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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 new link road to service this development should be ^{constructed from} each end to progress in line with the construction of the site and not interfere with St. George View.

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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?

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

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?

New medical facilities should be provisioned as the existing centre is already very busy.

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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?

YES + NO!

How can the school priority be met if the link road is not in place first?

The access via St. Georges View cannot cope with the proposed traffic, so the link road must be the priority.

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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?

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?

The "temporary" access through St. Georges View for construction traffic and up to 500 dwellings in Phase 1 is very unsuitable. St. Georges View is a small residential road of limited width. Surely if the link road between Willand Road and Tiverton Road is created as dwellings are built from each end, access for all vehicles involved in the construction will be easier. Page 68 suggests that this is feasible and so would not affect St Georges View or the oak trees under threat of felling.

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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 checked="" type="checkbox"/> NO
Education	<input checked="" type="checkbox"/> YES
Community building	<input checked="" type="checkbox"/> YES
Employment	<input checked="" type="checkbox"/> YES
Local centre	<input checked="" type="checkbox"/> YES
Green Infrastructure	<input checked="" type="checkbox"/> YES
Gypsy and traveller pitches	<input checked="" type="checkbox"/> YES

Do you have any comments about infrastructure delivery?

The trigger points are vague as they refer to stage progress and not time scales.

What penalties are provisioned for if, say, the closure of St. Georges View extends beyond the suggested 2 1/2 years? ref. PAGE 70

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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?

I agree with the planned phasing apart from the "temporary" closure of St. Georges View which will unnecessarily disrupt the residents' lives -

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

when completed, the development will be beneficial to Cullompton, but consideration must be given to those in St. Georges View, Willand Road + close areas who will be affected for several years by construction traffic.

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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

* Please provide your postal address

House No.

Address 1

Address 2

Town

Postcode

Thank you for taking part