

Plan Mid Devon Survey

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Culmstock, Mid Devon, Devon, England, GBR

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228/6.0/Q10-Q22
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228/9.0/Q29-Q30
228/10.0/Q32
228/11.0/Q33
228/12.0/Q34-Q41, Q43
228/13.0/Q44-Q47, Q49-Q51
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228/SA

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?

Safe Technology

Question 2

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

The houses should be sustainable and eco friendly rather than high quality.

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)?

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?

Question 5

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

On demand transport service or a bus service which is regular, like every hour and guaranteed to run so people can plan their lives around the service. Until the service is guaranteed by the government people will not give up their personal cars. Direct Cycle paths which link the shops, schools, surgeries and villages.

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 solar panels should not be mounted on good farm land but on the roofs of building, and Mid Devon should be insisting all new builds are covered in solar and encourage all existing buildings are updated.

Question 7

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

Solar Photovoltaic (PV), Small scale hydro, Anaerobic Digestion (AD), Solar thermal, Heat pumps

Q7] Comments

PV should only be fitted the roofs of buildings, not on farm land

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?

We should be using brown field sites rather than green field sites. Parking areas and agricultural buildings should be covered with Solar panels

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, DAB signal that works all over Devon

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

We need affordable family renting and we need replace all the council houses which have been sold off over the years.

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

We need council run accommodation for elderly people with a local connection. We need additional eligibility criteria.

Question 12

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

Yes

Q12] Comments

We should look at the demographics of the population and build adaptable housing for old and young people in combined living.

Question 13

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

Same level living for the elderly with lift accessibility and a backup second lift to ensure access. Culmstock has the Mill which has been converted to 14 flats for at last 30 years and it has allowed for starter homes and finishing homes for anyone local and has helped to keep our village vibrant.

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?

Yes we think there should be more opportunities to for larger sites which are custom and self builds so people can build a house of their own design and at their own speed/budget.

Question 16

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

Eco friendly Variety Encouraging healthy lifestyles with allotments and vegetable gardens
Environmentally sensitive Sustainable

Question 17

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

get involved with it. talk to parish councils. Have a point of contact we can approach with ideas.

Question 18

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

No

Q18] Comments

While houses need to be eco friendly we should not force houses to be factory made.

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?

We think they are a good idea. Perhaps you could get some testimonials from people and support the arrangement of mortgages.

Question 20

Q20] Do you think that Mid Devon should introduce a 'One Planet Development' policy that would provide scope for modest scale low impact, land based developments in the countryside, subject to strict requirements?

No

Q20] Comments

No developments in the countryside.

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

Protecting the natural environment to sequester carbon, Green public transport, cycling and walking, Greener more energy efficient buildings

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, Include a policy for Live-work units, Space for low cost, flexible and temporary accommodation

Q24] Comments

Question 25

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

Public Transport Cycle Paths Fibre to the premises Sewage and discharge into rivers. Health and Education Roads

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 private parking spaces

Question 27

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

Accessible Fast and regular Charging points. Exchangeable battery packs.

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)

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?

As many trees as the plot will allow.

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 and access to open space and play and recreation, Opportunities for active travel, including walking and cycle routes

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?

Variety of design which uses some traditional and more modern design, large gardens with trees. Plenty of parking. Layout of the site to be asymmetrical, not uniform. Must include cycle paths.

Question 34

Q34 TIVERTON]

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

Q34 CREDITON]

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

Q34 CULLOMPTON]

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

Question 35

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

Culmstock

Question 36

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

The sense of community Rural village feel. Great footpaths and walking on Culmstock beacon.

Question 37

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

Frequent bus route to Hemyock for the Surgery. Cycle Path to Uffculme for the secondary school. Regular bus for 6 form college, which is subsidised for 16 and 17 year olds.

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]Development should be on brown sites 2]All roofs should have solar PV 3] Cycle Paths
4]pavements and foot paths 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]Development should be on brown sites 2]All roofs should have solar PV 3] Cycle Paths
4]pavements and foot paths 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] Cars and lorries to Bypass the high street 2] Vibrant high street for shopping/markets. 3] 6th Form college needed 4] footpaths and cycle paths 5] Community hospital

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] Brown sites for development 2] Train Station 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] Brown Sites 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: Culmstock Community facility currently at risk: Shop, Primary School, Preschool closed, Scout Group, Football Club, Second Pub, Bus service. Ashill - Pub Hemyock - Post Office

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] Council Homes to rent. 2] Limit Lorries on small lanes. 3] Infrastructure to match developments 4] Broadband to Premises 5] Safe Pedestrian walkways and cycle paths 6] Water quality of our river which is affected by the SWW Sewage system in our village

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] Rural areas should not be developed any further, as they will no longer be rural. Any additional housing should on the edge of towns in a concentric format from the centre. 2] Brown Sites 3] Primary school is full. 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: None, especially not Hemyock or Culmstock 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?

Campsites re-wilding Supporting wildlife Outdoor pursuits Tree Planting

Question 50

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

Solar PV Farms Power stations like at Jewells farm, Hemyock which causes lots of traffic of large lorries through the lanes and also is a blot on the local landscape, with local noise pollution. No industrialisation

Question 51

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

Fibre to the premises. Consider Somerset facilities like Wellington. Good bus routes between counties. Connect village with cycle paths Continue to fund projects like connecting the Culm. Pop up markets/shops Sell from the farm

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] Cycle Paths 2] Pub, School, 6th Form 3] Open Space 4] Allotments 5] Leisure facilities
The development should NOT spread too far from the high street/Train Station.

Question 53

Q53] Do you think we should:

Abandon the plans for J27 and concentrate on Cullompton and Wellington town centre.

Q53] Comments

If a retail park is built at J27 it will negatively affect Cullompton, Wellington and Tiverton Highstreet and the farm shops in the local area. The development will harm the environment. There is a major concern about flooding effecting the trains and surrounding area.

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)

No

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?

Taking into account the rural historic character.

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?

Planning applications which do not meet Net Zero should be refused.

Question 57

Q57] Comments on the Sustainability Appraisal

All houses sustainable

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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