

# 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?**

19/2.0/Q1  
19/3.0/Q2  
19/4.0/Q3-Q7  
19/6.0/Q10-Q14, Q16-Q22  
19/7.0/Q23-Q24  
19/8.0/Q25-Q27  
19/9.0/Q28-Q30  
19/10.0/Q32  
19/11.0/Q33  
19/12.0/Q34-Q37, Q40-Q41  
19/13.0/Q44-Q51  
19/14.0/Q52  
19/16.0/Q54-Q55  
19/MISC

**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?**

Priorities 5 and 6 should swap places. The plan MUST consider protecting the existing settlements and communities, their wellbeing and character allowing sensible and careful development that meets the overall criteria of the plan.

**Question 2**

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

See above, plan for the rural communities to survive and flourish in preference to massive housing estates such as the Garden Village proposal. The plan should reexamine the large scale development plans for Cullompton in the light of the difficulties already faced that has led to the failure of the relief road project. It demonstrates the difficulty of achieving such schemes in a timely fashion which will lead to the failure of the Council to deliver the plan. Reconsider the scope for little and often sustainable developments against massive overkill.

**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)?**

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?**

#### **Question 5**

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

Develop small scale live and work communities. Give larger developments park and ride, make all town centres vehicle free, with park and ride. Ebikes in built up areas. Ensure every development has a shop, pub, religious/community centre, recreational facility, health facility making it self sustainable. Put sports centres and schools at the heart of the communities not miles outside them.

#### **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)?, Encourage small scale use of wind turbines for domestic use

**Q6] Comments**

**Question 7**

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

**Q7] Comments**

All should be encouraged

**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?**

**Question 9**

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

### **Question 10**

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

Yes

### **Q10] Comments**

Yes, BUT only if it does not reduce the amount of Affordable Housing and social Housing being built.

### **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?**

Yes

### **Q12] Comments**

Commensurate with demand

### **Question 13**

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

No specific knowledge. Bungalows and ground floor flats for limited ability or aged/infirm.  
There is clearly a shortage of bungalows across the area

### **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**

### **Question 15**

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

### **Question 16**

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

Properties that fit in with the existing, not 'Grand Designs' in rural areas.

### **Question 17**

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

Provide free advice and guidance, encourage Parish Councils and rural landowners to identify small scale projects that support their community

### **Question 18**

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

No

### **Q18] Comments**

No more so than Traditional construction. MMC is the result of trade skills shortages and sometimes can provide lower cost. Build quality, EP and sustainability are equally possible with traditional construction. The illustrations you show are a good example of what should not happen in a rural district such as Mid Devon

### **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?**

Why do MD want to promote a particular segment of construction?

### **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**

**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**

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

Yes

**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**

Farm diversification to support the processing and sale of food locally, 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, Include a policy for Live-work units

**Q24] Comments**

### **Question 25**

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

Too many vehicles. The continued large scale development is saturating the highways and lanes. Sewerage and water are rising issues Railway with commuter trains, frequent rapid buses are desperately needed

### **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, Require houses to have porous driveways, open parking areas. Garages become storage or changed to rooms. One space per bedroom!

### **Question 27**

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

Convert its own fleet.

### **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 parishes should be designated to protect their character and nature. The are what make Devon what it is!

### **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)**

Only the minimum mandatory national requirement for 10% Biodiversity Net Gain

**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?**

Significant, to enhance new developments. Tree lined pavement would by necessity move pedestrians further away from traffic and its fumes. Trees capture the exhaust and reduces pollution

### **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**

Healthcare infrastructure and facilities (where there is a need to support the new development), Opportunities for growing food locally, e.g. through allotments or the planting of fruit trees as part of landscaping schemes, Decent homes and amenity space around them

### **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?**

Complementing the existing character of the area in which they are being built. Layout to be spacious to provide peaceful co-existence.

### **Question 34**

**Q34 TIVERTON]**

**Q34 CREDITON]**

**Q34 CULLOMPTON]**

Maintain a high proportion of shops and other commercial uses and services?, Allow the conversion of more commercial properties to residential use?

### **Question 35**

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

Kentisbeare

## **Question 36**

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

The feeling of community, green space coupled with the key elements of a 20 minute neighbourhood The village itself is an old settlement, in the Domesday book and has many listed buildings. With a village shop, school, Hall, Pub, thriving football and cricket teams, playing field and numerous footpaths and bridle ways it is a perfect example of a rural Devon village. There is a steady trickle of new and in the main sympathetic housing being built which is welcomed. 3 or 4 local small industrial estates, local builders and farmers all provide employment, with more and more people working from 'home offices'. It also has the advantage of not being on a 'rat run' keeping it much safer for children in the streets, of being surrounded by agricultural land, much of which is producing organic fruit and vegetables.

## **Question 37**

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

Firstly by keeping Kentisbeare a separate rural community-this will apply to most villages. Protect its parish from significant intrusion of development and facilities that do not benefit the existing settlement. Work with the Parish Council-or delegate powers to them- to ensure appropriate small scale business or housing developments are encouraged so that they strengthen the 20 minute idea. Provide Affordable or shared ownership/housing association homes so the community becomes more diverse.

## **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) Stop new housing development until the Relief Road is achieved 2]Put traffic lights at either end of the High St to allow one way flow 3]Make High Street pedestrian only when RR is built 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] Improve visual aspect of the Town Centre 2]Better promote its historic buildings 3]Provide more office accommodate, increases footfall for cafes/shops 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: Kentisbeare Community facility currently at risk: Village shop and Pub both on a knife edge but continue to survive. Village Hall due to the proposed move of Cullompton CC to Kentisbeare parish ( contrary to Local Plan). Kentisbeare CC for same reason

### **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]Potential loss of identity and heritage through intrusive, inappropriate development 2] Ensure affordable housing available 3] Stimulate small local job opportunities 4]Encourage small scale housing development 5]Second/holiday homes

### **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]Small scale employment opportunities, office and light industrial 2]Any opportunity must be focused on the locality, NOT just Development 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?**

Limited, small manufacturing or support businesses especially or Agriculture, e.g. farm machinery supplies and service, Farm building Manufacturers. Support businesses like Plumbers, electricians, Builders. Small scale offices for local workers. Any project should be focused on the needs of the community it will serve, be in.

### **Question 50**

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

Large scale Distribution. In fact anything large scale is just not sustainable or justifiable. Solar whilst needed should not be allowed on ANY agricultural land, Local food production must be enhanced not restricted. Sports facilities away from its community should not be permitted

### **Question 51**

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

Preserve the environment that exists so encouraging local food production and tourism. Encourage Farmers to produce more and diversify less. Provide grants or lobby central government for them. We need food production for the future. Wake up to how fragile the world is because of globalisation, Covid- everything, Russia-energy, Ukraine-wheat. The nation needs to become more self sufficient

### **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]The Project is just wrong, and should be scrapped. 2]Wrong Place 3]No infrastructure  
4]Increased pollution, carbon emissions 5]

### **Question 53**

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

## **Q53] Comments**

### **Question 54**

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

Yes

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

Yes

**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?**

The plan should be rethought completely. Trying to plan large concentrations may have seemed a good idea some years ago. but the world has changed. Global Warming is creating food poverty, the Russia/Ukraine war an energy crisis and a food crisis to come through the shortage

of wheat highlight the need for careful development that will lead to more self sufficiency. Small developments on non agricultural land and that support local settlements and strengthen them has to be the way forward. The failure to achieve the Cullompton Relief Road has damaged the plan severely, the CGV can only happen if Highways fund and construct a multi million pound motorway improvement. The CGV should be abandoned.

### **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?**

The plan is written from the perspective of where can we..... It considers habitat and conservation (because it has to by law) but it should start from What do we have that makes us what we are and how can we protect that first, then lets look at what we want/need.

### **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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