

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?

No comment.

Question 2

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

No comment.

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?

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?

Q4] Do you think we should take the following approach(es)?

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

No comment.

Question 5

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

In relation to travelling by car and purely focussing on cross boundary strategic issues, there will be joint issues for our Councils over capacity and resilience of the 'M5 corridor', although Junction 25 of the M5 has recently been upgraded. It's also worth highlighting the A358 (Taunton to Southfields) scheme promoted by Highways England, which will significantly upgrade the connection from the A303 to the M5. To help reduce the need to travel by car, our Councils need to continue to engage positively with the Network Rail scheme promoting the addition of railways stations at Cullompton and Wellington.

Question 6

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

Q6] Comments

No comment.

Question 7

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

Q7] Comments

No comment.

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?

No comment.

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

Question 10

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

Q10] Comments

No comment.

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?

Q11] Comments

No comment.

Question 12

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

Q12] Comments

No comment.

Question 13

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

No comment.

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?

Q14] Comments

No comment.

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?

No comment.

Question 16

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

No comment.

Question 17

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

No comment.

Question 18

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

Q18] Comments

No comment.

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?

No comment.

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?

Q20] Comments

No comment.

Question 21

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

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

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?

Q24] Comments

The delivery of commercial development within the district should be informed by an up to date evidence base including employment land review/studies.

Question 25

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

Focussing on strategic cross boundary transport issues Mid Devon and Somerset West and Taunton Councils will need to continue to work closely with Network Rail to develop a detailed design for the stations and a full business case, to be submitted to the Department for Transport (DfT) for new railway stations at Cullompton and Wellington.

Question 26

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

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?

No comment.

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?

No comment.

Question 29

Q29] What do you think is the minimum level of Biodiversity Net Gain that the new Local Plan should set? (please select one)

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

Question 30

Q30] In addition to securing tree planting along new streets and walking / cycle paths and as part of green infrastructure, should Plan Mid Devon include a prescribed level of tree planting in new development?

Q30] If Yes, please tell us what level you think this should be and why?

Question 31

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

No comment.

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

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?

No comment.

Question 34

Q34 TIVERTON]

Q34 CREDITON]

Q34 CULLOMPTON]

Question 35

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

Not applicable

Question 36

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

Not applicable

Question 37

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

Not applicable

Question 38

Q38] What do you think are the top 5 main issues affecting Tiverton and its environs that need to be addressed in a new Local Plan? Please rank these in order of importance (1 = most important, 5 = least important)

1] 2] 3] 4] 5]

Question 39

Q39] What do you think are the opportunities for us to consider in the future planning of Tiverton and its environs, including locations that may be suitable for development?

1] 2] 3] 4] 5]

Question 40

Q40] What do you think are the top 5 main issues affecting Cullompton and its environs that need to be addressed in a new Local Plan? Please rank these in order of importance (1 = most important, 5 = least important)

1] 2] 3] 4] 5]

Question 41

Q41] What do you think are the opportunities for us to consider in the future planning of Cullompton and its environs, including locations that may be suitable for development?

1] 2] 3] 4] 5]

Question 42

Q42] What do you think are the top 5 main issues affecting Crediton and its environs that need to be addressed in a new Local Plan? Please rank these in order of importance (1 = most important, 5 = least important)

1] 2] 3] 4] 5]

Question 43

Q43] What do you think are the opportunities for us to consider in the future planning of Crediton and its environs, including locations that may be suitable for development?

1] 2] 3] 4] 5]

Question 44

Q44] Which community facilities in village(s) in Mid Devon do you think are currently at risk of being lost through closure or other development?

Village: 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?

No comment.

Question 49

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

No comment.

Question 50

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

No comment.

Question 51

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

No comment.

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

Taunton Deane Borough Council (now Somerset West and Taunton Council) previously provided a response to the Local Plan review consultation on 13th February 2017. The Junction 27 proposal is for a stand-alone development that is not connected or related to a nearby settlement that is in need of economic enhancement or regeneration, and therefore it was difficult to see how such a proposal could be considered sustainable under the terms of the National Planning Policy Framework (NPPF). The Council was not persuaded from the evidence submitted at the time, why these facilities had to be sited at this particular location. The proposed scale of the development, particularly the retail element, is of an order that will create a commercial activity that will become a destination-in-its-own-right, in an unsustainable location where the primary means of access to the facilities will be by the private car, contrary to national policy.

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

No comment.

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?

It should be noted that an important source of workers in Somerset West & Taunton are Mid Devon and East Devon. They already provide a net inflow of over 1,000 workers per day to Somerset West & Taunton. Whilst not wishing to create unsustainable flows, this figure may increase in the future to help accommodate more workers in Somerset West & Taunton and therefore should be taken into consideration when the strategy is refined.

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?

SWT have purely considered strategic cross boundary issues rather than commenting on detailed issues within the boundaries of Mid Devon. SWT and Mid Devon will need to continue to proactively work together on issues associated with Blackdown Hills AONB and any protected Landscape review that takes place. SWT are also keen to proactively engage on the Garden town/village initiative within Taunton and the Culm Valley village. Lastly, SWT want to draw your attention to the phosphates issue which is having an impact on the delivery of housing within our area. If the issue of housing delivery is not resolved through mitigation measures there may be a short term impact on development pressures within Mid Devon with developers potentially looking to develop sites earlier than previously envisaged, if these sites are not constrained by the phosphates issues currently impacting sites within SWT.

Question 57

Q57] Comments on the Sustainability Appraisal

No comment.

Question 58

Q58] Comments on the Equalities Impact Assessment

No comment.

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

[REDACTED]