

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?

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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?

I DO NOT AGREE WITH THE PROPOSED 5 GYPSY + TRAVELLERS PITCHES! AS A TAX PAYER NO ONE GIVES ME THE FREE USE OF LAND SPACE. WILL THERE BE A CHARGE TO THE TRAVELLER FOR THIS FACILITY SO THAT THE COST CAN BE RECOUPERATED?

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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?

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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?

WE COMPLETELY DISAGREE WITH USING ST. GEORGE'S VIEW AS TEMPORARY ACCESS. DANGER TO THE ELDERLY AND YOUNG OR VULNERABLE DUE TO HEAVY PLANT USING A INAPPROPRIATE ACCESS ROAD. ACCESS ROAD COULD NOT TAKE TWO LARGE LORRIES PASSING EACH OTHER AND WILL LEAD TO RESIDENTS BECOMING FRUSTRATED AND INCONVENIENCED WHEN LEAVING AND RETURNING FROM TO THEIR HOMES.

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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"/> NO
Gypsy and traveller pitches	<input checked="" type="checkbox"/> NO

Do you have any comments about infrastructure delivery?

ACCESS INTO TOWN FROM M5. CANNOT TAKE VEHICLES GENERATED FROM 1100 NEW HOUSE HOLDS. A NEW EXIT FROM MOTORWAY NEEDS BUILDING FROM SOUTH OF TOWN!
THE COUNCIL SHOULD NOT HAVE DOUBLE STANDARDS WHEN IT COMES TO CUTTING DOWN OAK TREES!! OR DOES MONEY TALK!!!
WHY DO WE AS TAX PAYERS NEED TO SUBSIDISED GYPSY/TRAVELLERS WHO DO NOT PAY ANY TAX TO THE GOVERNMENT.

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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

6142

29 St Georges View
CULLOMPTON
Devon
EX15 1BA

22nd September 2015

NW Cullompton Master Planning Consultation

Forward Planning,

Mid-Devon District Council,

Phoenix House,

Tiverton. EX16 6PP



Dear Sirs

**PROPOSED USE OF ST GEORGES VIEW, CULLOMPTON AS
TEMPORARY ACCESS ROAD TO NEW ESTATE**

We are writing to voice our disapproval of using St George's View as a temporary access road to a new estate. This is supposedly going to be used as a temporary access for three years!

We have great concerns about the road not being wide enough to take heavy construction vehicles and where would residents be expected to park their own vehicles once this work starts? The cul-de-sac will become such a mess that residents will feel we are living on a building site ourselves. Surely to live amongst this mess, chaos and danger to the lives of the elderly, children and animals for three years we should receive some compensation.

Also, the access into St Georges View is already a nightmare due to parked cars along Willand Road causing traffic chaos. This would become even worse once work starts.

We have lived in St Georges View for over 20 years. It is a quite open-plan cul-de-sac. Having heavy machinery and the like is going to be a real problem on this small estate.

Another big concern is the oak trees that will need to be felled in order to gain this access at the end of St Georges View. These trees are extremely old and this is very upsetting for all residents. We feel that the Council is being hypocritical towards the felling of the oak trees. It seems if money is to be made (ie. Building an estate of houses !) the Council shows double standards. Oak trees being protected by Tree Preservation Orders seem a joke in this instance! The Council will fell them anyway just to make money.

Also, the field where building is due to take place is home to a variety of birds along with bats – which are protected – and several badger setts.

Surely an alternative plan can be sorted, whereby our little estate and the residents who live there are not so disrupted in their everyday lives.

Already these proposals are having an effect on St Georges View. One resident who has to sell her property as she is going into a home has recently had her sale "fall through" - obviously the potential buyers learnt of planning proposals for the nearby area when their Solicitor conducted local searches!!

Yours faithfully

Chris and Cheryl Clarke.

