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Community

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Local plan review
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emptyIP Address:
emptyResponse Started:
Friday, August 16, 2013 10:33:23 AMResponse Modified:
Friday, August 16, 2013 10:52:53 AM**1. Amount and distribution of development - which option do you prefer and are there any alternatives we should consider?**

Other (please specify) - OPTION 2 is preferred. Development within selected larger villages allowing suitable and appropriate business opportunities, retail and services including primary schooling, of the type covered by classes A1-5, B1, C1 and D, would increase local employment, reduce the need for rural commuting and relieve pressure on the 'three towns'

2. Housing - which option do you prefer and are there any alternative options we should consider?

Other (please specify) - OPTION 2 is preferred. Predicting MDDC's housing needs for the next twenty years in an ever-changing financial and political climate has already been shown to be unreliable and over-provisioned. Targets should be re-assessed in five year cycles. The reliance on SHMA is impossible to judge as it appears to have not even been commissioned to date, who is undertaking it and what bias the questions will take may significantly alter its outcome, in the same way as the earlier RSS figures were skewed. There is no specific reference to housing needs of over 65's, nor what control there would be to safeguard the needs of local population against the influx of people from areas of the UK not serving their needs, buy-to-let or holiday homes purchase.

3. Employment - which option do you prefer and are there any alternative options we should consider?

Other (please specify) - OPTION 2 is preferred. No attempt should be made to impose sites for B2-B7 construction and employment within the Mid Devon area. From MDDC's Scoping Report's (SR) figures, (2/28) 18% of Mid Devon's working population leave its immediate area to work, this seems to be a reasonable figure for those seeking the more specialised settings provided more appropriately by Exeter, Taunton or beyond for which there should be no competition. Class A, B1 and B8 development could be spread around the MDDC area, including the Junction 27. The arguments put forward against J27 usage (SR 2/31) do not seem to match with the overall needs of Mid Devon's employment mix nor the MDDC's Economic Development Strategy 2012-2015. The area around J27, already served by public and private road transport and rail links, should be allowed to attract and develop appropriately along with and not at the expense of smaller surrounding plots.

4. Retail - which option do you prefer and are there any alternative options we should consider?

Other (please specify) - OPTION 1 is preferred. Mid Devon towns and villages should not try to compete with the larger retail centres such as Exeter and Taunton, but retain their own local individual bias. To this end MDDC could encourage greater footfall by improving parking facilities for cycles as well as cars, reducing parking fees and support more sympathetic shop rental rates.

5. Infrastructure - which option do you prefer and are there any alternative options we should consider?

Other (please specify) - OPTION 1 is preferred. With the proposed CIL now considerably reduced, it is hoped that the upcoming Local Plan/CIL joint examination will seek to protect the required development of road and services infrastructure as previously proposed.

6. Environment - which option do you prefer and are there any alternative options we should consider?

Other (please specify) - OPTION 1 is preferred. However, it is difficult to distinguish between adapting Policy COR2 to fit changing national policies (option 1) and replacing the policy based on more detailed policies (option 2). Either way, MDDC's Green Infrastructure Strategy, germane to this section, seems long overdue.

7. Tiverton - which option do you prefer and are there alternative options we should consider?

Other (please specify) - OPTION 2 is preferred. Along with the overprovision forecasted in the original Core Strategy, Regional Spatial Strategy and previous Government's ideals, and now the practical problems of proposed growth in the Tiverton EUE, comes the list of new dwellings (SR 3.3) finished, planned or proposed. Taking these figures (825) from the EUE's lower, 'constrained' total (1250) this leaves a need for 725 dwellings identified for future needs. Taking the earlier suggestion of suitable development within the larger villages, Mid Devon seems to be well catered for. Perhaps, if suitable development land is not forthcoming in the mid to long term, the response of MDDC could be the equivalent of a Gallic shrug.

8. Cullompton - which option do you prefer and are there any alternative options we should consider?

Option 2. Find an alternative growth option such as a different location for an urban extension, or multiple smaller sites around Cullompton, as long as highways infrastructure can be delivered.

9. Crediton - which option do you prefer and are there any alternative options we should consider?

Option 2: Depending on up-to-date evidence of need, land availability, suitability and achievability, allocate sufficient land to meet development needs.

10. Bampton - which option do you prefer and are there any alternative options we should consider?

Option 1: Retain the strategy for Bampton as a town suitable for a moderate level of development, including both housing and employment development and a target of approximately 10 dwellings per year.

11. Villages - which option do you prefer and are there any alternative options we should consider?

Other (please specify) - OPTION 2 is preferred. The case for development within the villages has been outlined under Option 1.

12. Managing Development - which option do you prefer and are there any alternative options we should consider?

Other (please specify) - OPTION 2 is preferred. However, results of outstanding and proposed strategic plans and "updates to national policy or guidance" should be made available to both the general public (through newspaper articles) and contributing respondents, through personal letters or on-line.

13. What is your name? (Anonymous responses will not be registered)

West Manley Lane CG

14. Please provide your postal address (your response will not be registered without an address)

House name/number: - Chapel Anthony Lodge

Street: - West Manley Lane

Village/town - Tiverton

County: - Devon

Postcode: - EX16 4NH

