

Sandra Hutchings

From: Julie Pretty
Sent: 12 October 2014 18:56
To: DPD
Subject: Cullompton north west urban extension.



Hi MDDC,

I wish to register my concerns reference The Masterplan for Cullompton.

My family and I live in Danes Mead, currently overlooking wonderful farmland which has been designated AL/CU/1.

If this plan is to go ahead we have concerns of what will be located opposite our property. Our concerns are as follows,

1. We would find our current privacy totally compromised by any houses taller than two storeys. It would be preferable that any taller than two storeys be built elsewhere or much further back towards the tree-line. If there were any commercial building or school, it would be preferable that it were single storey.
2. There is currently a drainage problem that exists in Rull Lane which will be in the centre of the new development. Water has been running down Rull Lane for at least three months of the year due to poor drainage, this water carries mud into the drains of the A3080 and blocks them and the water and mud then runs down into the estate where we live. If further development were to happen either side of Rull Lane then it would exacerbate this problem.
3. Noise would also become a problem due to the huge size of development planned, we would want some assurance that this will not be a problem. What sort of noise alleviation will you be putting in place? This question also applies to the new link road.
4. The Link Road: from our point of view this road would be best placed at the roundabout at the end of Millenium Way and not the roundabout at Saxon Way. Our reason for this is that traffic already use this estate as a rat run and the new development would turn our estate into a racetrack. There are also weight limits within our estate and I find class 1 and 2 vehicles trying to use the so narrow roads.
5. What provision is made for secondary education, as the current school is too small?
6. If infrastructure such as sports facilities were to be opposite our property, would there be flood lit pitches as this would cause problems in the evening.
7. Are there any plans to implement cycle paths and tracks, as this area is popular with cyclists and the roads are dangerous enough as it is, with a thousand new homes this will become dangerous in the extreme.

8. One thousand new homes means two thousand extra vehicles. What is to be done with the extra traffic, firstly at the motorway junction which is totally out of date. Secondly, the town centre can back up to the motorway with just two vehicles unloading in the High Street, we understand that a link road will be built but will this actually make any difference to the High Street. Will the link road be built before anything else as to alleviate the army of work vehicles delivering building materials.

Whilst we appreciate that this development will go ahead, we would like to think that our concerns would be taken into consideration.

Thank you

Gary & Julie Pretty.