

Customer Feedback

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Default Report

Displaying 39 of 152 respondents

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

Yes

Many of the aspirations included in the vision are not attainable by the Council. For example, how are you going to promote health neighbourhoods? Ban all takeaways perhaps? Also you have no influence over the range of jobs in urban and rural areas, you can only create the conditions to attract businesses which you are patently not doing. Your over enthusiastic traffic wardens deter me from bothering to use the town when I can have something delivered direct to my door without worrying about parking tickets. Furthermore, punitive business rates will not attract businesses especially to towns like Crediton when the Council is doing nothing in return for the rates. Crediton town centre is shabby and unkempt, the potholes on the approach roads to Crediton from Yeoford are worthy of an African bush track and the festive lights were a joke - I mean really, why would anyone chose to go to Crediton to shop?

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

I strongly object to the Council approving 'sustainably developed' planning applications 'without necessary delay' So far in the UK I have seen no evidence of real thought and planning going into new developments. Large scale housing estates are latched onto existing towns without due thought to the existing infrastructure creating problems with increased congestion, pollution and putting a strain on local amenities. This does not create happy, cohesive neighbourhoods, it creates stress, intolerance and anger. And the new developments are just closely built, identical houses of low quality. Most large scale UK builders are not interested in their legacy but of their profit margins. Most mass market housing may comply with the latest Building Regs but they are not fit for today's changing weather patterns and they are not innovative, pleasant, environments. When Councils are given the power to force developers to develop whole communities with their own energy generating capacity, real cycle paths such as they have in Holland, schools of sufficient capacity built within the community, supermarkets, allotments, sports facilities and playing fields all built at the heart of the new development I will approve of these policies.

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

Apply to Central Government for an exemption to this planning madness. Our precious agricultural land is irreplaceable and as the population is growing, surely the security of our food supply is of paramount importance

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

No Response

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?

Object

I believe that Mid Devon will be spoilt with the addition of 8,400 houses within 20 years. It will cause further congestions and pollution as the new occupants take to their cars to get about and as the maintenance of our roads and public buildings is already woefully inadequate, I do not accept this extra building will have a positive effect on our environment. My suggestion to improve these policies is to inform Central Government that the continued building over our precious countryside will be disastrous in the long term.

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?

Support

I support the plan to direct retail development to the town centres. Hopefully it will bring some vitality back to the High Street. I also think that applications to improve the living spaces above the shops should be encouraged. Anything we can do to stop our town centres becoming run down, no go areas should be encouraged. I would also like to suggest that we make our industrial estates dual use too. When I lived in Assen, The Netherlands, I noticed that next to most of the industrial units on the industrial estate there would be a house with a garden, and cycle paths criss crossing the estate. To start with I thought it was strange and dangerous but over the four years I lived there I began to appreciate what a

good idea it was as it reduced crime with the business owner often living next door to his unit and whenever I needed to visit the bike shop or their DIY stores I could cycle over there, park my bike in the many allocated bays and pick up my supplies without causing more pollution and congestion. It was a very well thought out design I would also recommend their 'new town' of 'Kloosterveen' to observe how to build a new town from scratch which works in harmony with the environment, residents and businesses

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

Developments on flood plains should be resisted at all cost. A repeat of what we have witnessed this Winter where widespread flooding has affected hundreds of people, would be negligent and inhumane.

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?

Support

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.

I would like to comment on the areas submitted for consideration in Chenton Bishop. I do not think they are appropriate for development for several reasons. Firstly, most of the proposed land is prime agricultural land and should be preserved to insure the supply of food for our future generations. Secondly the topography does not lend itself to development as it is on a steep bank. This will impact negatively on the views of the other houses situated on the opposite side of the valley by the Church and at Wild Orchard. I also believe that there will be an increased risk of flooding, during heavy rains, to the recently build houses in the valley between the two uplands as the run off water from the new development will cause the stream that runs through the valley to flood as it has done over this Winter period. As there are very few employment opportunities in Chenton Bishop, the new settlers will be forced to commute to their place of work thereby increasing pollution and congestion. And finally I am not satisfied that the existing infrastructure can support further development. I am convinced that the sewerage works is insufficient to meet current demands and we often suffer from smells and gurgling toilets after heavy rains. I am not sure the surgery has any spare capacity to take on new patients as it already serves a wide spread community not to mention the number of available school places, etc

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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