth looking again at the wording to ensure the meaning is clear.

EN2: Hoopern Valley

As worded any development would need to meet all criteria in order to be acceptable. This may prevent development that ESJF would like to see go ahead so it may be worth looking again at the policy wording.

Note: The designation covers land that is not currently protected in the adopted Development Plan.

EN3: Queens Crescent Garden Local Open Space

ESJF wish to designate Queens Crescent as a Local Green Space (a new designation introduced by the NPPF). In order to be clear the policy wording should use this same terminology.

EN4: Gardens

It is important that this policy achieves a reasonable balance between preserving gardens and allowing acceptable development.

C1: Large Scale Purpose Built Student Accommodation**C2: Small Scale Purpose Built Student Accommodation**

The text needs to include a clear explanation of what is meant by 'balanced community' and a definition of large and small scale student accommodation so that it is clear which policy applies.

C4: St James Local Community Centre and**E2: Neighbourhood Retail**

Need to be clear with regard to use of terminology: Heart for St James – Community Focus - St James Local Community Centre – Local Centre – Are all these one and the same? Or is the 'St James Local Centre' described in policy E2 something different? If all one area then the policy wording for E2 is a bit strange as it only refers to Well Street, Longbrook Street and Sidwell Street (and Sidwell Street is not included within this area).

H1: Heritage and SD4: Adapting to climate change

It may be that these policies can say something more locally distinctive to St James.