

Customer Feedback

Design Survey Collect Responses Analyze Results

- View Summary
- Browse Responses
- Filter Responses
- Crosstab Responses
- Download Responses
- Share Responses

Default Report

Displaying 36 of 152 respondents

<b>Response Type:</b> Normal Response	<b>Collector:</b> Web Link (Web Link)
<b>Custom Value:</b> empty	<b>IP Address:</b> 86.145.76.214
<b>Response Started:</b> Thursday, February 27, 2014 4 23:50 PM	<b>Response Modified:</b> Tuesday, March 18, 2014 2:39:34 PM

**1. Do you agree with the Vision and Spatial Strategy?**

No Response

**2. Draft Policies S1 and S2 set out the Council's approach and priorities for sustainable development. What is your opinion about these policies?**

No Response

**1. Policy S3 includes two options for the distribution of development over the plan period (2013-2033). The first option is to continue focusing development in the three main towns according to their current sizes and roles. The second option is to provide for long-term growth (post-2026) in a new community. A separate question deals with the location of a new community, but please indicate your opinion in principle below. Which option do you prefer and are there alternative options we should consider?**

**Option 1: Continue to focus most development in the towns up to 2033**

Continue to concentrate development on Brown field sites within these towns, not on grade 1 agricultural land and green field sites which the proposed development of a new community after 2026 would be using. Stop increasing urban sprawl into the countryside. We believe that there are many other ways in which people across England can be housed properly. Instead of building new houses in greenfield sites, we want to see local councils putting pressure on housebuilders to support urban regeneration, so that people have greater options for homes in thriving, pleasant communities without moving out of town. Where new houses do need to be built, developers should be making a lot more use of brownfield sites, which have already been developed in the past.

**2. If the Council chooses to pursue Option 2 under Policy S3 (the new community option), which location would you prefer and why?**

Other  
Neither location

**1. Policies S4-S6 are strategic housing policies setting out a potential target for annual rates of housing across the district, the proportion to be affordable and adaptable, the amount of public open space to be provided, and the Council's approach to ensuring housing delivery. Do you support these policies or have suggestions on how they could be improved?**

Other  
Nick Boles MP issued a statement on 6th March re-affirming green Belt protection, noting that unmet housing need is unlikely to outweigh harm to the green Belt and other harm to constitute very special circumstances justifying inappropriate development, stressing the importance of bringing brownfield land into use and made clear that authorities do not have to allocate sites on the basis of providing the maximum possible return for landowners and developers noting that councils should also be able to consider the delivery record (or lack of) of developers or landowners, including a history of unimplemented permissions; this will also serve to encourage developers to deliver on their planning permissions. We need to encourage the re-use of empty and under-used buildings and further support brownfield regeneration while ensuring regard to potential flood risk. These reforms will also make better use of redundant or under-used agricultural buildings, increasing rural housing without building on the countryside. Up to 450 square metres of agricultural buildings on a farm will be able to change to provide a maximum of 3 houses

**2. Economy and infrastructure policies are set out in Policies S7-S9 of the options document. These propose 154,000 square metres of commercial floorspace (including retailing) over the plan period (2013-2033) and set out the Council's approach to town centres and infrastructure delivery. Do you support these policies or have suggestions about how they could be improved?**

Other  
Enhancement and Protection of Tourism in the area should be concentrated on heavily Retail in Cullompton town centre relies heavily on Tourism. Upton Lakes Holiday park lies on the edge of the proposed new development in Cullompton and this park brings in over 2000 visitors to the town every year. Tourism makes a huge contribution to local businesses in Cullompton and aids in the Economy and growth of Cullompton. The promotion of Tourism should be one of our primary aims in order to promote regeneration of our town centre. Building this development would be extremely detrimental to Upton Lakes & Lodges and substantially reduce, if not delete the visitors and revenue it brings into the town. We should concentrate on the existing retail outlets and their growth and success rather than creating new retail outlets which might hinder them from growth.

**1. Policy S10 seeks to sustain the quality of Mid Devon's environmental assets and minimise the effects of development on climate change. Do you support this policy and do you have suggestions about how it could be improved?**

Other

This proposed development **does not** appear to be in line with many of **these policies**. By creating 3000 homes on the recommended site in Cullompton you are ignoring the following policies relating to The Environment: Measures to reduce the risk of **flooding to life** and property where possible, guiding development to locations of **lowest flood risk** by applying a sequence of tests where appropriate, **and** avoiding increased flood risk **elsewhere**. The **preservation and enhancement of the distinctive qualities of Mid Devon's natural landscape**, supporting opportunities identified within landscape character areas. Within or adjoining the **Blackdown Hills Area of Outstanding Natural Beauty**, and Exmoor and Dartmoor National Parks, the primary objective will be to protect the special environmental qualities of that landscape and its setting.

**2. Policies S11-S15 set out strategic policies for the towns, villages and countryside, including expected annual rates of development for the towns which can vary depending on the options discussed under Policy S3 (amount and distribution of development). Do you support these policies and do you have suggestions about how they can be improved?**

Other

Again, I do not see how the proposed new development meets the criteria set down in these policies for the following reasons; Manage the town centre so that economic regeneration and heritage reinforce each other by promoting new homes, shops, leisure, offices and other key town centre uses which are well designed and contribute to vitality and viability and Enhance the tourism and visitor role of the town and surrounding area The proposed housing plans for Cullompton will be detrimental to Upton Lakes Holiday Park which is an existing Tourist attraction in Cullompton attracting over 2000 visitors per year. Removing this attraction will reduce the amount spent in Cullompton town centre and surrounding businesses. If you develop other retail outlets outside the centre such as Junction 27 or outskirts of Cullompton, this will also have a detrimental effect on the regeneration of Cullompton Town centre and its potential growth

**1. The Site Allocations section of the Local Plan Review options document includes numerous options for development sites in the towns and villages. These exceed the amount of development likely to be required, but the Council wishes properly to consider all the available sites before making decisions on which are most appropriate. Please tell us your opinion on specific sites in this chapter of the plan, continuing on a separate sheet if necessary. Providing detailed reasons for any objections will help us evaluate and compare the suitability of different options.**

We object strongly to the development of the greenfield site east of Cullompton. This site borders/surrounds our Holiday Park (Upton Lakes & Lodges Ltd) which we have taken 15 years to develop as part of our farm diversification process. We currently attract over 2000 visitors to Cullompton each year and have chosen not to add any amenities to our site in order to promote the use of the town centre and surrounding businesses such as retail outlets, restaurants, pubs and other tourist attractions in the area. Tourism is a hugely profitable industry if managed well and promoted, if this development was to proceed, it would have a hugely detrimental affect on our business and the contribution that our business makes to the local economy and the regeneration of Cullompton's Town centre. We are also concerned about the potential flood risk by the introduction of this development, not only to our park, but to the lower end of Cullompton. We do feel that this development is being led by the large amount of revenue that can be generated which will be used to improve the access at M5 Junction 28 and an additional School. Although we understand the need for these improvements, as they will add benefit to Cullompton and it's local businesses, we do not feel this is the most appropriate course of action in order to achieve these improvements.

**2. The Council adopted its Development Management Local Plan (LP3) in October 2013. This plan is included in the options consultation without modification, but pages 102-107 explain where amendments or new policies are being considered. Do you have anything to say about the amendments or new policies being considered, or comments about the existing adopted policies included within the consultation document?**

As mentioned earlier in one of my comments. A written statement regarding Local Planning was issued by Nick Boles MP on 6th March re-affirming green Belt protection, noting that unmet housing need is unlikely to outweigh harm to the green Belt and other harm to constitute very special circumstances justifying inappropriate development, stressing the importance of bringing brownfield land into use and made clear that authorities do not have to allocate sites on the basis of providing the maximum possible return for landowners and developers noting that councils should also be able to consider the delivery record (or lack of) of developers or landowners, including a history of unimplemented permissions, this will also serve to encourage developers to deliver on their planning permissions. We need to encourage the re-use of empty and under-used buildings and further support brownfield regeneration while ensuring regard to potential flood risk. These reforms will also make better use of redundant or under-used agricultural buildings, increasing rural housing without building on the countryside. Up to 450 square metres of agricultural buildings on a farm will be able to change to provide a maximum of 3 houses. All of these recommendations point to this future development being an unviable option.

**1. NOTE: RESPONSES CANNOT BE REGISTERED WITHOUT A NAME AND ADDRESS Name**

Claire & Richard Down

**2. Please provide your postal address**

House No. - Upton Farm

Town - Cullompton

Postcode - EX15 1RA