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Northwest Cullompton Urban Extension Stage 2 Masterplanning Consultation

Completing this questionnaire is one way for you to get involved in the masterplanning of the urban extension at northwest Cullompton. The land is allocated in Mid Devon District Council's Development Plan for mixed housing and employment development, as well as green infrastructure and community facilities.

Before completing this questionnaire, please ensure you read the consultation documents available at <https://new.middevon.gov.uk/planning-policy/masterplanning/northwest-cullompton/>, at the Council's office (Phoenix House Reception), Cullompton Town Hall or the Hayridge Library In Cullompton and submit your response by 1st October 2015.

Written responses to the consultation can be made by completing the online survey, emailing planningconsultations@middevon.gov.uk or posted/delivered to NW Cullompton Masterplanning Consultation, Forward Planning, Mid Devon District Council, Phoenix House, Tiverton EX16 6PP.

Thank you for your time.



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

No

Do you have any comments about the guiding principles?

The Guiding Principles have all ~~the~~ of the correct buzz words and ideas but fails to say how the council will make the developers keep to these principles. Mid Devon council does not have a good reputation on getting developers to design and build to the wishes of the town.

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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?

W/C

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

NO

Do you have any comments on the different uses, their amount or location? Are there any other uses that you would like to see and if so, why?

The school is not in a central location to the town, only to the new development. The school is also positioned with a Devon green lane with a species rich hedgerows going right through the centre of this development which breaches the guiding principles.

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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

No

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

With Persimmon homes pre-tax profits for the first six months of 2015 being £272.8 million they can build a road and school before building a single house.

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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?

NO

Do you agree with the opening of a temporary vehicular access from St George's View?

NO

Do you have any comments about the delivery or construction of the road?

The Road will take the same time to build no matter which end you start from. Remember what happen with millennium way you can not trust large developers. If you start building from the Tiverton Road end how will the construction traffic get there! The Town centre is congested.

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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	<input type="checkbox"/>
Education	<input type="checkbox"/>
Community building	<input type="checkbox"/>
Employment	<input type="checkbox"/>
Local centre	<input type="checkbox"/>
Green infrastructure	<input type="checkbox"/>
Gypsy and traveller pitches	<input type="checkbox"/>

Do you have any comments about infrastructure delivery?

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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?

Yes

No

Do you have any comments on the phases set out in the document?

Allow so many houses to be built before the building of the Ingonstracter is stupid.

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

where is the southern by Pass. The Town centre is choked with traffic.

locating a sports field on the top of a hill will make playing sports harder when it's wet & windy.

Images in masterplan are misleading

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Are you:

- A statutory consultee (e.g. Town Council, Environment Agency)
- A community or special interest group
- A member of the public
- Other (please specify)

Members of the public only, do you live:

- Within or immediately adjacent to the boundary of the allocated site
- Elsewhere in Cullompton
- Elsewhere in Mid Devon
- Outside Mid Devon

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

Name

MR D. WRIGHT

* Please provide your postal address

House No.

42

Address 1

Higher Street

Address 2

Town

Cullompton

Postcode

EX15 1AJ

Thank you for taking part