

Plan Mid Devon Survey

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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?

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?

Access to land for small food growers needed to enable local food production. Education should be a priority in order to allow for suitably educate individuals to support future generations, especially in the case of further education. If families are travelling further for suitable education there will also be a negative impact on environment due to increased traffic and travel.

Question 2

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

Mid Devon has to change the way the residents travel, work and feed themselves in order to become more sustainable and to use less energy. Mid Devon needs to include in its vision the provision to support human-scale farming that is accessible to a wider section of the population. It must also help the younger residents reconnect with the natural environment and develop new land based jobs and ancillary livelihoods that can increase locally grown food and produce. It must also work towards a sustainable decentralised energy system based around community renewable energy schemes. The Parish Council also felt that additional provision for transport and education is also needed, in addition to chemists.

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

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

All approaches should be applied across all circumstances.

Question 5

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

More cycleways, more SAFE footpaths. Community transport schemes or small electric buses, especially in rural areas/villages (including provision for disabled Parishioners) and electric bicycles (with charging points).

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

Feasibility and viability needs to be to a realistic standard in regards to development. Utilise the roof areas of developments to incorporate solar panels to boost renewable provision, prior to looking to develop Devon green space for large scale sites.

Question 7

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

Onshore wind, Solar Photovoltaic (PV), Energy from waste, Solar thermal

Q7] Comments

Onshore wind in suitable, non-intrusive locations. Solar Photovoltaic on all suitable buildings (both housing and industrial). Energy from waste if done safely. Solar thermal incorporated as part of all future new builds in Mid Devon.

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?

All developments should have a minimum threshold for Carbon Neutrality. To include safeguarding our green spaces and allowing access to land for future generations.

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

Build to rent should allow local families affordability, as opposed to being developer owned. Good selection of housing stock should be available at an affordable price, integrated as part of developments as a whole, as opposed to segregated areas.

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

Reserved for owner occupancy only. Local connection requirement.

Question 12

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

Yes

Q12] Comments

Allow for whole life living, as standard.

Question 13

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

Central provisions for older generations, within reach of public transport. Flexible - live/work suitable accommodation.

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

We are well provisioned within Uffculme Parish Council currently although support further communities being planned - potentially retirement villages.

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?

Request a larger percentage from developers towards self build with land allocated to separate areas to main development site.

Question 16

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

Affordable within keeping of the countryside.

Question 17

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

Identifying brownfield sites within Mid Devon and, where developers have previously requested planning for a site, which they have then not significantly developed, it should be passed to the council to allocate to a shared scheme/local group for future development.

Question 18

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

Yes

Q18] Comments

Providing that they are sympathetic to the local environment, both aesthetically and environmentally acceptable.

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?

Training and linking within education and apprenticeships.

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

To improve access for small scale regenerative agriculture and land diversification projects, it is imperative that Mid Devon provides and encourages existing land owners to provide affordable sites on which these developments can take place.

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

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

Support training opportunities in clean and green economic activities, Farm diversification to support the processing and sale of food locally, Green public transport, cycling and walking

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

We feel these are all important, apart from the first. There appears to be only 3 allowable however. Take a small proportion of the land allocated at J27 and develop/attract development for Green / Sustainable Tech and Renewable Technologies Hub/Centre

Question 25

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

Green Transport provisions for the rural communities into the major conurbations and employment centres. Cycle and walkways with electric bicycle hubs in each village. Improving the education centres in order to balance the demand away from higher performing (out of area) schools. Improve the maintenance of the rural road network. Use existing unused commercial properties in urban and rural centres for community outreach and business start up hubs.

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, Providing shared parking areas, Charging facilities for electric vehicles

Question 27

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

Encourage EV Car Sharing companies to locate vehicles in all urban and village centres. Invest in public EV car chargers at all Mid Devon locations. Ensure all electricity used (for this purpose) is generated from low carbon / renewable energy

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?

All Mid Devon and Parish green spaces should be maintained in a way that encourages biodiversity and for residents to be able to enjoy and spend time in these areas. It has been shown that time spent in nature has important benefits to mental wellbeing and overall health.

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?

20% should be the target to offset the already growing rate in the speed in which biodiversity is being affected by modern industrial agriculture, living and climate change.

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?

Within a planned approach of regenerative agriculture, to protect existing crops from wind and sun damage, as well as providing additional high value crops and resources from careful planting decisions and choice of trees. Encourage the return of cutting, drying and using 'tree hay' as part of livestock winter feed programs

Question 31

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

The GW Canal, as a whole, should be maintained and developed as a biodiverse site and cycle / walk way from Tiverton Parkway to Tiverton Town.

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, Increase and improve the provision of Social Prescribing. This includes financial assistance to small farms and rural business to help them provide these services without it being a financial burden.

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?

This is such a subjective and emotive matter and it is difficult to understand how National Planning Policy can encapsulate what is 'beauty' in a fair and objective way to allow planning departments to be able make informed and considered decisions. There is also the unintended

consequences that can occur when something like 'beauty' is incorporated into a 'rule book'. This council's desire is to have future developments and buildings that sit well within their environment, use the minimum of resources to build and maintain them and offer the flexibility needed to adapt these assets as and when conditions and circumstances change.

Question 34

Q34 TIVERTON]

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?, (please see attached notes)

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?, (please see attached notes)

Q34 CULLOMPTON]

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?, (please see attached notes)

Question 35

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

Uffculme

Question 36

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

Uffculme is a thriving village with a sense of community in a beautiful bit of Devon. It has good amenities and is supported by many local small and medium sized enterprises. It has excellent schools, a doctors surgery and pharmacy. Good transport links with the M5 and Tiverton Parkway nearby. Access to nearby towns is good when using private vehicles, but this is let down by public transport provision. Uffculme has many local groups, a thriving allotment scheme and has achieved 'Plastic Free' status. Coldharbour Mill and Bridwell are excellent local attractions and being on the edge of the Blackdown Hills AONB is the icing on the cake.

Question 37

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

Improve local public transport. Pilot and support village car / minibus pools, electric car / bicycle hire. Develop a transport hub at Tiverton Parkway to transport rural residents to and from Tiverton and Cullompton.

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] Transport to and from Tiverton, Tiverton Parkway and other rural communities. 2] Education - Improving local education provision and up-skilling the younger generations through higher education or local apprenticeships. 3] Provision of activities for the young people of Tiverton 4] Increase locally produced food, goods and services 5] Increase better paid / skilled employment opportunities into the region by attracting new companies into Mid Devon, with its excellent transport links, quality of life and relative affordability.

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?

Creation of better paid jobs in the area. Taking advantage of Tiverton's location as an entry point into Devon and roads to the South West, the North Devon Coast, Somerset and Bristol. Ensuring that Tiverton remains a town and community, as opposed to just somewhere to live - including social hubs. Including community hubs as part of new developments, such as Post Hill. Development site with potential would be the 'old Co Op building' in the centre of Tiverton.

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] Transport to and from rural communities. 2] Education - Improving local education provision and up-skilling the younger generations through higher education or local apprenticeships. 3] Provision of activities for the young people of Cullompton 4] Increase locally produced food, goods and services 5] Increase better paid / skilled employment opportunities into the region by attracting new companies into Mid Devon, with its excellent transport links, quality of life and relative affordability.

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?

Improve the High Street by delivering the proposed by-pass whilst protecting the open spaces which are currently enjoyed. Develop a new railway station at Cullompton to enable residents at the New Garden Village to commute efficiently. Provision of leisure facilities to include a swimming pool to encourage communities to use facilities in their local area, eliminating the need to travel to neighbouring towns. Ensuring that Cullompton remains a town and community, as opposed to just somewhere to live - including social hubs. Including community

hubs as part of new developments, such as New Garden Village. We are not aware of any additional locations that may be suitable for development.

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] Transport to and from rural communities. 2] Education. Improving local education provision and up-skilling the younger generations through higher education or local apprenticeships. 3] Provision of activities for the young people of Crediton 4] Increase locally produced food, goods and services 5] Increase better paid / skilled employment opportunities into the region by attracting new companies into Mid Devon, with its excellent transport links, quality of life and relative affordability.

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?

The main focus should be the impact of traffic and the transport links. The roads perhaps need further development in order to alleviate congestion issues. We believe the industrial estate still provides plenty of potential for development.

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: Uffculme Community facility currently at risk: The Old Garage, Commercial Road This has not been used for many years and has been abandoned by its owners. This property would make an ideal Village Hub to support both local initiatives and residents. Examples of the projects that could be hosted here include: Sales of locally produce food and goods. E bike

storage and hire. EV Car club parking and charging. Car Pool Centre. Repair Café. Men in Sheds Library of Things Advice Centre on energy use and how to improve the EPC rating of your property

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] Services / facilities for young people 2] Transport in the rural environs 3] Safety of children walking to school 4] Affordable housing 5] Inappropriate large developments in small villages

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?

Transformation of aggregate and landfill sites to benefit the community and wildlife. Improving cycle and walkways between villages and transport hubs. Improve access to land to new farmers and market gardeners. Ensuring that doctors surgeries have the correct level of funding in order to cope with the number of people within the community. Ensure that school provision across the whole county is up to standard (at all levels - nursery, primary and secondary) including affordable early years provision.

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: . Uffculme and most larger villages Community facility needed: Young Peoples Centre Reason why: To provide regular, organised and supervised activities outside of school hours and

in the holidays. We would suggest that there would also be support provision of horticultural, farming and forestry activities for young people to encourage them to reconnect with the natural environment. This would link into potential work experience and apprenticeships with local firms and SMEs. We would leverage links and relationships within the village to facilitate this.

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?

Burlescombe could be a good location for further development. It has a good community, with a village hall as the hub of the village. They do not have a shop provision or doctors surgery currently which we feel would be beneficial extras to the community.

Question 49

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

Tourism if low impact to encourage green spaces being protected. Forest schools in order to extend education provisions (outside of mainstream education). Providing access to countryside to those who would not usually have access to more rural areas. Hubs for small independent local businesses to enable transition from home to full retail sites.

Question 50

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

Any industrial or heavy construction that will have a negative impact on the local residents and landscape, including light pollution. Anything that will have a negative impact on the current ecological balance.

Question 51

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

The rural economy has to evolve and adapt to accommodate the significant changes that are going to be experienced both in society and in the environment. This can partly be helped by improving the digital infrastructure, but not everyone will be able or want to utilise this to make a living. However, in a balanced economy, Mid Devon needs to encourage the training and upskilling of residents to allow them to secure better paid jobs and reduce the risk of social exclusion.

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] All housing built a) to Passivhaus standards of insulation b) with PV and Solar heating c) car charging provision d) rainwater harvesting for flushing toilets 2] New School and Surgery to reduce the impact on the existing infrastructure 3] Local energy production and energy grids 4] Good active transport to reduce car use 5] Flood mitigation using natural methods

Question 53

Q53] Do you think we should:

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

Q53] Comments

The Retail component no longer fits into the Devon Climate Change Plan and the whole model needs to be renewed. A retail park importing vast amounts from the far east is not what Mid Devon wants to be associated with. There is an existing planning application for a high quality

motorway services in the style of Gloucester Services. This is a successful venture in several sites and would act as a gateway to Mid Devon - perhaps this should be dusted off and reviewed. A new vision is required for Junction 27, to perhaps develop it into a business hub for sustainable and green technology companies. Mid Devon needs to explore what is happening around Bristol and Exeter, the increase in green and sustainable businesses that are locating around these centres - especially the motorways - and identify the best and most suitable approach to taking advantage of Junction 27's location. This would provide quality jobs and work for a range of local SME's.

Question 54

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

Yes

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

Increase the provision of affordable housing or self build opportunities to allow families to develop their own houses.

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?

Allowing and encouraging individuals to build their own homes would result in housing specific to the needs of the people and location. Taking developers out of the equation would remove their profit motive and allow these homes to be affordable. The large scale housing developments we have seen in Uffculme, Willand and Hemyock do not appear to have increased the affordable housing stock for both renters and owner occupiers. It is therefore shown that this approach is not effective in providing the right housing mix that Mid Devon needs.

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?

Improving the schools in Tiverton, Cullompton and Crediton is essential to balancing the demands on our housing and helping our young people achieve their full potential with well paid and satisfying jobs. Mid Devon must address this area immediately.

Question 57

Q57] Comments on the Sustainability Appraisal

Question 58

Q58] Comments on the Equalities Impact Assessment

Q21 (C)

Following our experiences we believe it is important that 'windfall traveller sites', should not be encouraged or developed where unauthorised development has already begun.

Q23

Use J27 as a Green Tech Hub site or similar

Q26

Young families with young adults require more spaces for vehicles.

Q34

Town Centres must evolve and provide the facilities and attractions needed to encourage locals and visitors to want to spend time there. We do not have the expertise to identify the mix of shopping, leisure, business services and health facilities that is needed in the town centre.

Maintain a high proportion of shops and other commercial uses and services?

The town has to attract people to visit it during the daytime and evenings. A concentration of multiple essential and discretionary services that residents can access easily makes it efficient for those living in the countryside to make one visit into a town to accomplish a number of tasks. Encouragement and financial assistance should be given to independent shops and business to help them de-risk while setting up.

Support a wider visitor experience by giving flexibility for a variety of other uses, including leisure, cultural and entertainment facilities?

To extend the desire for both residents and tourists to visit the town, Mid Devon needs to invest in encouraging markets, health/fitness centres and music/entertainment venues.

Allow the conversion of more commercial properties to residential use?

The replacement of 'shop frontage' with residential properties will change the dynamics of the town centres. With the growth in 'second or holiday homes' being bought in the West Country, there is a risk that town centres would attract these types of property and the town centre being hollowed out.

Other

Our town centres need to be the drivers for developing sustainable and resilient ways of living within a predominantly rural district. Whilst employment rates are high, average wages are low. Mid Devon must re-energise the town centres to provide dynamic and diverse centres of business, commerce and leisure for the rural economy that is Mid Devon.

Guidance Notes - items 9.22 and 9.23 Phosphates and the Environment (pg59)

There is no associated question regarding this important risk to biodiversity and water quality within Mid Devon's rivers and streams. Farmers must be encouraged to reduce their need on fertilisers and herbicides/insecticides and transition to regenerative farming practices such as direct drilling of seeds/no plough methods of arable farming. Slurry run off into rivers, such as the Culm, has been reported on numerous occasions and the penalties are not sufficient to deter this. Mid Devon County Council should liaise with the West Country Rivers Trust to establish a program of water retention in the hills and improve water quality in the rivers and streams.