

Customer Feedback

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Default Report

Displaying 93 of 152 respondents

<b>Response Type:</b> Normal Response	<b>Collector:</b> Web Link (Web Link)
<b>Custom Value:</b> empty	<b>IP Address:</b> 86.146.79.120
<b>Response Started:</b> Tuesday, March 18, 2014 8:48 31 PM	<b>Response Modified:</b> Tuesday, March 18, 2014 10:38 10 PM

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

No

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

Support

**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

Option 2: Focus development after 2026 in a new community

**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(b) - East Cullompton (east of Junction 28)

Cullompton needs more business

**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?**

Support

In general yes, but those in rural communities are there because they do not wish to live in a town. Please keep rural communities small

**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

**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?**

Object

People live in Rural communities to be part of a small community and not to be in a town. Please keep rural communities small.

**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.**

As mentioned, those who have chosen to live in a small rural community do not wish to live in a town. I am specifically relating to developments in Culmstock- Yes, there will be problems with water run-off, infrastructure and services but these practically can be overcome with suitable and sensible investment. However, as highlighted in your document 'Appendix 2: Sustainability Appraisal of Policies and Site Options' the impact of development against the various sensible headings return a considerable amount of negative reasons for development at Hunters Hill and more so at Glebe and Rackfields: all your points should be heeded. In fact, the only significant positive, with the exception of 'Meeting housing needs' is for the Linhay proposal, which I would personally be happy to see go ahead as it is affordable housing and minor in the scale of the current village.

**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

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

Matthew Harris

**2. Please provide your postal address**

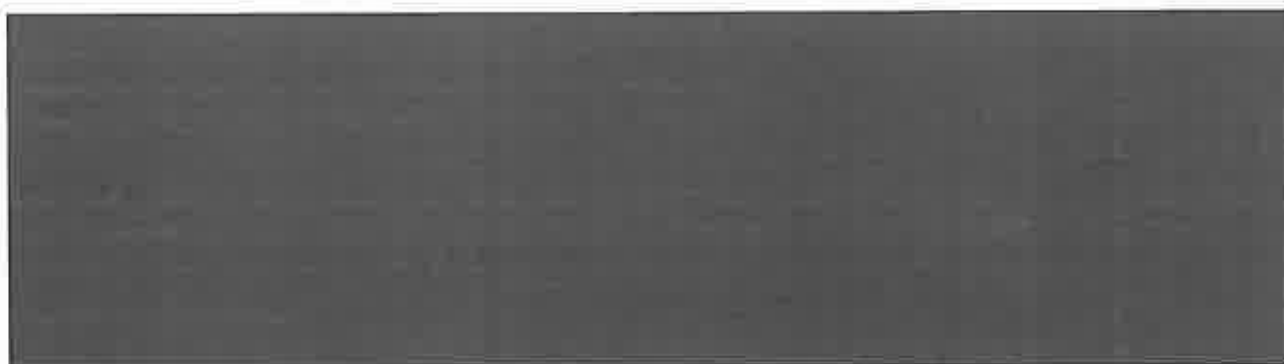
House No. - 9

Address 1 - Huntersway

Address 2 - Culmstock

Town - CULLOMPTON

Postcode - EX15 3HJ



**CULMSTOCK PARISH COUNCIL**  
**Response to MDDC Local Plan Review**

Local Plan Review Consultation

Forward Planning

Mid Devon District Council

Phoenix House

Tiverton, EX16 6PP



Response to MDDC Local Plan Review

Date 23<sup>RD</sup> March 2014

Dear Planning Department

Further to the Parish Council's earlier objection, we write to outline specific concerns brought to the attention of the Parish Council by parishioners along with a list of parishioner's signatures supporting their comments and the original objection.

In particular the majority of objections we have received span the three option sites you have outlined for the village of Culmstock, these being the Linhay 3<sup>rd</sup> Phase, Highfield's and the Glebe / Rackfield's land.

- The MDDC local plan review options involves development of land currently outside the settlement limit and to this end MDDC have not demonstrated that the settlement limit change proposal provides a substantial public benefit in accordance with the requirements of the National planning policy framework DM27
- It is anticipated that the building of an additional 50 houses across three sites, as you have outlined will add at least 75-100 cars using the road infrastructure in and around the village, The road system in Culmstock is already fit to bursting point with HGV lorries using our village as a to and from the quarries, commuters from surrounding villages and towns doing the same and in some cases HGV'S using the village as a rat-run to link the A303 to the M5, in the middle of our village we have a listed bridge of extreme historic importance, during

the last few years this bridge has been damaged / repaired numerous times and at substantial cost!

- Particularly, access to the Highfield's site has to pass a local primary schools and the village playing fields entrance and the potential for an incident here is only increase by further development, likewise there is no current road infrastructure suitable for the development option at the Glebe and Rackfield's, this site also suffers from dangerous corners to both sides increasing the danger and likelihood of traffic accidents, there is also no foot path on the Uffculme road and no potential to install one.
- Of the three sites chosen, two of the sites that MDDC propose to build on fields that sit above the village on two sides, Culmstock already suffers from water run- off and our drainage system is already insufficient and cannot cope, refer to flooding issues in 2012 and 2013, by building properties here and increasing the water run- off will only make these matters worse and potentially increase the flood risk lower in the village.
- Culmstock has a poor waste drainage system, in recent years, again refer to floods in 2012 & 2013 raw sewage has been back forced into houses at the lowest point in the village because our system is insufficient, adding additional houses will simply impact this situation.
- Our village primary school is full, adding additional properties will result in children being turned away by the school and/or additional infrastructure being required at the school to increase class sizes; this can only have a detrimental effect on the teaching standards provided.
- The Culmstock church is an important, historic heritage asset for the community with its literal links and well published tree growing from the tower and set within a conservation area. The proposed Glebe and Rackfields land sits to the back of the Church and as such the ridge line of a standard house will be above the height of the Church tower adversely changing the views of the village from the Culmstock beacon and surrounding Blackdown hills within the AONB.
- Due to the historical relevance of the houses in the conservation area around the Church, all the properties along Fore Street (these all back onto the Glebe and Rackfields land) have house wells, so by building on land approximately 40/50 feet above Fore Street, MDDC run the risk of increasing the height of the water table, thus increasing the possibility for internal flooding or problems associated with the water level.
- Generally if the option sites become adopted there will be a huge loss of green fields surrounding the village and with that a loss of flora or fauna will have an adverse effect of lots of bird and animal life.

The points raised here are a true reflection of the feeling of the parishioners within the village and as such hope that sensitivity and common sense will prevail when further investigation of the outlined sites suitability comes under question at the next stage.

Yours Sincerely

*D. Harris*

David Harris

Chairman – Culmstock Parish Council

## Local Plan Review for Culmstock

I have attended the Culmstock Parish Meeting on 18th March 2014 to voice my objections/agreement with the proposed building developments for Culmstock within the MDDC Local plan.

Name	Address	Objection/Agreement
1 Tom Luxton 1078 / 4829	Coburg Cottage, Culmstock, EX15 3TD	Objeit
2 STEVE BAERET 767 / 4600	20 GREAT ROSE EX15 3HA	In Exposed in at least area to be out of scale
3 Pam Zoelcer 811 / 4635	1 THREADLEEDLE STREET EX15 3JS.	Disproportionate size of development
4 DAUE FISKE 1029 / 4890	Blunel HOSE CULMSTOCK EX15 3JN	TRAFFIC ROAD CONDITIONS FOR PEDESTRIANS SEWER DEVIANT & ANTI THEMATIC INCREASE
5 Sally Clark. 1080 / 4881	Dove Cottage. Henyock & Culmstock EX15 3JD	Traffic increase object
6 Kay Coulbrid 885 / 4532	Bridge mews Culmstock EX15 3JJ	object Drainage school.
7 MARK GUNDER 1081 / 4882	Bridfte Mews, Culmstock EX15 3JJ	Capacity sewerage, museal and looking to be used for development.
8 Tristan Giddings 1082 / 4883	L THE STAND CULMSTOCK EX15 3JH	No. LEG HAVE SMALL DEVELOP.
9 Kim Howson 1083 / 4884	L THE STAND CULMSTOCK EX15 3JH	
10 Sarah Mansson 1084 / 4885	9 Blackwaters Rd Culmstock EX15 3HF	I object as houses would not be in with the village

Name	Address	Objection/Agreement
11 Angela Butterwood 1067 / 4868	Churchville The Clove EX15 3JR	Object
12 Matthews Harris 678 / 4526	Hunters way 9 Hunters way Culmstock EX15 3HS	Object?
13 N.E. Myers 1068 / 4869	2 Pine adweale Street EX15 3SS	object.
14 Svane Lambert 713 / 4557	Caven Cottage, The Clove Culmstock EX15 3SR	Object.
15 Julie Edmunds 1064 / 4870	Hedgefields EX15 3HL	Object
16 Colin Skour 1070 / 4971	Silver Stream, Culmstock EX15 3SE	Object
17 Robin Skour 1071 / 4872	Hedgefields EX15 3HL	Object
18 Nicola Pike 1072 / 4873	Bensington cottage EX15 3HW	object
19 J.E. Skour 1074 / 4874	Collets, The Clove, Culmstock EX15 3SR	object / infrastructure
20 S. THOMAS 1074 / 4875	Wardons Barn, Silver St EX15 3SE	OBJECT.
21 L RAWE 1075 / 4876	1 Ruler Cross Culmstock EX15 3SA	objection to too much growth of small villages or spreading infrastructure
22 Aidan Morrison 1076 / 4877	Fountain Cottage, Culmstock EX15 3SQ	OBJECT / traffic / slow roads / narrow roads / etc
23 Amy Willis 1077 / 4878	Cadbury Cottage, Culmstock EX15 3JD	OBJECT / traffic / slow roads / etc

Please specify your objection or if won't court!

**Local Plan Review for Culmstock**

I have attended the Culmstock Parish Meeting on 18th March 2014 to voice my objections/agreement with the proposed building developments for Culmstock within the MDDC Local plan.

Name	Address	Objection/Agreement
1 Alexandra Stanford 1060 / 4861	1 Tyne Barn Cottages, Culmstock, Devon EX15 3HT	Object to market housing infrastructure
2 <del>Emma Bass</del>		
3 Emelina Oliveira 496 / 4329	Thornbank Farm, Fore Street, Culmstock EX15 3JD	Object to market housing.
4 Timothy Brown 1061 / 4862	THE OLD MILL, EXIS	OBJECT
5 Julie Warr 1062 / 4863	THE SIDINGS, CULMSTOCK EX15 3JF	OBJECT TO MARKET HOUSING WITHOUT LOCAL INFRASTRUCTURE
6 Jennifer Day 1063 / 4864	2 Hunters Hill Culmstock EX15 3HH	OBJECT
7 Katarina Hayduk 1064 / 4865	5 The Strand Culmstock, EX15 3HJ	Object to market housing
8 F 1065 / 4866	Backs Farm, THE STRAND, CULMSTOCK EX15 3JJ	OBJECT
9 Geoff Saks 681 / 4529	CADBURY HOUSE FORE STREET EX15 3JD.	Object to extension of settlement limit
10 Christina Fox 1066 / 4867	Barbara Rain, Silver St. EX15 3JE	OBJECT