

Plan Mid Devon Survey

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Personal Information

100/2.0/Q1

100/4.0/Q4, Q8

100/9.0/Q29-Q30

Full Name

Jon Burgess

Email Address

[REDACTED]

Full Address

Bullers Hill, Kennford, Nr Exeter, EX7 8XR

Question 1

Q1 Priority 1] Responding to the climate emergency and moving to a net-zero carbon future

Yes

Q1] Do you agree Priority 1 responding to the climate emergency and moving to a net-zero carbon future should be the overarching / top priority for Plan Mid Devon?

Yes

Q1 Priority 1] Please state why?

Q1 Priority 2] Delivering development, infrastructure and regeneration to meet our needs

Q1 Priority 2] Please state why?

Q1 Priority 3] Addressing housing affordability and improving choice

Q1 Priority 3] Please state why?

Q1 Priority 4] Protecting and enhancing the natural and built environment, and respecting environmental limits

Yes

Q1 Priority 4] Please state why?

Q1 Priority 5] Improving our health and well-being

Q1 Priority 5] Please state why?

Q1 Priority 6] Supporting rural vitality and a prosperous rural economy

Q1 Priority 6] Please state why?

Q1] Are there other priorities that we should include instead, please state why?

Question 2

Q2] What parts of this vision do you think should be kept and what parts should be changed, and why?

Question 3

Q3] Do you think that the Local Plan should introduce policies requiring that all developments which propose the construction of new homes or non-residential floor space will be designed, constructed and will perform to deliver net-zero carbon emissions?

Q3] Please provide your reasons

Question 4

Q4] Do you think that the Local Plan should introduce a policy to address the Whole Life-cycle carbon impacts of a development?

Yes

Q4] Do you think we should take the following approach(es)?

Exclusion - banning 'things' with unacceptably poor performance / impact, Preference - preferring 'things' with better performance / lower negative impact, Quantified performance - setting explicit, quantified limits that determine which 'things' are acceptable / unacceptable

Q4] Do you have any other comments on Whole Life-cycle carbon impacts, or which circumstances each of the three approaches might apply?

The use of sustainably harvested timber in construction has a double benefit for the environment - the timber in construction locks up the sequestered carbon for a generation and the use substitutes for carbon heavy material such as concrete and steel. Any development that proposes to calculate the whole life costs of the materials (full scope emissions) and reduces these by using timber should be be favoured within the plan. Timber also has natural insulating properties helping to reduce energy usage in the first instance. Simply relying on energy reduction measures where we have emitted huge amounts of carbon in the construction of low energy homes is short-sighted

Question 5

Q5] How do you think we should plan the future of Mid Devon to help reduce the need to travel by car?

Question 6

Q6] How do you think the new Local Plan should plan for renewable energy developments?

Q6] Comments

Question 7

Q7] Which renewable energy technologies should be prioritised in Mid Devon?

Q7] Comments

Question 8

Q8] Are there any other measures in relation to the development and use of land and buildings that you think the Local Plan should consider to help address climate change and help us move towards a low carbon future?

The inclusion of trees in a development can aid the energy efficiency measures of the building themselves. Trees offer shade in the summer, helping keep houses cool - especially important given the predicted hotter summer temperatures; but also provide shelter in the winter helping reduce heating bills. On top of this come the benefits to cleaner air and less surface water runoff due to the interception and transpiration of rainfall. House prices in tree lined streets are higher as these are healthier and more desirable locations to live in and not simply 'landscaping'. It will be critical to ensure that new developments have an abundance of trees and this must be foremost requirement in the local plan

Question 9

Q9] Which new technologies and/or digital communications are most important to you and you think we should encourage/support through the new Local Plan?

Question 10

Q10] Do you think that Plan Mid Devon should explore allocating sites in the Local Plan for Build to Rent homes?

Q10] Comments

Question 11

Q11] Do you think that the new Local Plan should introduce additional eligibility criteria in addition to the national criteria referred to in the issues paper?

Q11] Comments

Question 12

Q12] Do you think that Plan Mid Devon should set minimum requirements for accessible and adaptable housing?

Q12] Comments

Question 13

Q13] Which types of specialist housing do you think we need more of and why?

Question 14

Q14] Do you think that there is any demand for senior co-housing communities in Mid Devon and is this something we should be planning positively for?

Q14] Comments

Question 15

Q15] In addition to requiring a percentage as custom and self-build on larger sites, what else can the Council do to support custom and self-build in Mid Devon?

Question 16

Q16] What types of custom and self-build would you like to see more of in Mid Devon?

Question 17

Q17] What can Plan Mid Devon do to support community-led, co-housing and custom and self-build projects?

Question 18

Q18] Do you think that Plan Mid Devon should include a policy to support Modern Methods of Construction?

Q18] Comments

Question 19

Q19] What do you think we can do to raise awareness and understanding of MMC and realise the opportunities for MMC in Mid Devon?

Question 20

Q20] Do you think that Mid Devon should introduce a 'One Planet Development' policy that would provide scope for modest scale low impact, land based developments in the countryside, subject to strict requirements?

Q20] Comments

Question 21

Q21A] Identify sites in the three main towns - Tiverton, Cullompton, and Crediton

Q21B] Identify sites outside the main towns in rural and semi-rural locations

Q21C] Include a policy for rural exceptions sites to meet local traveller needs

Question 22

Q22] Are you aware of a site that you think may be suitable to provide homes and Gypsies and Travellers, a transit site or emergency / negotiated stopping place, or a yard for Travelling Show People?

Q22] Please tell us where the site is and which use you think it might be most suitable for

Question 23

Q23] How do you think we should plan for a green economic recovery in Mid Devon? Please select 3 priorities

Question 24

Q24] Which of the following ways should the new Local Plan help commercial development across the district?

Q24] Comments

Question 25

Q25] What do you consider to be the key infrastructure issues that Plan Mid Devon needs to address?

Question 26

Q26] Please select your top three priorities for the new Local Plan to address in a review of parking standards.

Question 27

Q27] Do you have any comments on how Plan Mid Devon can help the transition to electric vehicles?

Question 28

Q28] Is there any other areas in Mid Devon that you think should be designated as a 'Local Green Space'?



Q28] Please tell us why you think this area?

Question 29

Q29] What do you think is the minimum level of Biodiversity Net Gain that the new Local Plan should set? (please select one)

More than 10% Biodiversity Net Gain

Q29] You selected 'More than 10% Biodiversity Net Gain', so what do you think this should be and why?

We live in uncertain times where we cannot predict how climate change will impact on habitats, although a 10% net gain sounds positive we should build in a more than adequate buffer. A higher rate than 10% should be required, however we must also consider robust resilient BNG that will provide additional benefits to society. This can be done by using the positive impacts that tree planting can have on the landscape. Planting trees as part of BNG also helps to sequester carbon, can mitigate flooding and provide cleaner regulated water flow, they provide cleaner air and recreational greenspace. By targeting woodland creation for BNG we not only provide for biodiversity but the future needs of society at the same time.

Question 30

Q30] In addition to securing tree planting along new streets and walking / cycle paths and as part of green infrastructure, should Plan Mid Devon include a prescribed level of tree planting in new development?

Yes

Q30] If Yes, please tell us what level you think this should be and why?

There are some factual errors in the Plan. Faster growing trees do not equate to a shorter lifespan, in the UK we do not know the potential lifespan of species such as Douglas Fir and Coast Redwood. In their native ranges both are amongst the longest living species, and are amongst the fastest growing species in the UK. You state that woodland declines in carbon sequestration over time but this misses the simple fact that if we harvest the timber (substituting for carbon heavy materials in construction) we have potentially unlimited sequestration opportunity, only unmanaged woodland shows declining rates. Sustainable timber harvest is strongly favoured by the 6th Carbon Budget (Panel for Climate Change). The plan should target all new woodland to comply with the UK Forest Standard and be climate resilient. New woodland should be used to provide the benefits to mitigate climate change rather than viewed as just trees for trees sake. Please contact the FC for more support on this.

Question 31

Q31] Are there any specific parts of the Grand Western Canal that should be given more protection and why?

Question 32

Q32] Please select what you think should be the top three measures in terms of their importance in the planning our places to encourage and support healthy lifestyles

Question 33

Q33] National Planning policy and guidance does not define what is meant by 'beauty' in design. What aspects of design, such as layout, architecture or landscape elements, do you think would contribute to create beautiful places and buildings?

Question 34

Q34 TIVERTON]

Q34 CREDITON]

Q34 CULLOMPTON]

Question 35

Q35] Which town (or village or rural area) do you live in?

Question 36

Q36] What do you like most about where you live?

Question 37

Q37] How do you think we could achieve a 20 minute neighbourhood where you live to make it more sustainable?

Question 38

Q38] What do you think are the top 5 main issues affecting Tiverton and its environs that need to be addressed in a new Local Plan? Please rank these in order of importance (1 = most important, 5 = least important)

1] 2] 3] 4] 5]

Question 39

Q39] What do you think are the opportunities for us to consider in the future planning of Tiverton and its environs, including locations that may be suitable for development?

1] 2] 3] 4] 5]

Question 40

Q40] What do you think are the top 5 main issues affecting Cullompton and its environs that need to be addressed in a new Local Plan? Please rank these in order of importance (1 = most important, 5 = least important)

1] 2] 3] 4] 5]

Question 41

Q41] What do you think are the opportunities for us to consider in the future planning of Cullompton and its environs, including locations that may be suitable for development?

1] 2] 3] 4] 5]

Question 42

Q42] What do you think are the top 5 main issues affecting Crediton and its environs that need to be addressed in a new Local Plan? Please rank these in order of importance (1 = most important, 5 = least important)

1] 2] 3] 4] 5]

Question 43

Q43] What do you think are the opportunities for us to consider in the future planning of Crediton and its environs, including locations that may be suitable for development?

1] 2] 3] 4] 5]

Question 44

Q44] Which community facilities in village(s) in Mid Devon do you think are currently at risk of being lost through closure or other development?

Village: Community facility currently at risk:

Question 45

Q45] What do you think are the top 5 main issues affecting the rural areas and villages in Mid Devon that need to be addressed in a new Local Plan? Please rank these in order of importance (1 = most important, 5 = least important)

1] 2] 3] 4] 5]

Question 46

Q46] What do you think are the opportunities for us to consider in the future planning of the villages in Mid Devon, including locations that may be suitable for development?

1] 2] 3] 4] 5]

Question 47

Q47] Which village(s) in Mid Devon do you think should have more development to support the provision of new and improved community facilities, and why?

Village: Community facility needed: Reason why:

Question 48

Q48] Please tell us where more development at one village in Mid Devon could help sustain local shops and services at a village nearby?

Question 49

Q49] What types of non-farming activity do you think should be supported in the countryside and why?

Question 50

Q50] What types of non-farming activity do you think should NOT be supported in the countryside and why?

Question 51

Q51] How should the Council provide more support for the growth and prosperity of the rural economy?

Question 52

Q52] What things do you think should be included in the planning of the Culm Garden Village to make it a successful place to live, work and visit? Please rank in their order of importance (where 1 is the most important)

1] 2] 3] 4] 5]

Question 53

Q53] Do you think we should:

Q53] Comments

Question 54

Q54] Continue to restrict development to the currently designated 22 rural settlements based on their level of services

Q54] Identify certain settlements to grow as service centres for a local hinterland including nearby villages and hamlets

Q54] Allow limited development at more villages and hamlets to help meet identified local housing need, where these have good digital communciations (broadband / wireless internet / satellite)

Q54] Other, please tell us what this is and why

Question 55

Q55] What other things do you think we should take into consideration in a strategy for the broad distribution of development in the new Local Plan for Mid Devon?

Question 56

Q56] Are there any other issues that we have not identified or other matters that we have not discussed which you think are important to the future planning of Mid Devon? Please tell us what these are and why?

Question 57

Q57] Comments on the Sustainability Appraisal

Question 58

Q58] Comments on the Equalities Impact Assessment

Please upload any attachments if you have additional comments

, MB

Would you like a copy of your response emailed to you?

No

Please provide an email address for us to send it to