

Plan Mid Devon Survey

Submitted By: Anonymous user

Submitted Time: March 21, 2022 2:02 PM

Personal Information

Full Name

Cheriton Bishop Parish Council

Email Address

[REDACTED]

152/2.0/Q1
152/3.0/Q2
152/4.0/Q3-Q8
152/5.0/Q9
152/6.0/Q10-Q18, Q20-Q22
152/7.0/Q24
152/9.0/Q30
152/10.0/Q32
152/12.0/Q35-Q37
152/13.0/Q44, Q46, Q50
152/15.0/Q53
152/16.0/Q54-Q55
152/MISC

Full Address

Higher Penstone Farm, Colebrooke, Crediton, EX175JR

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

Yes

Q1 Priority 2] Please state why?

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?

Question 2

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

Keep all of it.

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?

Yes

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?

If off-setting is the only realistic option, it needs to be calculated, meaningful and managed. Off-setting/mitigation measures to be seen to be in place before Building Control sign off a new build.

Question 5

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

Regular and affordable small-bus services. Better Park & Rides. Make local train travel affordable.

Question 6

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

Do not identify suitable locations but set out criteria for determining planning applications?, Require all strategic urban extensions and the Culm Garden Village to include decentralised renewable or low carbon energy supplies (subject to feasibility and viability)?

Q6] Comments

All new builds, whether residential or commercial/industrial, to have to solar panels installed (if orientation appropriate).

Question 7

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

Onshore wind, Solar Photovoltaic (PV), Small scale hydro, Energy from waste, Solar thermal, Heat pumps, Ground source heat pumps.

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?

Allow conversion of residential outbuildings to make new homes (potentially for self-build conversions), allow building on brownfield sites outside of settlement boundaries to bring disused buildings into use as homes in line with what Class Q does with agricultural barns, bring spaces above shops into use for residential purposes (live-work units), allow small build homes and compact homes to be attached to existing settlements (outside settlement boundaries), consider allowing Class Q barn conversion and Class Q fall back position applications (that create large, isolated and expensive homes) to split their approved floor areas between two or more small dwellings (that would be more affordable to local people).

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, Wireless internet access, Satellite signal

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

More homes to rent are needed, but private sector rentals can be unaffordable. New homes for rent need to be controlled by the Council and rents kept affordable. New homes for rent need to be build in small numbers (5 to a site) and intermixed with privately rented or owned properties to avoid creating social divide.

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

In addition, there could be a preference for local people and for those on lower salaries that a combined income or £80,000.

Question 12

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

Yes

Q12] Comments

Accessible and adaptable housing needs to be affordable. Planning applications should not be passed for properties that introduce barriers to the mobility impaired like avoidable steps, and this message needs to be given strongly so that it permeates to architects. Merely relying on Building Regs Part M is not a strong enough position.

Question 13

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

Age-restricted general market housing, retirement living and sheltered housing, extra-care housing (privately owned, but with on-site wardens) and care and nursing homes. All of these are needed as we are an ageing population.

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?

Yes

Q14] Comments

These communities can have the benefit of supporting themselves (residents supporting each other) as well as sharing needs like carers and reducing carbon emissions generated via travel/deliveries.

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?

Allow small self-build projects on plots attached to existing settlements and on infill (even if outside settlement boundaries) as traditionally, villages evolve via individual houses being built here and there rather than through new estates. Allow compact homes to be built on existing residential curtilages and encourage green/traditional construction methods. Allow self-build conversions of existing, disused outbuildings in or outside settlement boundaries.

Question 16

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

Self-build conversions of redundant existing buildings. Small self-build projects using green construction methods.

Question 17

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

Allow full market value, small self-builds off estate locations. Where new homes on estates are necessary, split sites into smaller sites and offer them to local builders before big developers.

Question 18

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

Not sure

Q18] Comments

The durability and longevity of MMC builds needs to be carefully considered. For example, SIP builds are quick to erect, yet their life expectancy is only 70 years or so. As with all timber buildings, they are only as good as their external waterproofing.

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?

Not Sure

Q20] Comments

Not on greenfield sites, possibly could be attached to existing settlement.

Question 21

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

Yes

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

Question 24

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

Identify opportunities for co-working space, Include a policy for Live-work units

Q24] Comments

Any new rural commercial/industrial sites MUST be on main roads and not lanes. Too many large lorries are using the lanes already which makes them unsafe for pedestrians, horse riders, cyclists and other road users as well as being detrimental to the road surface.

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)

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

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?

A minimum of one tree per parking space needs to be the prescribed level of planting for new developments. These trees to be planted in small coppices on site rather than as individual trees scattered here and there as this coppices create better habitats and green leisure spaces.

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

Buildings and spaces for community use to support social interaction and mental well-being, Opportunities and access to open space and play and recreation, Opportunities for growing food locally, e.g. through allotments or the planting of fruit trees as part of landscaping schemes

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?

Cheriton Bishop

Question 36

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

That it's a village and not a town and this needs protecting by allowing small developments here and there (if deemed necessary) rather than new estates.

Question 37

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

Community shop. Community facilities for all ages like a dog walking field, senior outdoor fitness equipment, teen play structures (skate ramps, adult sized play/fitness structures), allotments and community orchards. Currently, residents of Cheriton Bishop have to drive a fair distance to access these.

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: Cheriton Bishop Community facility currently at risk: community spirit and the village itself. Cheriton Bishop is predominantly in MDDC, yet a spur of Teignbridge DC reaches into the heart of the village. MDDC allocated 20 new homes to Cheriton Bishop in its current Local Plan (and we're currently getting 24). Yet, Teignbridge DC are also considering a site in the heart of Cheriton Bishop village for 25 new homes. The risk is losing the village as it becomes a town and the local school and GP surgery becoming overwhelmed (Teignbridge requiring the children in these new homes to travel to Tedburn St Mary school is unrealistic and not environmentally friendly.)

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] If MDDC decides that it needs to allocate a set number of new homes to a village, allow the village to meet that number of homes via infill and attaching plots to the existing settlement boundaries before allocating a field for a new estate. If the number of new homes required is not met within the required timeframe, then only make the new estate the size of the shortfall. 2]Remember that villages have developed through individual houses being built as needed, and the odd few here and there, rather than via estates. Respect that pattern of village development or risk losing the essence of villages. 3]Allow some new housing to be built in hamlets and villages other than those identified as sustainable, otherwise there is a large amount of housing being imposed on the sustainable villages and that which makes them villages will be lost. 4]Make certain there are enough public greenspaces and play facilities in villages. Invest in new greenspaces in villages.

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?

No green-laning by motorised vehicles.

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:

Reconsider the whole concept - is it actually necessary?

Q53] Comments

Is this really needed or will it further diminish our town centres and existing leisure businesses. Is it encouraging carbon-unfriendly travel by car? Does Devon need a Bluewater and is it appropriate for our beautiful rural landscape? The roads are very congested every weekend throughout the summer already, and local people have to avoid the A30 and M5 as it is. The proposed is likely to make that worse.

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

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

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?

No more big estates in villages (bad for the existing communities' mental health). Instead, opt for several small sites of a maximum 5 homes (or multiple individual plots) and offer them to local builders (or self-builders) first. On sites of 5 new builds, ensure a mix of housing; bungalows, two beds, four beds etc., rather than all the same sizes properties.

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?

A policy is needed that addresses the huge carbon release generated by knocking down a serviceable dwelling and replacing with similar. To reduce fossil fuel emissions, listed buildings need to be allowed to install heritage appropriate double glazing and solar panels (the latter being temporary and not detrimental to the heritage asset's structure). Owners of listed buildings should be given the advantage of being able to insulate their homes to modern standards. More joined-up thinking is required when it comes to district boundaries and residential development, and co-ordinating planned development and its impact. Cheriton Bishop has already been allocated 20 new homes in MDDC's Local Plan. However, as Teignbridge DC's area currently reaches into the heart of Cheriton Bishop, it was proposed that there could be 25 new homes as part of their new Local Plan, too. Realistically, this would mean that Cheriton Bishop gets double the amount via two new estates which is overkill.

Question 57

Q57] Comments on the Sustainability Appraisal

Question 58

