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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 for the development should be the first construction to assist with its building. The intention to use St. George's View initially and not within a definite time is unreasonable.

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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?

Are our local medical facilities large enough to cope with the number of people who will live in this new area?

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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?

The priority of the road construction is the greatest. The safety of school children is also very important, however the safety of the inhabitants of St. George's View does not get mentioned. Many are past the age of working and the lack of safety and have a definite right to be taken into greater consideration than is now taken into the use of this thoroughfare.

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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?



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



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

Access through St. George's View for construction vehicles is unreasonable. There is no way the road can be widened, and there is no property ownership which can limit the number of cars belonging to each property. Why should inhabitants have to park "elsewhere" - particularly the elderly? Selling one's property will be of a lower value due to the construction traffic and road condition being poorer. Also the oak tree being removed from the access to the development is a permanent removal which is not acceptable to most of the St. George's residents.

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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"/> No <input checked="" type="checkbox"/>
Education	<input checked="" type="checkbox"/> Yes <input type="checkbox"/>
Community building	<input checked="" type="checkbox"/> Yes <input type="checkbox"/>
Employment	<input checked="" type="checkbox"/> Yes <input type="checkbox"/>
Local centre	<input checked="" type="checkbox"/> Yes <input type="checkbox"/>
Green infrastructure	<input checked="" type="checkbox"/> Yes <input type="checkbox"/>
Gypsy and traveller pitches	<input checked="" type="checkbox"/> Yes <input type="checkbox"/>

Do you have any comments about infrastructure delivery?

Time stage appears to be vague in most of these matters
Is there a financial "gift" to the inhabitants of St. George's View if 2 1/2 years open to traffic?

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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?

The "temporary" opening of St. George's View is the only moveable event on the phasing construction which is unreasonable to those who live here. It will disrupt the lives of many inhabitants.

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

I have nothing against enlarging the number of inhabitants in Cullompton. It is the method of making construction of this area that is needing caring for those of us who are already here.

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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