

Ack 1796

---

**From:** David Jenner  
**Sent:** 01 October 2015 21:17  
**To:** DPD  
**Cc:** David Jenner  
**Subject:** Re: Response to masterplan Consultation form Rull Hamlet Association  
**Attachments:** Planning response Sept 2015 Final 2.pdf; ATT00001.txt  
**Importance:** High

Dear MDDc

sorry i miss down of our households off my response

Please accept this version in your consultation response in place of the one submitted 2035 tonight

best wishes

Dr David Jenner

On 1 Oct 2015, at 20:36, David Jenner wrote:



# **Response to Consultation on NorthWest Cullompton Masterplan from Rull Hamlet Association.**

## **Introduction.**

The Rull Hamlet Association is a local community group representing the 19 residents of the following 8 properties

Little Rull

Springtime

West Barn

1,2,3, Lawrence Court

The Mill

Rull House

The residents of this community group do require that due consideration is given to the number of respondents covered in this submission when analysis of consultation responses is made as this has not been apparent in previous consultations on the local plan review.

There are 19 people and eight households represented here and we would like reassurance that this has been taken into consideration.

These responses build on our previous response to the Local Plan Review and do not negate our previous comments about the wisdom of development to the North West of Cullompton previously submitted and should not be taken as support for this development over the alternative Eastern Cullompton extension. This we still view as the preferred solution for building the necessary infrastructure to build Cullompton into a vibrant, safe and prosperous market

town and in particular delivering the Eastern Relief Road which the town desperately needs (and which the North West Cullompton extension does not deliver).

The natural sloping Devon landscape and views we now enjoy from our rural hamlet, including several large mature oak trees on the skyline immediately North of Rull hamlet (which are home to raptors and ravens), will be lost by the building of new school buildings and housing. It is quite reprehensible and really will be a blot on the landscape and skyline to the West of Cullompton.

We all chose quite deliberately to live in the countryside in the small hamlet of Rull surrounded by fields and nature - if we had wanted to live in a housing estate then we would have done so at the time. We do not wish to be now surrounded by high density housing which will destroy this part of Devon forever, and cannot understand the logic of building here in green fields when a part brown field site readily exists on the other side of the motorway which would involve far less environmental impact and is easier to develop.

However we do wish to make specific responses relevant to this proposed masterplan which we do below.

## **Specific Responses:**

### **1) Rull Lane Access Points**

There is a degree of uncertainty about footpaths and roads planned to cross the existing Rull Lane with these being marked on the masterplan as being tertiary access points. However the promoter James Turner states that these are

designed only to be for pedestrian and bicycle access whereas Mr Dean Titchener of MDDC states these would be for vehicular access.

Quite simply Rull lane is not suitable for receiving crossing traffic due to its narrow width bordered by old Devon bank hedgerows and with the South side of the road being elevated above the road bed by heights of up to several metres in places.

This road represents the historical and key access to the hamlet of Rull as well as several farms and businesses along Rull lane including the entertainment venue “The Corn Barn”. There is insufficient width for two cars to pass and there is simply not enough space for sufficient visibility splays for safe vehicular access from junctions.

In earlier consultations it was stated that the historical nature of Rull lane would be preserved such that the link road between Willand Road and Tiverton Road would originate from Willand Road itself.

We also have considerable concern that any tertiary vehicular access onto Rull Lane would in effect create North to South “rat runs” for traffic especially with access to the planned school and this would represent significant environmental and safety issues .

**Any access onto Rull Lane should be for pedestrian and bicycle access only and this should remain the main access to the Rull Hamlet**

**2) Field Immediately West of Little Rull and North East of Rull Lane.**

We are pleased to see that this field is now returned in this masterplan to green infrastructure as it has always been

previously represented in the adopted plan. MDDC have written representations from the owner Mr Dennis Emmett (as documented in the response to previous consultations) that this field is not available for development and therefore it should remain as green infrastructure.

Furthermore it should now be removed from the Local Plan review as an option for future development as it is still identified on page 73 of the document in the Option B framework plan along with the land to its north.

This field should be removed from the Option B framework plan and the local plan review, as quite simply it is unavailable for the residential development for which it is being proposed.

### **3) Planned Residential Development Immediately South of Rull lane**

The masterplan identifies a string of residential development immediately South of Rull lane and North of the proposed allotments and school development which we feel is inappropriate and inconsistent with the remainder of the masterplan.

This string of houses extending from the point at which Rull Lane turns to the North and to the junction of the private access road to the Rull Hamlet effectively break the continuity of the “green lung” that extends over the summit of Rull Hill to the school and community facilities on the South slopes of Rull Hill. We believe this development should be removed and replaced with further community orchards and allotments with the residential development allocated elsewhere. This development also compromises the rural setting of the historical listed building Little Rull sited to the North East.

#### **4) Footpath to North of Rull Hamlet**

A farm lane which is not a public right of way currently runs alongside the top side of the residence called Spring Time and then travels West to form a junction with Rull lane.

The masterplan appears to show a foot path to be routed from the Hilltop Park North of Rull Hamlet along this private lane to Rull Lane.

This is totally unacceptable. An inspection of the site would clearly show that this would allow pedestrians to be able to look straight into this house which is set much lower than the planned path.

This has caused the current resident significant stress and upset as she was told at the consultation that this was an existing footpath (which it is not) and she would have no choice.

We would seek re-assurance that this footpath will be removed from the plan in its current form and be routed further to the North or be adequately screened from the property Springtime.

We are also unaware that any permission has been obtained from the owner of this private lane prior to its inclusion in the masterplan as a footpath, as was the case with the field mentioned previously. If no such permission is present then it should be removed from the masterplan.

#### **4)Watercourses involving our properties and Access Lane**

In several areas of the documents there is reference to risk of flooding in the area and we would wish to draw your attention to a watercourse that runs down the West side of the private part of the lane that approaches Rull Hamlet and then drains to the East via a culvert underneath that road and under the garden of Little Rull to join a waterway that eventually drains down under Rull lane at it's junction with Willand Road.

It would appear that this has not been taken into account in any of the planning and it will need to be ensured that no extra run off that may compromise the limited capacity of this watercourse occurs during any development or building works.

There is also another watercourse running East of the wood which is in the North East boundary of the Rull House land ownership which will require similar consideration and definition of responsibility to maintain this in future.

#### **5) Rull Lane Flooding Risk**

The road surface and water drainage on the existing Rull Lane is currently significantly inadequate to cope with run off from the fields to its South and West. The road is breaking up and is regularly flooded with this extending onto Willand Road and it will be vital that any building work as planned will ensure that run off is diverted from Rull Lane and adequately drained elsewhere.

## **6) Development on Hill North of Rull Hamlet**

We support the concept of a hilltop park here to maintain the skyline and preservation of ancient trees on this site.

However the distribution of residential development in the masterplan appears to still invade the skyline at this point and this needs detailed review of housing type to ensure the skyline is not compromised by development. We feel the boundaries of the hilltop park should be extended and any residential development approximate to the park should be of lower profile (e.g. bungalows) to avoid compromising the skyline.

7) We would also like to mention the appalling treatment for St George's View/Well residents who will have 'temporary' construction traffic to cope with for at least ten years along a road designed only to serve a small residential cul de sac . Although not directly impacting on our properties we do feel this is an unsatisfactory access route for heavy construction traffic which should be routed along the new road as it is built from Willand Road to the South West.

Finally we would like to reiterate our desire to be given the opportunity of making representations to the examiner when the appropriate moment arises .

Dr David Jenner and family  
(acting chair of Rull Hamlet Association)  
Mr Stuart King and family  
Ms Dorothy Batchelor  
Ms Elizabeth Bullivant  
Ms Anne Gunther  
Mr R Wood and family



Mr Marc Glitsoff and family

Mr and Mrs J Watson