

## **Plan Mid Devon Survey**

Submitted By: Anonymous user

Submitted Time: March 28, 2022 10:28 AM

70/12.0/Q35-Q37, Q42-Q43

### **Personal Information**

#### **Full Name**

Rosemary Stephenson (on behalf of the CREDITON HEART PROJECT)

#### **Email Address**

[REDACTED]

#### **Full Address**

The Old Vicarage, Colebrooke, CREDITON, EX17 5JQ

### **Question 1**

**Q1 Priority 1] Responding to the climate emergency and moving to a net-zero carbon future**

**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?**

**Q1 Priority 1] Please state why?**

**Q1 Priority 2] Delivering development, infrastructure and regeneration to meet our needs**

**Q1 Priority 2] Please state why?**

**Q1 Priority 3] Addressing housing affordability and improving choice**

**Q1 Priority 3] Please state why?**

**Q1 Priority 4] Protecting and enhancing the natural and built environment, and respecting environmental limits**

**Q1 Priority 4] Please state why?**

**Q1 Priority 5] Improving our health and well-being**

**Q1 Priority 5] Please state why?**

**Q1 Priority 6] Supporting rural vitality and a prosperous rural economy**

**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?**

**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?**

**Question 5**

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

**Question 6**

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

**Q6] Comments**

**Question 7**

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

**Q7] Comments**

**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?**

**Q10] Comments**

### **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**

### **Question 12**

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

**Q12] Comments**

### **Question 13**

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

### **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**

### **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?**

### **Question 17**

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

### **Question 18**

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

## **Q18] Comments**

### **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?**

### **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**

### **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?**

**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**

**Question 24**

**Q24] Which of the following ways should the new Local Plan help commercial development across the district?**

## **Q24] Comments**

### **Question 25**

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

### **Question 26**

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

### **Question 27**

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

### **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)**

**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?**

**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?**

**Question 34**

**Q34 TIVERTON]**

**Q34 CREDITON]**

**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?**

Crediton has a rich history, a strong creative community and is surrounded by beautiful countryside. Although it is no longer a wealthy town, and tends to be overlooked by tourists, those who do stop discover a lively High Street with many independent shops and cafes, a delightful town square with an award winning farmers market. For a small town, Crediton has a remarkable number of cultural groups and organisations which make it a great place to live. These include the Crediton Operatic and Drama Society, the Crediton Arts Centre, the Crediton Community Bookshop (aka The Bookery), Crediton Youth Theatre , and the Crediton Youth Orchestra.

### **Question 37**

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

To help to achieve a 20 minute neighbourhood in Crediton, it would first of all require a hub, a dedicated space that functions as a place for all, combining community, performance and wellbeing initiatives in a new, flexible building providing a range of activities, located in a green space readily accessible to young and old. It would act as a focal centre to enhance existing creative and business talent, thereby promoting jobs and a local identity, while providing a safe and contained space for the community to engage with an enhanced social and cultural life in a newly designed resource.

### **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)**

In line with the Crediton Neighbourhood plan, and consistent with the six priorities guiding the Plan Mid Devon, we suggest support for; 1- The Crediton Hub project in order to sustain and

improve the range of community, arts and business facilities for all ages. A new purpose-built Hub would provide opportunities and help address job and health challenges in a post-COVID context. 2- A coherent Town Centre Traffic plan requiring completion of a town bypass to enhance pedestrian and cycle access. This will also improve the air quality in the town, and offer opportunities for further development the High Street amenities. 3- Support for an integrated Crediton Heritage Action Plan to enhance the historic appeal of the town and surrounding areas. 4- Enhancement of the natural environment within the town including tree and flower planting. 5- Development of a coherent tourism strategy for the Crediton area, one of the least visited parts of Devon.

### **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?**

Plan Mid Devon identifies Culm Garden Village as the flagship programme as well as stressing the Junction 27 development for Tiverton, resulting in the distribution of sustainable development as Tiverton (30%), Cullompton (50%) and Crediton (10%). Crediton will also need strategic support to develop so that it doesn't fall behind others given its identified status as the rural heartland of Mid Devon. The proposal for a new Crediton community hub would be an important endorsement of this strategic importance. It would offer a place for all, promoting community, arts and wellbeing while also keeping jobs and money in Crediton. It would act as a host and facilitator of existing community resources and provide enhanced facilities for new opportunities and expansion. It should be located on a new site close to existing amenities, such as housing developments and consumer outlets, readily accessible to the town, as well as surrounding villages, by foot and public transport.

### **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?**

**Question 50**

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

**Question 51**

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

**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:**

## **Q53] Comments**

### **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?**







# The Crediton Heart Project

## Our Story

The Crediton Heart Project is a registered charity. Its stated aims are to support the local community through the continued development of a versatile, comprehensive and responsive website and to create facilities to enable individuals, groups and organisations to enhance social cohesion and create opportunities for people of all ages and backgrounds living within Crediton and the surrounding area.

### Background

Crediton is a lively and interesting market town, in rural Mid Devon, with a current population of around 7,800 and growing. There is a risk that it could become a dormitory town to Exeter. It is surrounded by village communities which work hard to support their services.

In June 2016 the Crediton Town Team published an in-house feasibility report, summarising 18 months of research and consultation into the cultural and social needs of the town. The report highlighted shortage of available space for many community activities; arts, cinema, theatre, meeting rooms, community spaces for all ages, business units, conference and training facilities. The report outlined various options for addressing these, including the possibility of a new £4 - £5m 'flagship' Community Hub on the edge of town. The Hub would provide services to meet the needs of the town and generate sufficient income to be self-sustaining. It would be run by a charity, with a few paid staff and a large pool of volunteers.

### Progress

In 2018 a board of trustees were recruited to take forward this vision, forming a new organisation – The Crediton Heart Project. We created a clear plan for the acquisition of a site or an existing building which could be developed. We fundraised and hired a consultant to carry out a feasibility study and undertook extensive consultation with the community. Sub-committees of the trustees located several potential sites to explore. In the meantime, the project became a Registered Charity (No1189549). Then Covid-19 hit.

### Crediton In&Around website

We realised that all discussion of the establishment of venues to gather people together would need to be put on hold for the interim. Using a National Lottery grant, we developed

a dynamic, lively [website](#) alongside an active social media presence to support local communities through lockdown. It is now an extensive resource for the community, sharing information about everything going on in our area, including shops, services, events and activities. It includes a What's On calendar and a special section for visitors.

## **The Challenge**

Covid has changed our lives in the short term and maybe for good, making it even more important to support social cohesion and opportunity in our local communities by creating additional facilities. The conversations which have taken place recently are bringing very real possibilities for a building into sharp focus. Part of that development could be a performance space larger than those available at present. This building is seen as enhancing a varied offering of venues in Crediton and the surrounding area.

This is an exciting time for small towns and rural communities and the Heart Project aims to capitalise on the opportunities which arise to strengthen our communities and economic recovery and resilience.

**For further information about our activities and plans please contact:**

**Rosemary Stephenson, Chair, Crediton Heart Project**

[rosemary@creditonheart.org](mailto:rosemary@creditonheart.org)