

Customer Feedback

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Default Report
 Displaying 102 of 152 respondents

Response Type: Normal Response
 Collector: Web Link (Web Link)
 Custom Value: empty
 IP Address: 109.149.241.83
 Response Started: Wednesday, March 19, 2014 10:22:49 PM
 Response Modified: Thursday, March 20, 2014 2:11:58 PM

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

GMB draft response to MDDC re "Vision and Spatial Strategy" 2014 It is understood that Mid-Devon needs to accommodate more housing, but from the point of view of Villages and Hamlets, there are obvious objections to the Vision & Spatial strategy under section 1.37:- 1. "Ways that enhance the environment" (p.15) and "protect and enhance their environmental assets, including their character, biodiversity, heritage and setting" (p.16), "Moving from a net loss of biodiversity to achieving net gains for nature" (p.18) are not commensurate with any of the proposals for development in Blackdown Hills villages. We already live in one of the most beautiful naturally diverse landscapes and ancient built environments in England, all of which would be spoilt by extension of village Settlement Limits. Under the Countryside section (p.17) to "Promote environmental enhancement including landscape and biodiversity" seems intrinsically to deny the possibility of developing rural villages and hamlets in the Blackdown Hills! To emphasise the objection to rural development in the Blackdown Hills, I would emphasise your own Development Strategy (p.18) which states an environmental role in "contributing to protecting our natural, built and historic environment, and as part of this, helping to improve biodiversity, use natural resources prudently, etc.....". 2. "Tourism and leisure enterprises" (p.15) will be adversely affected by further development of villages, due to further deterioration of our already under-maintained minor roads, as well as from increased traffic congestion. The attractiveness of the natural environment would further be affected adversely by creeping housing estates in visible locations, quite apart from the defraction to tourists of the built environment. 3. "Public transport, walking and cycling are to be encouraged" (p.15) "avoid significantly increased travel by car" (p.16) are hardly commensurate with the recent and likely reduction in the frequency and availability of rural bus services. It is particularly obvious that increased rural populations would inevitably increase car usage: from those villages lucky enough to have any sort of bus service, the existing choice of routes are extremely limited which ensures that journeys to alternative locations will have to be made by car, even for those new residents who choose to use the existing bus service. 4. "Provide for housing, shops, local services, community facilities etc at a scale commensurate with that of the existing village" is a duty for the Parish Council to ensure, and not for the District Council to impose. Most villages look after their own interests, especially under their increased duties under the Localism Act 2013. 5. "Provide infrastructure to meet needs of the community" (p.17) is not commensurate with Devon County Council's recent decision to minimise maintenance of minor roads, a situation which would be exacerbated by any increased road traffic from any rural development. 6. Under the Sustainable development principles section (p.18) a social role, it is surely essential to mention that there must be a "proven local housing need" in any area chosen for housing development in any community. Many parishes in rural areas like the Blackdowns have fulfilled these needs during past years and an up-to-date Housing Needs survey will presumably be undertaken for each village and hamlet. 7. There is no mention in the Vision Strategy (p.15) in the Local Plan consultation review of the Right to Challenge Act 2011. Surely this is material consideration in the advice within the Neighbourhood Planning section (p.17).

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

Yes, I do have some specific comments about the policies S1 & S2, & especially DM 29- THESE COMMENTS WILL BE SUBMITTED SEPARATELY PRIOR TO YOUR DEADLINE of March 24th DUE TO IMMEDIATE TIME LIMITATIONS (REF TELECON liz on 20 March 2014 AT "forward planning dept")

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?

Other

None of the above. There will be an environmental disbenefit for no good local reason

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

Please ensure that you do not load villages with housing demands which are not needed by the local community. Culmstock has enough housing to meet its future needs after completion of the Linhay Close second development. The infrastructure and community cannot absorb, and do not need, yet further housing. Any affordable housing development must of course be based on a proven local need. The latest public discussion (2013) of the Culmstock Parish plan showed that there is zero need at present.

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

I have no views of significance as long as the environmental aspects of the Vision and Spatial Strategy are followed AND PROPERLY MONITORED. It is impossible to conceive that there could be sufficient infrastructure within rural Blackdown Hills to take a share of the Commercial development target of 34 400 (8,300). Both options 1 & 2 are likely to put too great a demand on rural areas like the Blackdown Hills. While nearly half of Culmstock Parish falls within the AONB, it is particularly relevant that Culmstock acts as the main Western gateway to the Blackdown Hills, thus protection is required for any further overloading of our under-maintained B-class roads. Any housing or commercial development within Hemycote will of course have a direct and adverse effect on traffic. By example, heavy traffic has recently caused the collapse of a culvert on Blackwater Road, causing loss of a much used through route for 15 months. There should be more weight, width, and speed restrictions within villages like Culmstock, especially if the volume and size of traffic is to be increased. The flooding of Culmstock in recent years proves that the drainage system is already overloaded. Filthy sewage has already backed up several times within the Northern part of the village following excessive rain, causing several households and the pub to become unusable. With the pressures of likely further storms arising from climate change the extra burden of further housing at Highlands. A further, but related material consideration is that any housing being inserted above the zone of the existing settlement limits will reduce the ability of water retention by the soil above and around the village of Culmstock. This applies to both the Highlands and Gleebe/Rackfields proposed developments. Past centuries have made sure that there is sufficient ground below the spring-line to absorb excessive water flows. Limitation of existing pasture-land to fulfil this vital function by overlay with tarmac, paving, etc., would greatly increase the damage from occasional spates.

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

a). It is especially noted that areas "within or adjoining the Blackdown Hills Area of Outstanding Natural Beauty ... the primary objective will be to protect the special environmental qualities of that landscape and its setting". Clearly the Blackdown Hills must be protected from extra traffic, dust or noise pollution, and especially from light pollution from surrounding developments. g) Your policy on "The preservation on and enhancement of Mid Devon's cultural and historic environment, and the protection of sites, buildings, areas and features of recognised national and local importance" evidently includes Culmstock, which is commonly regarded as one of the most attractive villages in the Blackdown Hills. The historic architecture (bridge, church, listed housing, etc.) combined with the archaeological value of the prehistoric and mediaeval sites (unique beacon hut, ring ditches, iron workings, etc.) make it an unique example of a rural British village which must be protected from development at all costs. There are of course similar villages throughout the Blackdown Hills which need protection within the terms of the AONB legal constitution.

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

I have no comment to make about S11 to S13 which involve our market towns. Under S14 I note the following objections: - 1. I completely endorse the clear statement (p 43) that "Development will be limited to proposals within their defined settlement limits". 2. Small infill housing within the Settlement limit is obviously appropriate, and I encourage "limited development which enhances community vitality or meets a local social or economic need". 3. Section 2.64 - There has been no Local housing needs survey since Linhay Close Phase 2 was completed. The planning law says that there has to be a LOCAL PROVEN NEED, but the public did not ask for this in Sept 2013 when the Culmstock Parish Plan was last discussed. 4. Section 2.65 - a) Culmstock Primary School is overloaded with children from existing parishioners, working already in Temporary buildings. DCC decided recently (2009?) not to build a new school in the adjoining field. Any extra families moving into Culmstock (together with the families of newly resident travellers) will find that the educational facilities are unavailable despite any central government commitment. b) We do have an excellent convenience store which survives from residents and passing traffic into the AONB. They would welcome more trade, but not at the expense of the whole Culmstock environment which is the principal reason for the success of their trade. c) The transport service in Culmstock is totally inadequate, given the policies offered under S1 & S2, as endorsed by S9 about Infrastructure and S10 about Environment. We already in Culmstock have only one bus link running every three hours in a north/south route to Taunton and Honiton (only last year the extra bus 90a service was withdrawn, making even shopping protracted). New residents in Culmstock would be amazed to find that they have no public transport to Tiverton Parkway Station, or to the main shopping/cultural centre of Exeter (the bus 92 service from Wellington has been extinguished and there is no connection with Uffculme for the bus 1 service). 5. Under section 2.66 the settlement limits are clearly correct and sensible and should be respected. 6. Section 2.67 only appears to show the outcome of the 2013 Scoping Report. By suggesting that "the option of relaxing controls over rural development, allowing the villages to expand....or to take a more permissive approach to development in villages". Clearly as stated above, the infrastructure of villages within the Blackdown Hills cannot allow relaxation of their carefully-made settlement limits. Curiously the 2.67 requires which villages should be defined as "settlements", perhaps this is a legal jargon to permit free development, but obviously each of our farms, houses, hamlets and villages are proper "settlements". I object to the relaxation of Settlement Limits in Culmstock for all the above reasons. 7. Under section 2.72 we are threatened by central government policy to permit "market housing" outside the well defined settlement limits, provided a 35% proportion is assigned to "affordable housing". As stated above, we have no PROVEN local need for affordable housing, let alone market housing and therefore this issue is altogether inappropriate to Culmstock. Section S15:- Countryside We have already got accommodation for all locally needed affordable housing, as well as two traveller / gypsy sites within the parish. There is no known need for either to be increased. 2.74 - we stress the "need for retaining the intrinsic character and beauty of the countryside" which argues against any new housing being imposed, especially on the higher levels of the fields around the village of Culmstock. The areas in and around the Blackdown Hills should be inviolate against significant development which would affect the above.

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 section DM 29 TO BE ADVISED Also S1 & S2 to be completed separately (as discussed with LIZ 20/3/2014)

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?

TO BE ADVISED

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

Geoffrey Bass

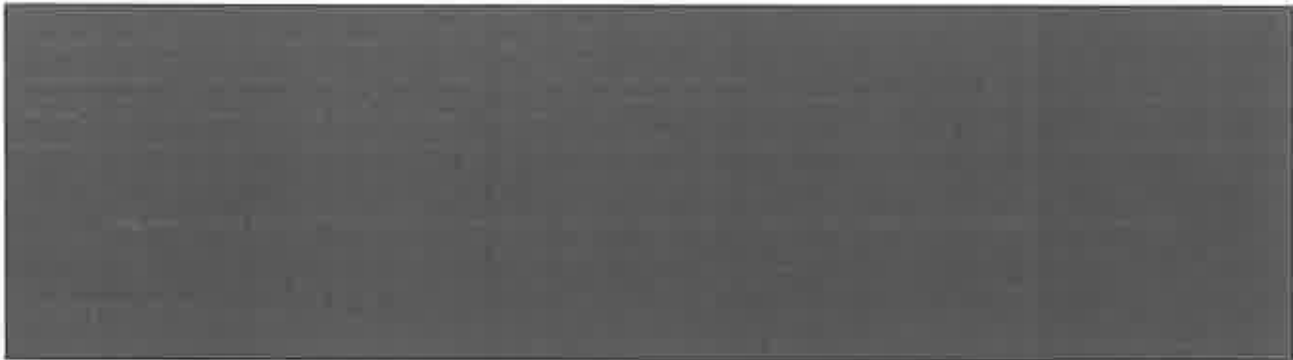
2. Please provide your postal address

House No. - Cadbury House

Address 1 - Fore Street

Town - Culmstock

Postcode - EX153JD



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Default Report

Displaying 124 of 152 respondents

Response Type:
Normal Response

Collector:
Web Link
(Web Link)

Custom Value:
empty

IP Address:
82.2.85.244

Response Started:
Sunday, March 23, 2014 10:38:36 AM

Response Modified:
Sunday, March 23, 2014 8:45:51 PM

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

As previous submission March 20th 2014

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

POLICY S1 Section 2.1 2.1 I agree that "development affecting protected habitats and species, Areas of Outstanding Natural Beauty, designated heritage assets, flood risk areas or sites designated as Local Green Space should be restricted. Culmstock parish contains two SSSI sites and is partially within the Blackdown Hills AONB, containing at least 45 possible sites for Market and Affordable housing; any significant housing or commercial development within Culmstock (including its hamlets) would have a detrimental effect through dust, noise and light pollution, let alone the extra burden of added traffic pollution. 2.2 Any development within Culmstock parish must take due account of the Devon Archaeological record; for instance the proximity of a prehistoric ring-ditch to the proposed Linhay Close (phase 3) site (just on the far side of the neighbouring hedge-bank to the west) should be considered with great caution. The Culmstock area outlined in the Glebefield and Rackfields may well contain considerable undiscovered treasures from mediaeval manorial times (the ancient roadside stone walls to the west indicate that a very substantial property, probably the manor and vicarage occupied the Glebe property). **POLICY S2 Section 2.2** I agree with policies under S2 from sub-section a) to d) & g) to j) e) However "promoting sustainable transport by reducing the need to travel by car, integrating public transport, ... seems wildly optimistic given the almost total lack of any useful public transport network, while all additional housing in village will inevitable increase car usage through a rural area like the Blackdown Hills f) "Supporting the expansion of telecommunications and high speed broadband throughout Mid Devon" is already seeming to prove impossible for many villages throughout the Blackdowns k) "Conserving and enhancing the natural environment by protecting and enhancing valued landscapes including the Blackdown Hills Area of Outstanding Natural Beauty ... a net gain in biodiversity and preventing unacceptable levels of soil, air, water and noise pollution including air quality" is a set of claims which could never be fulfilled by any development in the Blackdown Hills, which is already declared by central government to enjoy outstanding natural beauty. l) The plan as a whole does not show how MDDC intend to "conserve and enhance the historic environment through the identification and protection of designated and non-designated heritage assets and assessing the impact of new development on the historic character of Mid Devon's landscapes, especially outside the urban areas. Section 2.3 As a local parish councillor, it is sensible to note the powers given under the Localism Act 2013 give local authorities "the power to make a difference". It is therefore especially noted that the Council will work in partnership with parish councils. section 2.4 It cannot be argued that the Blackdown Hills are in any way "accessible locations" for development, due to the lack of infrastructure (such as suitable roads, acceptable broadband, etc.) unless the advice in the Plan is followed to walk to work or to cycle along so-far non-existent cycleways. For this reason, it is clear that the "Sustainable development priorities" cannot be met by installing housing and commerce in village locations, when all the infrastructure already exists in urban areas. section 2.5 The draft Plan does not state the frequency or nature of the further consultations or advice within affected areas

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As previous submission March 20th 2014

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

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As previous submission March 20th 2014

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As previous submission March 20th 2014

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

Geoffrey Bass

2. Please provide your postal address

House No - Cadbury House

Address 1 - Fore Street

Town - Culmstock

Postcode - EX153JD

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 23RD 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 3rd 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 / 4879	Cadbury Cottage, Culmstock, EX15 3JD	Objeit
2 STEVE BAKERET 767 / 4600	20 GREAT ROSE EX15 3HD	I object in aftermath of year before out of sale
3 Pam Zoelger 811 / 4635	1 THREADLETTLE STREET EX15 3JS.	DISPROPORTIONATE size of development
4 DAVID FISHER 1079 / 4880	Blumar HOSE CULMSTOCK EX15 3JN	TRAFFIC ROAD CONDITIONS FOR PEDESTRIANS SEWER DEAMINATE AMINITE
5 Sally Clark 1080 / 4881	Dove (stage) Henyock & Culmstock EX15 3JD	Traffic - increase
6 Kay Condliffe 885 / 4532	Bridge mews Culmstock EX15 3JD	Drainage - object of Traffic school.
7 MARK GUNDERER 1081 / 4882	Bridgfe mews, Culmstock EX15 3JS	Capacity sewerage, in sewer not working + 1st second to be done
8 Tristan Gidding 1082 / 4883	L THE STAND CULMSTOCK EX15 3JH	No. LEG HAVE SMALL LOCAL DEVELOP.
9 Kim Howson 1083 / 4884	L THE STAND CULMSTOCK EX15 3JH	
10 Sarah Hanson 1084 / 4885	9 Blackwaters rd culmstock EX15 3HF	I object as houses would not be in range with the rest of the village

Name	Address	Objection/Agreement
11 Angela Burtonwood 1067 / 4868	Churchville The Clore EX15 3JR	Object
12 Matthew Harris 678 / 4526 1068 / 4869	Hunters way 9 Hunters way Culmstock. EX15 3HS 2 Tine adweale Street EX15 3SS	Object? object.
13 J. E. Myers. 713 / 4557	caven cottage, The clore Culmstock. EX15 3SR	Object.
14 Swane Linbert 1064 / 4870	Hegghelds. EX15 3HL	Object
15 Jill & Murray 1070 / 4921	Silver Street, Culmstock EX15 3SE	Object
16 Colin Shaw 1071 / 4872	Hegghelds EX15 3HL	Object
17 Robin Shaw 1072 / 4873	Benswayne cottage EX15 3HW	object
18 Nicola Pike 1074 / 4875	Collets, The clore, Culmstock EX15 3SR	object
19 J. E. SETHRELL 1074 / 4874	Wardons Lane, Silver St. EX15 3SE	OBJECT.
20 R. THOMAS. 1075 / 4876	1 Poley Cross Culmstock EX15 3HA	objection to too much growth of small villages or streets of infrastructure
21 L. RAWLZ 1076 / 4877	Township Cottage, Culmstock EX15 3SQ	OBJECT
22 Adam Mansfield 1077 / 4878	Cadbury Cottage, Culmstock EX15 3TD	Traffic / obj doctors / for ill cant cope
23 Amy Willis 1077 / 4879		

Please specify your objection or if won't count!

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 Stamford 1066 / 4861	1 Tyne Barn Cottages, Culmstock, Devon EX15 3HH	Object to market buying infrastructure
2 Emma Bass 496 / 4399	Thornbank Farm, Fore Street, Culmstock EX15 3JD	Object to Market housing.
3 Timothy Brown 1061 / 4862	THE OLD MILLS, EX15	OBJECT
4 Julie Warr 1062 / 4863	THE STONES, CULMSTOCK EX15 3J5	OBJECT TO MARKET HOUSING WITHOUT PROKS INFRASTRUCTURE
5 Jennifer Day 1063 / 4864	2 Huntley Hill Culmstock EX15 3HH	OBJECT
6 Antoinette Hayduk 1064 / 4865	5 The Strand Culmstock, EX15 3HH	Object to market housing
7 F 1065 / 4866	Bridge Farm, THE SPREAD, CULMSTOCK EX15 3J5	OBJECT
8 Geoffy Bass 681 / 4529	CADDISBY HOUSE FORE STREET EX15 3JD.	Object to extension of settlement limit
9 Christina Fox 1066 / 4867	Wardens Barn, Silver St. EX15 3JE	OBJECT