

## Plan Mid Devon Survey

Submitted By: Anonymous user

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[REDACTED]

115/2.0/Q1  
115/4.0/Q3-Q8  
115/5.0/Q9  
115/6.0/Q10-Q12, Q14-Q15, Q17-Q22  
115/7.0/Q23-Q24  
115/8.0/Q25-Q26  
115/9.0/Q28-Q31  
115/10.0/Q32  
115/11.0/Q33  
115/12.0/Q34-Q36, Q38  
115/13.0/Q45, Q49-Q51  
115/14.0/Q52  
115/15.0/Q53  
115/16.0/Q54

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### 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?

No

#### Q1 Priority 1] Please state why?

Whilst I agree in principle with the idea of a net zero carbon future I think that it is unattainable. There is also the question of what we replace our existing technologies with. As an example nuclear power is allegedly net zero but leaves a filthy and dangerous residue not to

mention the ever present risk of a serious accident. If there was a Fukushima type accident at Hinkley Point the area of contamination could easily reach our area and where could we run ? Also the idea of battery powered cars .Lithium extraction can cause massive damage to the eco system, especially water supplies and may present a serious threat to the environment when disposal of batteries is taken into account.

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

No

**Q1 Priority 2] Please state why?**

The question bundles together three subjects which are not always linked. As an example basic infrastructure , water supply & sewage systems have not been upgraded but middevon council along with many others continue to allow development. And like many councils there is a total lack of long term vision. And as for regeneration I fear that boat has already sailed. As a Tivertonian I have seen the town turn from a thriving market town to a non descript dormitory for Exeter, Taunton or even further afield. These other centres are where, I think, development will take place .

**Q1 Priority 3] Addressing housing affordability and improving choice**

Yes

**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**

Yes

**Q1 Priority 5] Please state why?**

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

Yes

**Q1 Priority 6] Please state why?**

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

Having dealt with MDDC over many years I know that this is little more than a tick box exercise and that the views of their employers - the council taxpayers will- will be ignored unless they chime with the councils own desires. Some of the main priorities outlined may be correct but unless the people feel that they have some tangible influence on the districts future direction they will not bother to respond. I therefore suggest that as a top priority the council officers and the councillors should establish a relationship and procedures which genuinely reflect the wishes of the area.

**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?**

No

### **Q3] Please provide your reasons**

This sort of proscriptive policy could remove from the built environment many materials and techniques which may require a large initial carbon input but which over the life of the building is small. For example the production of cement products -large amounts of energy initially but once the product is used it requires minimal upkeep unlike a timber building. Heat pumps are another- they are un-responsive unable to respond rapidly to changes in the weather in this country requiring heating systems to run almost continuously especially if combined with the underfloor low temperature heating best suited to the pump.

### **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)?**

Preference - preferring 'things' with better performance / lower negative impact

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

See my answer to question three

## **Question 5**

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

This is I think not realistic. People want the freedom which their own transport provides. In order to compensate for the loss of this freedom public transport must be cheap, very frequent , comfortable . Cycling is of limited use for commuting in a rural area but can play a small part . However cyclists must be prepared to pay for their use of the roads and should be insured like car drivers . A small amount on cycle insurance -which would be in effect a road tax - would do this. The opening up or reinstatement of brach rail lines with small, perhaps, autonomous electric vehicles might be possible.

## **Question 6**

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

Identify one or more broad areas in the district within which proposals for renewable energy could be supported e.g. for wind and solar?

### **Q6] Comments**

My answer to the above is focused on the word supported . Any plan in an area should be supported to include, but not forced to include renewables. I believe that in time with the rising cost of energy most schemes will have renewable elements within them

## **Question 7**

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

Energy from waste, Heat networks, Solar thermal

### **Q7] Comments**

Most of the above technologies have a place in the renewable energy sector. However I believe that large scale heat networks - district heating schemes would be economic . For example in the so called Cullompton garden village I could envisage a combined plant using energy from waste combined with biomass and solar to provide for all of the villages energy needs .

### **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?**

Much higher insulation standards in our buildings. The provision of underground garages on residential developments, communal in flats . This would save on the area taken up on the side of most new developments by a garage allowing for a bigger footprint for the house or more houses for a given area. However I do think that our houses are far, far too small.

### **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?**

Fibre broadband connection to new premises

### **Question 10**

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

Not sure

### **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?**

Not sure

### **Q11] Comments**

### **Question 12**

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

Not sure

### **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?**

No

## **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?**

I suggest that MDDC buy suitable sites ,service them and then sell them at small cost say £20000 to small self builders . The self builder would build his house the council using the planning system to control, but not restrict too much the design of the house. The builder would pay back the initial site cost via a small ground rent including a small interest payment BUT when the house is sold on, the cost of an equivalent site at the time of sale is returned to the council. This would enable the council to buy other sites and continue the cycle

### **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?**

See my answer to Q15

## **Question 18**

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

No

### **Q18] Comments**

As I have worked in the construction industry all my life I know that the houses we build today are amongst the worst built since the first war. The houses are too small, poorly designed & finished and many of the materials used are designed for speed rather than durability. From joists which consist of two pieces of batten with a compressed OSB board web to chipboard floor which cannot take point loads such as a bath leg and collapse over time to insulation in cavity walls the list goes on. The principles behind the traditional methods have stood the test of time adapt them .

## **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?**

The council does not have the knowledge or personnel to undertake such a task .

## **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?**

No

### **Q20] Comments**

### **Question 21**

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

No

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

No

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

No

### **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?**

No

**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**

Protecting the natural environment to sequester carbon, Greener more energy efficient buildings, Refurbishing and retrofitting properties to meet energy standards

### **Question 24**

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

Continue to allocate larger employment estates at a few locations , Identify opportunities for co-working space

### **Q24] Comments**

### **Question 25**

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

Water and sewerage , waste disposal and encourage re-use before recycling

### **Question 26**

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

The number of spaces

### **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?**

Leat St end of Kennedy way , green lawned rectangle Lat50.90689 Lon 3.49661 . This area frames the houses on the three sides and acts as a green full stop to Kennedy Way. Lat. 50.91187 Lon. 348714 . Green field off of Park Rd at the end of old park This area provides a green belt with the park and old park when viewed from Bolham Rd. It is unfortunate that 3 Rivers have planning permission for a poor quality shoehorn development in this area but this could possibly be hidden with trees

### **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?**

Our bio diversity in this country is at an all time low . We must do our best to encourage everybody especially large land owners to protect and enhance their land to benefit animals and plants . A 15-20% gain should be possible

### **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?**

I do not have the expertise to give a level.The amount would of course be dependent on the size of the development The council is right to demand tree planting along new streets and roads Making them into avenues and designs such as the 1950s development by I believe the Knighthayes estate in Leat St at the end of Kennedy way, with its large expanse of grass and houses on three sides is a classic example of what can be achieved. Another attractive area is Blundells avenue.

### **Question 31**

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

The area around Manley lane where much development is scheduled. I would go further and have a green belt on both sides of the canal from Tiverton basin to Sampford within which no development could be done. except critical infrastructure.

### **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**

Healthcare infrastructure and facilities (where there is a need to support the new development), Good design and place making, Improving habitats and biodiversity

### **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?**

Much better design of new builds fewer " little boxes made of ticky tacky little boxes all the same". More individuality in the type of building, Decent amount of outside green space. with perhaps communal green areas see my answer to Q30. Much more parking space, 3 per house with increased use of underground communal parking to achieve this.

### **Question 34**

**Q34 TIVERTON]**

Maintain a high proportion of shops and other commercial uses and services?, All of the above have merits but the question is WHY would anyone want to invest in Tiverton for example ?

**Q34 CREDITON]**

## **Q34 CULLOMPTON]**

### **Question 35**

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

Tiverton

### **Question 36**

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

Not much

### **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]Over & poor developments 2] Poor governance by MDDC 3] Poor quality new building and architecture 4] Dirty streets 5] Security

### **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]Lack of young people and families in villages 2] Lack of housing for the above 3 Lack of employment] 4] Closure of village shops , post offices and pubs 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?**

Tourism such as use of farms for bed and breakfast or farm experience holidays etc.

### **Question 50**

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

Industrial development like the development outside of Kentisbeare where heavy lorries use small rural lanes

### **Question 51**

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

Alter their policy on concentrating housing development in the three main urban centres in favour of small developments in villages which could be allocated to younger families. .

**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] Don't do it ! 2] 3] 4] 5]

**Question 53**

**Q53] Do you think we should:**

Reject any development at Junction 27

**Q53] Comments**

Development here is un-necessary and will adversely impact the economies of Cullompton and Tiverton

**Question 54**

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

No

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

No

**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)**

Yes

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

The developments must be small housing or small business units not large scale. These small developments would seek to blend with and enhance the character of the village without changing it too much .

**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**

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No

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