



# Bradninch Town Council

The Guildhall Bradninch Exeter Devon

Clerk: Ms Annette Moore 57 Townlands Bradninch Devon EX5 4QY  
www.bradninch-tc.gov.uk

1 October 2015

NW Cullompton Masterplanning Consultation  
Forward Planning  
MDDC.  
Phoenix House  
Phoenix Lane  
Tiverton  
EX16 6PP



Dear Sirs

## Consultation on NW Cullompton Masterplan

Following a recent request from MDDC regarding the above, Bradninch Town Council have circulated a hard copy of the Plan to Members and certain Members have attended the exhibition. Council discussed the Plan at a meeting on Tuesday 29<sup>th</sup> September and make the following comments:-

- Before any further development takes place in Cullompton it is considered crucial to construct a relief road to avoid further congestion within the town.
- Junction 28 should be upgraded prior to any further development of the town. Currently traffic exiting at this junction is regularly backed up down the slip roads at both sides of the motorway during peak times.
- There are regular delays in the centre of Cullompton at peak times which should be addressed before additional traffic is encouraged into the town centre.
- Council are concerned that a primary school is proposed along one of the main roads and feel that this will result in obvious dangers for the children.
- Concerns with the proposed number of community buildings as it is felt that Cullompton already have a significant number of community buildings.
- Bradninch Town Council strongly support the Health Garden which will complement the Integrated Centre for Health and provide a valuable resource for the local community, particularly as the town is set to expand so significantly.

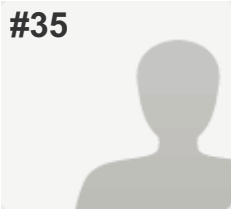
In addition to the above Bradninch Town Council have also completed your on-line questionnaire.

We look forward to receiving information and updates regarding the Plan in due course.

Yours sincerely

A M Moore (Clerk)  
for Bradninch Town Council

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**COMPLETE**

**Collector:** Web Link 1 (Web Link)

**Started:** Thursday, October 01, 2015 11:23:47 AM

**Last Modified:** Thursday, October 01, 2015 11:40:23 AM

**Time Spent:** 00:16:35

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**Q1: 1. The proposed masterplan document sets out a series of guiding principles which should be followed in drawing up detailed planning applications. These guiding principles are set out in pages 34-39 of the draft masterplan and relate to urban design, movement and transport, landscape, open space and recreation, socially equitable, economy and employment, energy and resource efficiency and character. Do you agree with the proposed guiding principles as set out?**

Yes

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**Q2: 2. The proposed masterplan envisages 1100 houses, 10,000 sq metres employment floorspace, a primary school, community centre, local centre, at least 5 gypsy and travellers pitches and more than 28 hectares of green infrastructure including sports pitches, equipped play areas and allotments.**

Yes/No

**Do you agree with the proposed uses?**

Yes

**Do you agree with the location of the proposed uses as set out in the framework plan on page 43 of the draft document?**

Yes

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**Q3: 3. The Council must ensure that infrastructure is provided in a timely manner alongside the development, without making the development unviable. Of the infrastructure that the development is expected to provide, the masterplan looks to prioritise the delivery of the primary school site and the new road that will link Willand Road with Tiverton Road. Do you agree with the prioritisation of the primary school and the road?**

Yes,

If you disagree, what infrastructure do you see as being the most critical to provide in connection with the development?

Agree but concerns and reservations over the proximity of school to road for safety reasons.

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**Q4: 4. In order to reduce the time taken to build the road linking Willand Road with Tiverton Road it is proposed to construct it from both ends at the same time and then join these ends together. This will require the formation of a temporary vehicular access from St George's View which would be closed to traffic when the through road opens.**

	Yes/No
Do you agree with the proposed way of constructing the road from both ends at the same time?	Yes
Do you agree with the opening of a temporary vehicular access from St George's View?	Yes

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**Q5: 5. The proposed masterplan sets out on page 71 trigger points for when infrastructure is expected to be delivered. Do you agree with the trigger points suggested in the draft masterplan for the following key areas?**

	Yes/No
Access and transport	No
Education	Yes
Community building	No
Employment	Yes
Local centre	
Green infrastructure	Yes
Gypsy and traveller pitches	Yes

Do you have any comments about infrastructure delivery?

There are current traffic problems and issues in Cullompton which must be resolved PRIOR to the commencement of any further development. There are current issues at the M5 Jct 28 involving traffic backing up down the slip roads at busy times which should be addressed and resolved PRIOR to commencement of any further developments in Cullompton. Community Building: There are a good number of existing community buildings in Cullompton and additional ones are not considered a priority. Cullompton already has a local centre.

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**Q6: 6. The proposed masterplan at pages 64-67 identifies that the development is expected to come forward in 2 phases. Do you agree with the proposed phasing?**

*Respondent skipped this question*

**Q7: 7. Do you have any other comments about the draft masterplan?**

*Respondent skipped this question*

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<b>Q8: Are you:</b>	A statutory consultee (e.g. Town Council, Environment Agency)
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<b>Q9: Members of the public only, do you live:</b>	<i>Respondent skipped this question</i>
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<b>Q10: NOTE: RESPONSES CANNOT BE REGISTERED WITHOUT A NAME AND ADDRESSName</b>	Bradninch Town Council
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**Q11: Please provide your postal address**

House No.	57 Townlands
Address 1	Bradninch
Town	Exeter
Postcode	EX5 4QY

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