

Customer Feedback

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Default Report

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Response Type: Normal Response	Collector: Web Link (Web Link)
Custom Value: empty	IP Address: 109 148 136 252
Response Started: Tuesday, February 11, 2014 12:08:31 PM	Response Modified: Tuesday, February 11, 2014 12:45 55 PM

1. Do you agree with the Vision and Spatial Strategy?

No

Re potential housing site in Culmstock Glebe and Rackfields, vast amounts of water pour through these fields onto the Culmstock/Hemyock Road causing flooding in the road and my back garden. The views and local wildlife habitat will be diminished in an Area of Outstanding natural beauty. The road through the village is mostly without pavements and it is impossible to get to the church, shop, public house, play area and school without walking mostly on the road. More traffic will be added to the little road already unable to cope with the lorries, tractors and other vehicles unable to pass each other on the busy Hemyock Road.

2. Draft Policies S1 and S2 set out the Council's approach and priorities for sustainable development. What is your opinion about these policies?

Object

1. Policy S3 includes two options for the distribution of development over the plan period (2013-2033). The first option is to continue focusing development in the three main towns according to their current sizes and roles. The second option is to provide for long-term growth (post-2026) in a new community. A separate question deals with the location of a new community, but please indicate your opinion in principle below. Which option do you prefer and are there alternative options we should consider?

Option 1 Continue to focus most development in the towns up to 2033

2. If the Council chooses to pursue Option 2 under Policy S3 (the new community option), which location would you prefer and why?

Both these areas have roads more able to cope with traffic and would not spoil a charming village

1. Policies S4-S6 are strategic housing policies setting out a potential target for annual rates of housing across the district, the proportion to be affordable and adaptable, the amount of public open space to be provided, and the Council's approach to ensuring housing delivery. Do you support these policies or have suggestions on how they could be improved?

Other

2. Economy and infrastructure policies are set out in Policies S7-S9 of the options document. These propose 154,000 square metres of commercial floorspace (including retailing) over the plan period (2013-2033) and set out the Council's approach to town centres and infrastructure delivery. Do you support these policies or have suggestions about how they could be improved?

Other

1. Policy S10 seeks to sustain the quality of Mid Devon's environmental assets and minimise the effects of development on climate change. Do you support this policy and do you have suggestions about how it could be improved?

Support

2. Policies S11-S15 set out strategic policies for the towns, villages and countryside, including expected annual rates of development for the towns which can vary depending on the options discussed under Policy S3 (amount and distribution of development). Do you support these policies and do you have suggestions about how they can be improved?

Other

1. The Site Allocations section of the Local Plan Review options document includes numerous options for development sites in the towns and villages. These exceed the amount of development likely to be required, but the Council wishes properly to consider all the available sites before making decisions on which are most appropriate. Please tell us your opinion on specific sites in this chapter of the plan, continuing on a separate sheet if necessary. Providing detailed reasons for any objections will help us evaluate and compare the suitability of different options.

Re Culmstock Glebe and Rackfields, these fields are in an area of outstanding natural beauty and if 25 new houses are built there, a charming village will be spoiled. These fields have vast amounts of water running over them from the high land above causing flooding in the Culmstock Road and gardens in that area. The Hemyock Road cannot cope with the amounts of traffic using it as it is and lorries, tractors and other large vehicles are frequently unable to pass each other in the village. Building more houses will only cause more danger. The old bridge over the river Culm has had to be repaired a few times in recent years after being hit by vehicles which are too large or travelling too fast over it. The road in the village is mostly without pavements and is impossible to reach the church, shop, public house, school or play area without having to walk on the road and dodge the traffic.

2. The Council adopted its Development Management Local Plan (LP3) in October 2013. This plan is included in the options consultation without modification, but pages 102-107 explain where amendments or new policies are being considered. Do you have anything to say about the amendments or new policies being considered, or comments about the existing adopted policies included within the consultation document?

No Response

1. NOTE: RESPONSES CANNOT BE REGISTERED WITHOUT A NAME AND ADDRESS Name

Bridget Porch

2. Please provide your postal address

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