

30 St George's View

Cullompton

Devon

EX15 1BA

14 September 2015



Dear Sirs

**CULLOMPTON NORTH WEST DEVELOPMENT PLAN – ST GEORGE'S VIEW**

My house, number 30, is the last house on the right side, under the oak trees, and I will probably be the one most affected by the development in the adjoining land.

It was accepted as inevitable that at some point the open farmland surrounding the estate would be built on. What was not thought inevitable – or even likely – was that a quiet, residential road, serving a small estate, would be used as an access road for heavy construction vehicles and all the traffic associated with the building of a new estate. Nor was it thought that the three ancient oak trees at the end of the cul de sac, which are such a landmark feature of the estate, would be wantonly destroyed in the process. It is apparently also envisaged that the road will serve as access for the residents the forty new houses to be built and all the extra traffic associated with visitors and deliveries.

Most of the residents of this estate have lived all, or the greater part of their lives, in Cullompton. Houses in St George's View do not change hands often; many people living here are now retired, and spend the majority of their time in their homes and gardens. These people are faced with the instant devaluation of their property, now that these plans have been released, and three years of noise and traffic chaos, with no offer of compensation.

The name of your department at Mid Devon District Council is 'Forward Planning and Conservation', but this would seem to be a misnomer, in that you seem intent on destruction rather than conservation.

I feel that the residents of St George's View have been shabbily betrayed, by both Mid Devon District Council and Cullompton Town Council. Their 'greed for gold' in the form of financial incentives from the developers such as the provision of a link road, land for a new school and traffic calming measures, have led them to ignore their duty to conserve the quality of life of ordinary townspeople.

Yours faithfully

Penelope Thurston

Cc: Cullompton Town Council; Culm Valley Gazette



# **CULLOMPTON NORTH WEST DEVELOPMENT PLAN**

## **Areas of concern**

### **ISSUES AFFECTING ST GEORGE'S VIEW**

- Maximum number of houses on the new estate that would be accessed via St George's View before the temporary vehicle access was closed
- Route from motorway that would be taken by construction vehicles
- Provision of improvements at entrance/exit onto Willand Road
- Hours and days of working for construction traffic
- One way system for construction vehicles on St George's View
- Speed restrictions on St George's View
- St George's View to be washed clean by contractors on a regular basis
- Use of covered lorries to mitigate dust pollution
- Contractors' vehicles and workers' vehicles parking in St George's View
- Necessity of reversing up steep drives into path of oncoming construction traffic
- Parking provision for residents if restrictions are put in place
- Residents of the new estate using St George's View for parking once the temporary vehicle access ends
- Improvement in drainage needed both on road itself and stream passing under B3181
- Provision of gas/water/ electricity/drains for new estate by digging up St George's View



### **ISSUES AFFECTING MY HOUSE**

- Layout/configuration of the new estate in relation to my house
- Height of houses to be built
- Devaluation of my property
- Damage to my property when oak trees are being felled
- Risk of subsidence after oak trees are removed
- Legal agreement that access is only temporary and penalties to be imposed if timeframe is exceeded
- The nature of the boundaries around the new estate which would adjoin my property

### **ISSUES AFFECTING THE OAK TREES**

- Loss of visual amenity
- Loss of trees as a windbreak
- Loss of oak trees as an ecosystem
- Loss of trees' role in reduction of CO<sup>2</sup> in atmosphere
- Loss of trees' role in reduction in erosion
- Possible loss of habitat for protected species; bats always seen flying around my house at dawn and dusk in Summer months.

### **OTHER ECOLOGICAL CONCERNS**

- Present overgrown hedgerows on new estate land used as a wildlife corridor –lost if hedges were trimmed
- Water meadows used as wintering grounds for Jack Snipe and Little Egrets







## 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](mailto: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?



**Northwest Cullompton Urban Extension Stage 2 Masterplanning Consultation**

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?

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

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?

## Northwest Cullompton Urban Extension Stage 2 Masterplanning Consultation

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?

## Northwest Cullompton Urban Extension Stage 2 Masterplanning Consultation

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?

NO

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

*See attached letter + notes about the opening of a temporary vehicular access from St George's View.*

## Northwest Culloompton Urban Extension Stage 2 Masterplanning Consultation

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	YES
Education	YES
Community building	YES
Employment	YES
Local centre	YES
Green infrastructure	YES
Gypsy and traveller pitches	YES

Do you have any comments about Infrastructure delivery?

## Northwest Cullompton Urban Extension Stage 2 Masterplanning Consultation

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?

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

*I am completely in accord with the draft masterplan, except for St George's View being used to access the site. Cullompton desperately needs a link road to free those residents trapped on the western side of the town by the closure of Tiverton Road. However, the infrastructure should be put in place before the building begins.*

## Northwest Cullompton Urban Extension Stage 2 Masterplanning Consultation

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

PENELOPE THURSTON

\* Please provide your postal address

House No.

30

Address 1

ST GEORGE'S VIEW

Address 2

Town

CULLOMPTON

Postcode

EX15 1BA

Thank you for taking part