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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](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?

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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?

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?

I Don't really understand that some play areas could be closed and yet the new development are going to have some!

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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?

Georges View is a lovely quiet "Dead end Road".  
here children can play safely.

The lovely tree that I believe is 60 years old has a preservation order on - appears this doesn't mean anything pay the fine and chop it down.

③ Obviously there is the safety factor with construction vehicles going up and down. Is the road strong enough to take the weight. The entrance and exit onto the main road can be tricky. It has also been mentioned that there could be parking restrictions on St Georges View so you not be able to park outside your own home or visitors. When the houses are completed you will have removal lorries going up and down. I understand that in Phase 1 40 homes will be built so there could be more than 40 cars going up and down. It could become very dangerous reversing up steep ditches.

④ I understand vehicular access could be for 3 years and feel compensation should be paid to home owners if any longer. Also the value of houses could be affected in St Georges View as one house was sold subject to contract and the purchasers pulled out because of the temporary access. How many other homes could be affected!

⑤ At a recent meeting I was told that Mid Devon Council would only allow 100 homes to have access to Twerton Road because of the junction. Surely complete the junction now for when the Link Road is complete and then there would no need to open up at the end of St Georges View. Developers could get access from Twerton Rd. I suppose someone will say if all comes down to money. Never mind people's feelings.

⑥ At the same meeting I looked about utilities (Gas/Electric/Water etc) and was told they didn't know where these would come from 'not their departments. Surely someone knows where it will come from.

⑦ I thought the idea of a Link Road was that it went around a town! Swallow way to ~~be~~ me does not seem wide enough but was told Highways may paint yellow lines. Do the residents know this?

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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?

- Many concerns. Please see attached
- ① Quiet Cut D Sac
  - ② Safety
  - ③ Preservation order on tree
  - ④ ~~Comp~~ Compensation - Developers never seem to finish on time
  - ⑤ Junction at Tiverton Road
  - ⑥ Utilities

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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	YES
Education	YES
Community building	NO
Employment	YES
Local centre	NO
Green infrastructure	YES
Gypsy and traveller pitches	NO

Do you have any comments about infrastructure delivery?



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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?

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

## 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

Mrs. R. BAILEY

\* Please provide your postal address

House No.

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Address 1

ST GEORGES VIEW

Address 2

Town

CULLOMPTON

Postcode

EX15 1BA

Thank you for taking part