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From: Jenny Clifford
Sent: 29 September 2015 16:25
To: DPD
Subject: FW: NW Urban Extension
Attachments: Cullompton NW Urban Extension consultation response.odt; ATT00001.htm

From: Rosemary Berry
Sent: 29 September 2015 15:03
To: Jenny Clifford
Subject: Fwd: NW Urban Extension



Dear Jenny

Attached is my response to the Cullompton NW Urban Extension Consultation.

Cullompton North West Urban Extension Stage 2 Masterplanning Consultation.

Response from:

Rosemary Berry
Mid Devon District Councillor for Cullompton Outer
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Before responding to this consultation I have to qualify anything which follows with the proviso there should be no further development in Cullompton before the Eastern Relief Road is provided to relieve congestion, significant improvements to Junction 28 and a pedestrian bridge across the M5 This represents the overwhelming concerns of my constituents.

Considerable development has already taken place without commensurate improvement to the infrastructure, regular traffic congestion in the town centre and around the M5 junction has become intolerable for those living in Cullompton and the surrounding area.

This has had significant impact on the quality of life and air for the town centre and is exacerbated by the closure of Tiverton Road due to Manor House Hotel repairs, or at other times in the event of closure of the M5 north or south.

Without an urgent solution to traffic congestion there is significant risk that Cullompton will merely become an even more run down, dormitory town with no historic shopping centre, populated with charity shops, betting shops, hairdressers and takeaways plus empty properties.

This would be detrimental to quality of life for those who might live in the proposed housing, and given the investment already made to other town centre infrastructure by MDCC and DCC would be a huge waste of resources.

1. I agree with the guiding principles as long as they are followed in practise. It is easy to write positive messages, however it is essential that these objectives are actually delivered. I make the following suggestions:

- **Section 1.2: the areas of land set aside for youth, children and other community uses appears to be only 1.0ha.** Given the increased numbers of homes proposed this should be increased and supporting infrastructure must be adequate.
- **Section 4.1 – Community Facilities - there is no mention of provision of a Community Health Garden of .5 acres next to College Surgery, Culm Valley Centre for Integrated Health, as envisaged in the original plan.** This is a forward thinking, innovative project with enormous potential to provide health benefits for the community and is the way of the future for health care. The benefits are as follows:

a) Most importantly the health garden has huge potential to prevent future ill health. Also to aid recovery and rehabilitation, aid those suffering from stress, depression, bereavement, alzheimer's disease, even provide palliative effect in those facing terminal conditions.

b) Working in the garden would provide health benefits for those with depression, obesity and related ill health. There is evidence to support the benefits of 'green exercise'. It would also educate and inform and has potential to promote skills and lead to qualifications.

c) Produce grown would be used in cookery demonstrations to pass on cookery skills, educate and inform regarding nutrition, the role of healthy eating in preventing ill health, and dietary therapy. This would be linked with advice from a Health Facilitator.

d) Excellent results, have already been achieved using produce from small scale raised beds in the Surgery car park. Thirty per cent of diabetic and pre-diabetic patients have been cured and others improved. With larger space very much more could be achieved.

e) it would be a very poor legacy for Cullompton if this 'once in a life time' opportunity was missed. It is an opportunity to lead the way and most importantly improve the quality of life and health for the whole community for the future.

f) College Surgery is a centre of excellence, with a teaching facility nationally and internationally renown for its valuable, innovative work; also recognised by the Ministry of Health and by the Prince of Wales, who initially opened the Centre.

g) this project has the potential to attract other initiatives which would be beneficial to the area.

h) Ever increasing demands on the NHS are unsustainable and this initiative represents the future. Preventing and treating ill health holistically is likely to be vital for the future and in the best long term interest of patients.

Section 4.5 please add provision of the Community Health Garden to this list to be included in phase 1 so that ground work can progress immediately.

Section 5.3 - Provision of a health garden will take a great deal of preparation, and growing projects need time to establish. Early delivery would ensure that it is well established by the time the Development is finished and all additional residents are in homes, so that benefits are on stream as the population escalates.

Planning constraints - The area of land in question on the south side of College Surgery is overlooked by a residential home with a window on that side. If built on, their privacy will be compromised, and may not even be permissible, hence it would be logical to designate this as a green area or gift it to the surgery. The Surgery would be willing to rent or take full responsibility for all future maintenance

- **Car Parking** – Each home should have at least two car parking spaces on site in order to minimise on street parking. Many residents will need to commute and the local bus service will not service all their needs; in addition many house holds now accommodate young, working, adult children who need their own cars to get to employment.

- **Section 1.3 para 3 - Traffic Calming** – measures for traffic calming should not be such that it makes normal flow impractical should there be kerbside parking. Road width in residential areas should be adequate for large vehicles making deliveries of large household items and for removal vans.

- **Link Road through the development** – is welcomed as is the plan for early delivery. However it is unlikely to negate the huge problem of congestion in the town centre and accessing the M5 junction via Millenium Way at peak periods without significant improvement to Junction 28.

- It should be at least 7.5m wide to accommodate large vehicles, allow them to pass, and should include provision for commercial vehicles.

- If houses are built 'on the road' the road needs to be wider than if they are set back. The Kingfisher Way extension, is woefully inadequate, almost impassible when cars are

parked by the kerb and has inhibited the progress of Emergency Services. Even without kerbside parking it is just not wide enough. The design is totally unsuitable for the purpose. Please ensure a similar mistake is not made.

- **Through Traffic** - Whilst it is desirable to direct through traffic away from the Town centre, it should be clearly signed a) so that the Town centre remains the central hub, and b) in order to avoid those wishing to visit being directed away from the centre resulting in even less business for traders.

2. I agree in principle with the location of the designated areas. The following concerns have been raised:

Re 4.1: Provision for a Gypsy site – the area chosen would appear to be in the best location with easy access to major roads. However, there are concerns it should not just become a dumping ground for people, and that it should be well designed for the purpose intended.

