

18 St Georges View
Cullompton
Devon
EX15 1BA

6131

NW Cullompton Masterplanning Consultation
Forward Planning
Mid Devon District Council
Phoenix House
Tiverton
EX15 1BA



28th September 2015

Dear Sir/Madam

Re: Masterplan of NW Cullompton urban extension and proposed use of St Georges View as temporary access road to new development

As a resident of St Georges View I am deeply upset that a preservation order on a substantial 100 year old oak tree is to be removed when it suits a local authority or developer within the blink of an eye.

Within the plan of the new development it states it will have environmentally friendly areas of recreation and tree areas. This is an enormous contradiction upsetting wildlife and humans alike. This is clearly the cheapest access option with absolutely no consideration given to a Plan B. When Tiverton Road would avoid major disruption to St Georges View residents for three years and therefore giving more environmentally and safer access to the site. Our road is 4.9 metres wide therefore not suitable for construction traffic of any description within a mostly retired residential cul-de-sac location which includes myself. Devaluation of our properties is inevitable and already a property sold subject to contract has been withdrawn as the proposed purchasers didn't want their family to live on or near a construction site access road. Entering or leaving St Georges View at present is dangerous enough, the B3181 in either direction gives very limited visibility screen. In particular this is exaggerated by the residents of Hillside Crescent who park on the left hand side of this road and numerous cars and vans of Willand Road residents who have allocated spaces or garage parking of their own causing additional safety problems. Therefore if 1100 houses are built and each has a minimum of two cars per family, more likely to be three or even four as young people prefer to drive everywhere, how will the B3181 cope.

Therefore how will our already overstretched local health centre and dentists manage with this influx. Personally I have a medical condition and the earliest I can get a referral date for a specialist is the end of November, after seeing my GP at the end of August.

The proposed primary school will cause a knock on effect for the already full local senior schools. That's an additional 2200 children (assuming everyone has 2 children), clearly this is another aspect not properly thought through.

Provided all these dwellings are sold, rented, leased or whatever where are the job vacancies appearing from. Obviously local employment cannot sustain this.

Even worse if all new residents decided to shop locally and provided the road infrastructure isn't blocked solid the residents of St Georges View will be further penalised attempting to enter or exit their cul-de-sac.

At present just one vehicle parking in Fore Street Cullompton can cause major M5 tailbacks, I dread to imagine 1100 to 2200 minimum extra vehicles adding to this. The entry and exit access to St Georges View is one of many issues causing concern.

Our cul-de-sac is NOT SUITABLE FOR WHAT IS PROPOSED.

Yours faithfully

Mr Malcolm Davies

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?

Transportation (HGV's) delivery times, construction site employees vehicles, restricted access to private properties, disruption to home owners when ??? upgrading sewers etc etc etc, week-end working restrictions??

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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.

Do you agree with the proposed uses?

Yes/No



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?

How on forth can Cullompton sustain the influx of people, cars, health centres, parking, industrial development vehicles employees/delivery vehicles, how are the "tax payers" going to be punished for the rubbish/and abuse of privileges for traveller/gypsy pitches re:- we pay council tax for services how will it be monitored and subsequent penalties be collected?????.

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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 building of a new primary school seems required simply because of the influx of yet more people/children in an already 'flooded' (iii) / even 'flooded' location with local facilities already at breaking point.

School - yes } reluctantly
Road - yes }

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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.

Do you agree with the proposed way of constructing the road from both ends at the same time?

Yes/No

100%

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

NO 100%

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

Cheapest option to commence via a preserved tree on a quiet cul-de-sac location.
 No plan 'B' to commence road via Tiverton Road to avoid any disruption to a cul-de-sac.
 Noise/dirt/restricted parking/contractor parking/a short cut for x 3 yrs for new home owners which will probably stay open longer and increase parking issues and danger and quality of life.
 Disruption to residents with day to day access
 Compensation for any breaches of regulations ???
 Road unable to sustain heavy lorries as 4' 9 inches

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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"/> Y <input checked="" type="checkbox"/> N
Education	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
Community building	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
Employment	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
Local centre	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
Green infrastructure	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
Gypsy and traveller pitches	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N

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?

NO PLAN ^ B' !!!
To Avoid disruption
St Georges New. Use Tweats
Road

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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)

Resident of St Georges View

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

M. L. DAVIES

* Please provide your postal address

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Address 1	St Georges View
Address 2	Cullompton
Town	Devon
Postcode	EX15 1BA

Thank you for taking part