

## Plan Mid Devon Survey

Submitted By: Anonymous user

Submitted Time: March 26, 2022 3:16 PM

### Personal Information

#### Full Name

Crediton Town Council

#### Email Address

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### Full Address

8A North Street, Crediton, Devon EX17 2BT

### 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?**

'High quality development' needs more definition in relation to climate change and getting to net zero. Part of the definition has to be about its functionality so we would like to see sustainability included in the description of development. There should also be a reference to the role of development in achieving bio-diversity and addressing the ecological emergency. It is likely that this will still be a factor over the next two decades - so won't be out of date 5 years down the line. The whole concept of resilience to climate change needs strengthening. In fact, 'resilience' isn't mentioned in the vision and it should be somewhere.

**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?**

We think it essential that there should be a 'Long' Whole Life-cycle approach to carbon impacts, meaning that development which is likely to be short term, especially where materials are not going to be recyclable, should be resisted. One would hope that the cost of building materials will encourage developers to think long term but equally the temptation may be to construct to get the job done now, even if it's going to fall apart in 20 years time. For new builds and renovating, exclusion of poor materials is probably a good approach, with preference being advised for renovation of old buildings where new materials may not be appropriate. Quantified performance should also apply to new builds.

#### **Question 5**

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

Provide and promote attractive pedestrian routes and cycle connectivity at every opportunity. Provide and promote save active travel routes to school. Improve and promote public transport. Develop opportunities for home and local working. Enable 20 minute neighbourhoods. Invest in town centres to decrease the desire to travel to larger centres/cities for retail, leisure and entertainment

## **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)?, Make solar panels a requirement on roofs of all new developments wherever feasible

### **Q6] Comments**

Renewable energy is a well-being issue as well as a net zero one. The cost of fossil fuels will continue to be a challenge to families as well as their being an insecure resource whose use is damaging to the planet.

## **Question 7**

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

Solar Photovoltaic (PV), Small scale hydro, Energy from waste, Heat networks, Solar thermal, Heat pumps

### **Q7] Comments**

We have concerns about the impact on the countryside of large scale AD plants because of growing crops for digestion/energy (as opposed to using land for food or biodiversity) and the transportation through country roads and villages to the plant. Energy from waste is acceptable where materials are not recyclable (though this should be reduced significantly by the next decade). How the energy will be used should be considered at the outset. If there's no infrastructure for using all of it, it's of limited purpose.

## **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?**

Buildings should be oriented for maximum solar gain (so that solar panels are almost always feasible); design for rainfall harvesting; permeable hard standing for vehicles and drives; biodiversity net gain as a much higher priority.

### **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?**

Yes

### **Q10] Comments**

Rentable homes are needed but it depends who is doing the building and more particularly the renting. Social homes for rent are definitely needed

### **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?**

Yes

## **Q11] Comments**

Criteria in favour of local people and key workers

## **Question 12**

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

Yes

## **Q12] Comments**

## **Question 13**

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

Well-designed, older-age appropriate housing including very sheltered housing where people can receive maximum support from community and on-site services before needing 24 hour care. Step down housing for those who are moving on from earlier dependence

## **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**

This is a possible option for some people though the demand is not quantified

### **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?**

Publicise widely the opportunity to self-build. Offer presentations on successful outcomes/examples so communities are aware of the potential show positive case studies; set up advice section FAQs on website

### **Question 16**

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

Net zero/carbon neutral

### **Question 17**

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

Allocate 5% minimum of development sites for community led housing and 5% minimum of sites for custom and self-build housing

### **Question 18**

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

Yes

**Q18] Comments**

with environmental performance and sustainability at the top of the list of benefits of taking this approach

### **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?**

Put a MMC home on display in Crediton Town Square

### **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?**

Yes

### **Q20] Comments**

A good opportunity for innovative approaches to life/work/resilience/well being.

### **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**

Yes

**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?**

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**

Support training opportunities in clean and green economic activities, Green public transport, cycling and walking, 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?**

Place greater emphasis on smaller employment sites that are relatively free from major infrastructure constraints and are capable of being delivered more quickly, Require a proportion of all employment sites to be developed in small land parcels that can be attractive to micro, small and medium sized enterprise, Identify opportunities for co-working space

## **Q24] Comments**

Increase opportunities for local working. We don't support large employment sites because they generate vehicle journeys and are serviced by road

## **Question 25**

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

cycle routes that are safe from traffic and with fewer potholes. community infrastructure on new estates with flat well-positioned play space, community gathering space, both indoors and outdoors green infrastructure

## **Question 26**

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

Providing shared parking areas, Charging facilities for electric vehicles, Parking for visitors/tradespeople; cycle parking

## **Question 27**

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

electric charging in public places a mid-Devon EV charging app - so you know where you can charge locally dedicated parking for EV co-cars

## **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?**

Yeo river valley and Creedy river valley should be protected from development. The Creedy valley is already being compromised. They both form natural boundaries to the town and something at least of a green belt.

**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?**

Biodiversity needs to be a higher requirement in development (and regeneration). All the time it's treated as a minor issue it will not get the attention it needs. Shade for people and a recovered ecology are going to be necessary in 20 years 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?**

As many as possible. The number depends on the type and position of the development - right tree, right place.

### **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 for active travel, including walking and cycle routes, 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?**

reflect the vernacula green up densely populated buildings, eg.g flats/apartments. Include balconies in design where possible and opportunities for window boxes consider appropriate size and type of windows consider scale of new buildings in the setting plant trees for design and structure, eg. avenues include as many green spaces as possible, even pocket parks reduce vehicle movement and car dominance of road ways so they are designed for active travel use over vehicles

### **Question 34**

#### **Q34 TIVERTON]**

#### **Q34 CREDITON]**

Maintain a high proportion of shops and other commercial uses and services?, Support a wider visitor experience by giving flexibility for a variety of other uses, including leisure, cultural and entertainment facilities?, Reduce the dominance of vehicles through the High Street by design as well as through other transport policies, to make it a more people friendly and attractive environment with more flexible use.

#### **Q34 CULLOMPTON]**

### **Question 35**

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

Crediton

### **Question 36**

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

the sense of community

### **Question 37**

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

improve connectivity between and within neighbourhoods, especially to the town centre. For example, the contraflow for cyclists in Belle Parade enables residents on the north east side to reach the town centre in a few minutes and without having to brave the A377

**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]

**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] town centre traffic through the High Street 2] split site school 3] community facilities and green amenity space 4]affordable social housing 5] retention of essential shops and services in the High Street

#### **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]work with us to achieve community led housing, custom, self build and specialist housing 2] establish areas for protection from development, especially the river valleys 3] approach land available for development with a semi-rural approach to design instead of a dense suburban one, in order to retain the character of the town 4] retain the character of the existing landscape in development and augment 5] encourage redevelopment/brownfield sites for local working/employment

#### **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?**

renewable energy through small scale wind farms and solar panels, appropriately placed

### **Question 50**

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

Activity that generates a lot of car journeys and/or requires regular servicing by HGVs or other large vehicles

### **Question 51**

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

ensuring affordable homes for young people, especially key workers. opportunities for sustainable leisure activities, such as walking, cycling and camping sustainable tourism opportunities such as the Boniface Trail cycle route. land for green businesses promoting sustainable rural occupations and training - horticulture, education on ecology

### **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:**

B) Reconsider the current Local Plan proposals through updated technical studies and assumptions?

### **Q53] Comments**

Definitely drop the plans for development at J27 as it is completely car-based and vehicle serviced, focussing on retail. Don't let's build a biodiversity site, let's make mid Devon a biodiverse environment and encourage people to visit it sustainably.

## **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?**

Work with East Devon DC to preserve the rural character of the north Exeter area. Resist moves to urbanise the Exe valley at Cowley. Work hard on retaining the character of the villages along the Creedy Valley. Avoid the potential for ribbon development and creeping connection between communities, eg. Creedy Bridge development impinging on Sandford parish. Avoid vast swathes of developer led housing, like Tiverton. Where they now exist, retrofit connectivity for neighbourhoods and focus on reclaiming the landscape in terms of biodiversity projects.

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

Yes

**Please provide an email address for us to send it to**

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