

Customer Feedback

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IP Address:
194.74.187.23

Response Started:
Tuesday, February 18, 2014 2:01:46 PM

Response Modified:
Tuesday, February 18, 2014 3:08:18 PM

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

Not sure

I do not disagree with the strategic statements as such, but feel that the proposals are not strongly aligned with it - mitigating environmental and landscape issues and loss of high grade agricultural land should be more strongly represented in the proposals

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

Other

Do not agree with the presumption for sustainable development as in practice I fear it will be anything but sustainable and many developments are not beneficial to the environment or communities, but appreciate that this is National Policy and not local

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 2 Focus development after 2026 in a new community

I object to Option 1 in the Local Plan Review, the possible further extension of Tiverton eastwards to the Grand Western Canal, which would include most of Hartnoll Farm. The development would also have a severe adverse effect on the Grand Western Canal, one of Mid Devon's main tourist attractions, as it would mean the loss of many fine country views. Hartnoll Farm is potentially a highly productive enterprise with valuable Grade 1 soils, which are scarce in this area. Traffic problems would be exacerbated - Halberton already experiences considerable road congestion and road safety issues, and the building of 1100 houses at Hartnoll Farm would make these problems not only worse but also completely unacceptable. Allowing more rural villages to propose small scale developments that are right for their community (supporting neighbourhood plans) to maintain vibrant rural life seems appropriate.

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

Option 2(a) - Land at Junction 27 and adjoining Willand

Option 2a provides a reasonable option for development, close to the junction of the M5 and A361 as well as Tiverton Parkway station. We need to be realistic about where jobs are likely to be created and maintained and most people in developments in the mid Devon area are going to find work in Taunton, Exeter and Bristol and good public transport and road links are important - these are in place at J27 but would need significant investment at J28

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

Amount of public open space per development - the plan states: a) On sites of 25 dwellings or more 20 square metres of children's play space per dwelling and 10 square metres of informal open space per dwelling; and b) On sites of 500 dwellings or more, 40 square metres of sports provision per dwelling. In many areas allowance of more than this basic provision would be preferable to maintain the open, rural feel of Mid Devon. Some of these open space areas need to be considered in light of existing housing and placed centrally to any new development to ensure they are adopted as community spaces integral to the development, not just an after thought on the edges

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?

No Response

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

Support the statements but feel that these aspirations are already being undermined by proposed developments in Tiverton - e.g Eastern Urban Extension. New, over developed areas are a threat to the Mid Devon environment, landscape, wildlife, flood risk and food production

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

Object to the development of Tiverton into the Hartnoll Farm area and the inevitable loss of high grade agricultural land plus increase in transport and safety issues around Halberton and east of Tiverton.

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.

Object to Policy TIV2 - development at Hartnoll Farm - as previously explained for negative landscape and traffic impacts, public safety on already difficult roads through Halberton and loss of high grade agricultural land. Object to Policy TIV1 - Eastern Urban Extension - appreciate this is already allocated land however the scale of the development is disproportionate to the setting. I feel flooding impacts have not been adequately assessed and the infrastructure changes required will have a large negative impact on that area of Tiverton. Object to Policy TIV10 - Tidcombe Hall - not a suitable site for development of this size - this would adversely impact the setting of the Grand Western Canal Conservation Area and Tidcombe Hall; Tidcombe Lane and the existing housing on it makes it unsuitable for additional traffic; this area regularly is subject to standing flood water and should be left to be a protective sponge for existing developments and the canal structure itself. Other brownfield sites are more suitable.

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

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