

## Northwest Cullompton Urban Extension Stage 1 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'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 [www.middevon.gov.uk/masterplanning](http://www.middevon.gov.uk/masterplanning), and submit your response by 12th October 2014. Thank you for your time.

**The masterplan will need to take account of and enhance natural/environmental features of the site and its surroundings. Are there existing environmental features you would particularly like to be protected or enhanced?**

It would be good to try and enhance the "Roman Fort" on St Andrew's Hill and provide suitable access to and signage for this site

The flood plain areas need to be protected and enhanced and whatever development option progresses the increased paved areas must be minimized so that increased surface water run off does NOT increase the flooding risk. The "corridor" at St Georges Well needs to be "enhanced" to cope with any increased run-off from NW property development

**Planning policy allocates the site for 1100 dwellings and employment. Due to site constraints, this cannot be achieved. Only 700 houses are likely to be provided on the allocated site. It is unlikely that this will be enough to pay for the infrastructure that would be required including the new road, primary school and other community facilities. Should the boundaries between the green infrastructure and housing land be amended in order to increase the amount of housing to compensate for this and pay for these facilities?**

Yes the green infrastructure can be amended to allow development of 1100 houses so that the S106 contributions can deliver the infrastructure requirements

BUT I think there are serious reservations (for me) about additional community facilities (other than a new school) given the investment that has been in The Keyridge, The Woodlands + Cullompton Community Centre (off Church Street) - which MDC seem to be "indignant" about!!

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The development will increase traffic. How should this be dealt with and where should the proposed road connect into Tiverton Road and Willand Road?

I think the proposed NW relief road should "connect" into Willand road before Pull Lane (ie the shorter option). I assume there will be enhancement of Tiverton Road and a solution for where Tiverton Road meets Forest? Although not in this consultation - is an eastern relief road from Millbrook way through to Padbrook roundabout also proposed (despite the issues of floodplains & the CCA fields)?

The residential element will provide a range of housing types and affordability. What types of housing would you like to see?

I don't think there is enough variety of housing types and there are a lack of large (5 bedroom+) houses to keep people in Cullompton. I'm happy that there is a substantial "affordable" element and will developers be held to account to deliver the right mix?

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The urban extension proposes employment floorspace. What types of employment should this include and where should it be located?

I think the employment "zone" at the NW edge is a reasonable location. There is a distinct lack of quality office space to attract and keep professional support services businesses.

The quality of existing retail and distribution type employment space needs a serious quality upgrade and there is potential to do so East of J28

Where should the new primary school be located?

The Option 2 school location looks preferable with re-distributed Green infrastructure and sports pitches immediately adjacent to the school.

I have massive difficulty in understanding what the "new local centre" is and what its purpose is and how it might take footfall away from The Waltons, The Hayridge & the new Cullompton Community Centre (off church street). Surely the prime assets need to be "sweated" first?

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The masterplan will provide major areas of green and recreational space. What should this include? Where should new sports pitches be located?

- 1] There should be new pitches immediately adjacent to the new school
- 2] The idea of additional sports pitches on Twiston Road at the edge of the NW development seems a good option as long as sufficient parking is provided (and public transport is integrated).
- 3] The flooding area in St George's Well must be "enhanced" to cope with the scale of the development (increased surface water etc).
- 4] Do we really need more small children play areas ?? Current locations look to be under utilised - where are the signature spaces for teenagers ??

The policy proposes a new community centre and youth facilities. What new community facilities are needed? Where should they be located?

I have major difficulty with this issue given that DCC seem to have "given up" on the John Tallack centre, MDDC have (over many years) under-invested in the leisure facilities and they also seem to be in absolute denial that Cullompton Community Centre already exists (and has had many 200+ conferences). MDDC put 10 funds into the £1.75M development of Cullompton Community Centre and putting in additional facilities seems absolutely absurd. The new school needs to be multipurpose (have sports pitches adjacent), The John Tallack Centre needs revitalising and there needs to be Town + District Council support to sustain Cullompton Community Centre (opened in Jan 2012).

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Please comment on the two emerging development options. Of the two options put forward, do you have a preference?

I lean towards Option 2 (with option 4 on playing fields) but there are major reservations with BOTH options, namely:

- 1) Flooding has to be an absolute top priority
- 2) Affordable home quotas must be delivered BUT also there needs to be some 5 bed + housing
- 3) There is absolutely NO good reason for more, small, children play areas we need much more creative greenspaces
- 4) Existing Community facilities need to be "sweated" - Hayride, Cullompton Community Centre (in particular), John Tallack Centre needs a complete upgrade & new delivery model & the Leisure Centre needs massive investment. All of this must be passed on before there is ANY consideration given to new Community Facilities

Overall, do you agree with the proposed scope and content of the proposed masterplan document?

I do not feel well enough informed to answer this fully. I think the concept of a "new town" east of the motorway is ludicrous given the J28 constraints and it would "kill" the existing town & do nothing to drive footfall into the town. Centre I understand the strategic focus on development focus on Crediton, Triverton & Cullompton & the need for better employment space both on the NW development & east of the M5. J28 looks to be a massive constraint given the peak flow traffic onto it ~~is~~ now (let alone with 1100+ new dwellings).

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Do you have any other comments to make on the proposed masterplan document?

There is still not enough emphasis on flood risk, creative development of green spaces and there seems to be a tacit acceptance that Cullompton is (and will continue to be) a commuter town for Exeter + Taunton etc. What is the focus on localism, local regeneration and getting a signature mixed residential to create more local jobs. The concept of a 3000 home option east of the M5 seems to suggest a lack of interest in sustaining the current very ancient development which is the west of the motorway! There is an overall lack of VISION + too much focus on housing numbers which I accept is what drives the infrastructure development.

### \* Are you

- a) A statutory consultee (e.g. Town/Parish Council, Environment Agency)
- b) A community or special interest group (e.g. Civic Society, Campaign to Protect Rural England)
- c) A member of the public

Other (please specify)

I was contacted as churchwarden of St Andrew's but am no longer in this post.

### Members of the public only – do you live

- a) Within or close to the boundary of the allocated site at NW Cullompton
- b) Elsewhere in Cullompton
- c) Elsewhere in Mid Devon
- d) Outside Mid Devon

# Northwest Cullompton Urban Extension Stage 1 Consultation

**\* NOTE: RESPONSES CANNOT BE REGISTERED WITHOUT A NAME AND ADDRESS**

**Name**

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Thank you for taking part

