

Response to Consultation From Rull Hamlet Association to Mid Devon District Council



Future Options for Development

The Rull Hamlet Association would like to support the option of a future extension of Cullompton East of the M5 including some industrial development as proposed but also supports the major housing development identified there.

We believe that this site with associated community infrastructure levy to improve the current J28 of the M5 to a two bridge junction and link to the proposed Eastern Relief Road for Cullompton would make Cullompton a sustainable and thriving market town.

Furthermore this would help support local business and revitalise the town centre which would no longer be blighted by traffic and air pollution.

We support the option of re-opening a rail station in Cullompton identified with this option.

We believe a development based on Junction 27 would further detract business and trade away from Cullompton town and increase traffic and travel times so we do not support this option.

We believe Tiverton has suffered enough development in recent years and that Cullompton is ideally placed in the M5 corridor to provide housing and light industrial development. Clearly a development of the scale proposed would require an impact assessment on local health and educational services and suitable Section 106 and Community Infrastructure Levies will need to be made to support the expanded population with improved public services.

It is imperative that such infrastructure is developed to support such a large increase in the population of Cullompton with this scale of development.

CU1 Allocation

The Rull Hamlet Association though still has concerns about the proposed CU1 allocation for North West Cullompton. We understand the proportion of this allocation for industrial and employment use has been reduced but remain concerned that any industrial development is planned for this allocation and would recommend this is diverted to the existing allocations East of the M5.

Access to this allocation site is limited as there is a weight limit for HGVs on the B3181 to the North from Willand and along Millennium way linking the M5 junction to the North East limit of this allocation.

This leaves the only access to the proposed CU1 allocation for heavy HGVs coming up Station road and then North along the B3181 through residential areas and narrow streets with the risk of increasing air pollution from diesel particulate emissions.

Thus we believe any employment allocations must be of an office style only as even light Industrial Allocation require HGV access for stock deliveries.

We are also aware that many local industrial sites have significant vacancies at present and quite simply there is a limited need for such allocations until the proposed major developments proposed for 2026 possibly to the East of the M5 are developed.

We also reiterate our concerns that the proposed North West extremity of CU1 allocation extends onto the crest of a low hill above Rull Farm and could effectively blight the

views from the chain of hills to the North of Cullompton identified as green infrastructure (St Andrew's Hill, Rull Hill). In this field there are also two very old oak trees which in recent years have been a nesting site for ravens a protected species.

We request that this portion of the allocation representing the land immediately North of the Rull Hamlet with its Grade 2 listed building "Little Rull" be re-allocated as green infrastructure to help preserve the rural setting of this ancient hamlet and avoid it effectively becoming an "island" within an extensive residential development.

We support the allocation of land to the West of Rull Hamlet being designated green infrastructure.

We do not object to the development of the land lying in the valley West of the junction between Millennium Way and the B3181 with access from that roundabout but due to the weight restrictions on the roads leading to it suggest this is residential or office use only.

We suggest that if needed any transfer of allocation be made to the Growen Farm site identified as possible future development.

The Association would be pleased to discuss its proposals with the Council or demonstrate our concerns on a site visit at your discretion.

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