

68/41 Ack

BICKLEIGH PARISH COUNCIL

The Old Bakery,  
Bickleigh,  
Tiverton,  
Devon.  
EX16 8RH

Tel. 01884 855543

24 February 2014

**Attn. Mr. J Guscott.**  
**MDDC,**  
**Phoenix House,**  
**Phoenix Lane,**  
**Tiverton,**  
**Devon. EX16 6PP**



Dear Sirs,

We refer to your Local Plan Review – Options Consultation in which we note that an area of land to the south of Glen View – known as Brown Shute – in this Village is designated as a “Housing Consultation Site”. This Parish Council raises strong objection to this inclusion and request that it be removed.

The site is unsuitable for development for various reasons – 1. It is prime agricultural land in a Conservation Area. 2. There are no shops and virtually no employment opportunities in the immediate vicinity. 3. Its position on the main road for egress is not suitable and the Village road certainly could not cope with an increase in traffic volumes. 4. The infrastructure is, one understands, not capable of increased usage.

This Parish Council understands that there is a Covenant on this land which precludes development in perpetuity and of which the present owners were well aware at the time of purchase.

Yours faithfully,

D B Harrison.  
Bickleigh Parish Council (Chairman)

ACK.

**Sandra Hutchings**

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**From:** @aol.com  
**Sent:** 21 March 2014 13:04  
**To:** DPD  
**Cc:** shedelinbakery1@btinternet.com  
**Subject:** PLANNING REVIEW - BICKLEIGH PARISH COUNCIL RESPONSE  
**Attachments:** PC\_Chairman\_letter\_20\_Mar.pdf; Survey\_summary.pdf; Survey\_Results\_Bickleigh.pdf; Bickleigh Survey Form.pdf; PC Chairman letter.pdf; Bickleigh Map for Survey.pdf

Dear Madam/Sir

We have surveyed all households in our parish and the overwhelming response is that we wish to keep Bickleigh's unique place as a historic village with:

- 70% saying no new development
- 90% wishing to keep the conservation area, green open spaces and historic core intact

Full details are attached:

- Letter from the Parish Council with results of the parish survey
- Summary of survey methodology
- Detail of survey results
- Covering documents for the survey

Please note the email address for responses is [dpd@btinternet.com](mailto:dpd@btinternet.com)

Derek Harrison  
Chairman  
Bickleigh Parish Council



Derek Harrison  
Chairman  
Bickleigh Parish Council  
The Old Bakery  
Bickleigh  
Tiverton  
Devon  
EX16 8RH  
Tel: 01392 811111

Mid Devon District Council  
Local Plan Review and Forward Planning  
Phoenix House  
Phoenix Lane  
Tiverton  
Devon  
EX16 6PP

20 March 2014

Dear Madam/Sir



#### **LOCAL PLAN REVIEW OPTIONS CONSULTATION**

We wrote to you on the 6th August 2013 in response to your scoping document and indicated a number of green spaces we wish to preserve. We also restated the fact that Bickleigh is one of the few villages left in Devon that is relatively unspoilt and still retains the characteristics of a typical old Devon village, which we are most keen to retain. We also indicated that we would quantify our comments by way of a survey. We have commissioned a questionnaire which was sent to all households on the Register of Electors for the parish of Bickleigh. This was designed to reflect your Local Plan Review - Options Consultations, January 2014 and in particular Policy S14 - Rural Areas and Villages. In regard to 2.67 our survey indicates very strongly that the parish of Bickleigh wishes to continue with the current strategy of being outside of the settlement limits for development.

The key fact to emerge from our survey is that the overwhelming majority of residents are against further developments. Full details of the survey are attached. In summary feedback from respondents shows:

- 70% disagree/strongly disagree that there should be any relaxation of planning controls.
- 90% do not want any new development within the historic core, green open spaces and conservation area so we can retain the rural character of the village.

Under the terms of the National Planning Policy Framework and Localism Act 2011 we would expect that Mid Devon's new planning review will uphold the wishes of the majority of residents as:

- Any further developments would demonstrably outweigh the benefits (retention of a unique historic village).
- Restrictions should be retained (and strengthened) to protect our heritage assets - historic core, conservation area and green open spaces.

We look forward to your confirmation that the new Plan will indeed reflect the results of our survey.

Yours faithfully

Derek Harrison  
Chairman  
Bickleigh Parish Council

## **BICKLEIGH PARISH SURVEY - MARCH 2014**

### **Background**

The Parish Council wrote to Mid Devon District Council in August 2013 in response to the first stage consultation on the Local Plan Review. The Parish identified a number of green open spaces it wished to preserve in order to keep the unique rural village atmosphere of Bickleigh and indicated that a parish survey would be carried out in order to quantify residents' views. The Local Plan Review - Options Consultation, January 2014 published views on rural areas in Policy S14 on page 42. Further, it noted the allocation of green open spaces in 4.19 on page 105. A map of Bickleigh itemising the open spaces and an area of potential development was published in the separate Map Document, linked to the main Options Consultation.

Bickleigh Parish Council wanted to make residents aware of the consultation process and carry out a survey, noting that the consultation period will end on 24th March 2014.

### **Methodology**

Bearing in mind the plethora of documentation produced for the consultation, the Parish Council decided to circulate a short summary and survey to all residents in the parish. Other parish surveys were researched on the internet and by personal contact. The Community Council of Devon was also contacted for advice. As we are such a small parish (about 200 people in 93 dwellings) it was thought that a very short survey on one page would be appropriate. Our intention was not to carry out a full Neighbourhood Plan as indicated within the Localism Act but just to elicit views on development within the parish. The survey form (see attached) was approved and printed on yellow paper (no records were kept of household personal details, hence all replies were totally anonymous). This was delivered by hand on Saturday 8th March 2014 to 69 households in the village environs and posted to 24 outlying dwellings. An addressed envelope was enclosed (brown for villagers and white for outlying - to see if any variation could be picked up in collected data between village views and wider parish views). The Parish Council Chairman's letter was also enclosed together with the map (see attached documents).

Whilst the map used was produced by Mid Devon, it was amended to include the historic core area (taken from Mid Devon's Town and Village Character Assessment - December 2012, page 3). Residents were also informed that the land marked in purple for housing review was in fact subject of a restrictive covenant and Mid Devon has been informed of this.

### **Results**

Professor Adam Scaife (a village resident and Parish Councillor) kindly agreed to analyse the results. We were happy with the number of responses (62% from the village) bearing in mind the short time scale, no individual follow ups being carried out and comparisons with response rates from other parishes researched. The key fact to emerge from our survey is that the overwhelming majority of residents are against further developments. Full details of the survey are attached. In summary feedback from respondents shows:

- 70% disagree/strongly disagree that there should be any relaxation of planning controls.
- 90% do not want any new development within the historic core, green open spaces and conservation area so we can retain the rural character of the village.

**Bickleigh Parish Council**  
**20 March 2014**

## Results of Bickleigh-On-Exe Residents Survey – March 2014

Following the announcement that Mid Devon District Council is reviewing its development plans, a survey questionnaire was sent to 94 households in and around Bickleigh Village by the Parish Council.

There were high response rates of 62% (43 responses) for households within Bickleigh village and 40% (10 responses) for households from nearby surrounding areas.

**The overwhelming majority of respondents are against further development in Bickleigh. The strongest opinions were against release of land for short term housing e.g. holiday lets, or for second homes. The weakest opinions were regarding barn conversions and around 60% of respondents were either undecided or agreed with these developments.**

Summaries and a breakdown of the responses to each question follows. Tabulated values are the number of respondents. Responses from within the village are considered first:

**Q1: Over 70% of respondents disagree or strongly disagree when asked, “Should Mid Devon relax controls on new development within Bickleigh and in particular the village?” Around 20% agree or strongly agree.**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
4	5	3	6	25

**Q2: Close to 90% of respondents agree or strongly agree when asked, “Should we retain the rural character of the Parish by ruling out new development in the areas indicated on the enclosed map?” Less than 10% disagreed or strongly disagreed.**

	Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
Green Open Spaces	29	4	3	2	1
Historic Core	31	4	1	1	1
Conservation Area	34	3	2	1	1

**Q3: “Should land be released for the development of short term housing to rent e.g. Holiday Lets, Long term Housing to rent or buy, Affordable Housing (part ownership), Second Homes or Barn Conversions.”**

**Over 90% disagree or strongly disagree that land should be released for short term housing to rent e.g. Holiday Lets, or for second homes. Almost no respondents agree.**

**More than 60% of respondents disagree or strongly disagree that land should be released for long term housing or affordable housing. Around 20% agree or strongly agree.**

**40% of respondents strongly disagree that barns should be released for conversion. Approximately 60% are either undecided or agree.**

	Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
Short term housing to rent e.g. Holiday Lets	0	1	2	3	34
Long term Housing to Rent or Buy	3	7	7	4	21
Affordable Housing (part ownership)	3	5	6	8	19
Second Homes	0	0	2	5	33
Barn Conversions	0	10	14	0	16

**Q4: Close to 70% of respondents strongly agree or agree when asked: “Do you feel the above developments should be restricted to local need only?” Less than 20% disagree or strongly disagree.**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
15	11	5	3	4

**Q5: How long have you lived in the parish? This question was asked to investigate possible variations in responses to earlier questions with the length of time residents have lived in the village. No statistically significant variation was found.**

< 5 years	5-10 years	10-20 Years	> 20 years
8	2	15	18

**Q6: How many people live in your household? This question was asked to investigate variations in responses to earlier questions with the number of household members. No statistically significant variation was found.**

1 person	2 people	3 people	4 people	>4 people
12	20	4	5	1

Results from respondents in surrounding areas were statistically indistinguishable from the responses from within the village except for Q3:

**Q3: "Should land be released for the development of...."**

**Respondents from outside the village showed a preference to agree to release land for long term housing, affordable housing or barn conversions.**

	Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
Long term housing to rent or buy	1	5	0	0	2
Affordable Housing (part ownership)	1	5	1	1	1
Barn conversions	1	4	1	1	1

### **Additional Comments**

Residents welcomed the survey and were pleased to be consulted. Many residents emphasized the need to retain the character of the village and open green spaces by limiting development. Several respondents pointed out that further development would increase the risk of flooding and increase traffic beyond levels which are already considered unacceptable and unsafe. One respondent suggested drawing up a local neighbourhood plan for the village. Three respondents stated a need for affordable and well developed housing and suggested giving preference to local people. One respondent from the surrounding area suggested a need for several

types of development.

Prof. Adam Scaife

On behalf of Bickleigh-On-Exe Parish Council

20<sup>th</sup> March 2014.

*Footnote: not all respondents answered every question and so data will not always add to the same total across tabulated rows in the above tables.*



# Bickleigh-On-Exe Residents' Survey

## March 2014

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
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1. Should Mid Devon relax controls on new development within Bickleigh and in particular the village?					
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2. Should we retain the rural character of the Parish by ruling out new development in the areas indicated on the enclosed map?

Green Open Spaces					
Historic Core					
Conservation Area					

3. Should land be released for the development of:

Short Term housing to rent e.g. Holiday Lets					
Long Term housing to rent or buy					
Affordable housing (part-ownership)					
Second Homes					
Barn conversions					

4. Do you feel the above developments should be restricted to local need only?					
--	--	--	--	--	--

5. How long have you lived in the Parish?

Under 5 years      5-10 years      10-20 years      over 20 years

6. How many people live in your household?.....

Please also use this space to add any comments you may have.

**Thank you for taking the time to complete this questionnaire.**

Please return by **Monday 17th March 2014** in the envelope supplied to Prof. Adam Scaife, (Re: Bickleigh Residents Survey), School House, Bickleigh, Devon, EX16 8RB for collation of results. If you have any queries or would like additional copies, please contact: Derek Harrison on 855543

Derek Harrison  
Chairman  
Bickleigh Parish Council  
The Old Bakery  
Bickleigh  
EX16 8RH

7 March 2014

Dear Resident

**IMPORTANT PARISH SURVEY**

You may be aware that Mid Devon District Council is reviewing its development plans for the next 20 years. Mid Devon is proposing a number of growth areas, mainly around the larger towns and Junction 27. Whilst Bickleigh would appear to be "protected" this cannot be taken for granted and the Parish Council believes it is important that we reflect the views of all households relating to future development in Bickleigh, prior to our submission to Mid Devon before the consultation period finishes on the 24th March.

The map overleaf indicates the conservation area, historic core and suggested protected open spaces. The area in purple (Local Plan Review housing consultation site) is in fact subject to a covenant which precludes development in perpetuity and the Parish Council has already informed Mid Devon of this fact. A short survey is attached and it would be much appreciated if your household could complete this and return as indicated by Monday 17th March, when we will analyse the results and forward to Mid Devon District Council. We are not asking for names or addresses so that information provided cannot be traced back to any particular household. We would hope to publish the collated results in the Bickleigh Bugle and of course you are welcome to inspect these results by contacting the Parish Council.

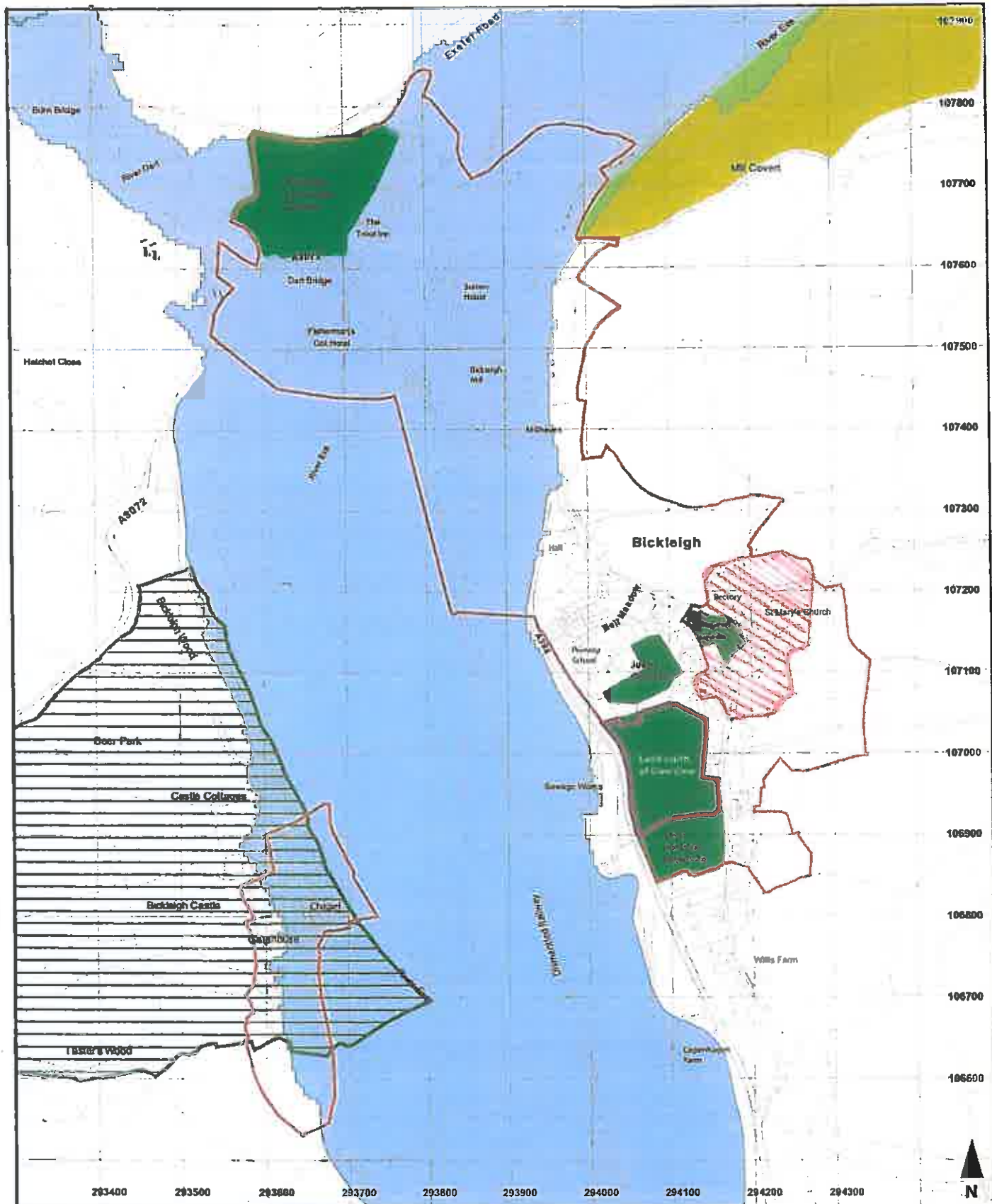
Please find a few minutes to complete the survey and return in the envelope provided, by the 17th March. If you have any questions or need further information do not hesitate to contact us.

Yours sincerely



Derek Harrison  
Chairman  
Bickleigh Parish Council

PS Full information on the Mid Devon District Council Plan Review for the whole of the area is available from their offices in Tiverton or through [www.middevon.gov.uk/localplanreview](http://www.middevon.gov.uk/localplanreview)



Conservation Area		Proposed Local Green Space	
County Wildlife Site (2007 data)		Local Plan Review Housing Consultation Sites	
Local Register of Historic Parks & Gardens		Historic core	
Floodplain			

**Local Plan Review**  
**Policies Map - Options**  
**Bickleigh**

See attached letter

Note: The Ordnance Survey will not have updated the base to show recent changes. Consequently, not all development may be shown.

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Scale  
1:6000

January  
2014

Historic core is in Mid Devon's Town and Village Character Assessments Dec 2012 (available on their website)