



6, St. Georges View,
Cullompton,
Devon.
EX15 1BA.

6132

September 28th 2015

Dear Sirs,

Re: CULLOMPTON NW DEVELOPMENT PLAN

I am writing to object, in the strongest possible terms, to the proposed use of St. Georges View (SGV), as THE access road to this development.

I feel that the total disruption to our daily lives, as residents of this road, have not been taken into consideration.

The "proposers" (who have a vested interest in making this plan work) and the council planners (Employed by and FOR us, the taxpayers), have not had the common decency to discuss this proposal with us, prior to publishing their plan.

Within "The Plan", there are some individual dwellings affected (eg Rull Lane), but SGV comprising some 35 dwellings is the largest inhabited area and what is proposed affects EVERYONE in SGV.

SGV is a narrow estate road, being just 4.9mts wide and quite obviously NOT SUITED or designed for constant use by heavy goods vehicles of all shapes and sizes. I have attended the consultation meetings and whilst the stock answer from both the proposers and council refers back to the plan and its time scales, vast experience shows estimates are just that and invariably not met - often by a large margin!

Should this proposal go ahead, which I sincerely hope will not be the case, I would seek assurance that such timings are legally binding and AGREED compensation available when these are not met.

I would also require the strictest possible, enforceable controls for cleaning, dust control and most importantly vehicular access.

I will require compensation for the loss of value to my home, as any future sale would be subject to searches that would quickly reveal the ongoing total disruption. Indeed the potential purchasers of No4 have withdrawn their offer, after learning of these proposals.

I am not convinced that alternatives have been considered and SGV has been chosen as the easiest access point, with absolutely no regard for its taxpaying residents.

Yours Sincerely,

Mr D Tinley

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?

IN VIEW OF AREA TO BE COVERED IN BUILDINGS
& ROADS, THE COUNTRYSIDE IS BEING LOST
AND CANNOT BE REPLACED

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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?

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?

NO

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?

ADDING A FURTHER 1100 HOUSES + OTHER BUILDINGS CAN ONLY ADD TO THE TRAFFIC PROBLEMS CULLOMPTON ALREADY SUFFERS. RUSH HOUR QUEUES STRETCH THE LENGTH OF STATION RD IN THE MORNING & EVENING TAIL BACKS ONTO THE MOTORWAY ARE COMMON.

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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 PLAN SHOULD OFFER SOME ALTERNATIVES

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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?

NO

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?

SEE SEPERATE LETTER OF OBJECTION & WOULD ADD THAT THE DESTRUCTION OF A WELL ESTABLISHED OAK TREE TO FACILITATE THIS, IS AT TOTAL ODDS WITH CARING FOR THE ENVIRONMENT

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

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?

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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