

Northwest Cullompton Urban Extension Stage 1 Consultation

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PAGE 1

Q1: 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?

The current allocation is sympathetic to the environmental needs of the area. However, a consideration would be the re-instatement of a station stop in Cullompton. in an attempt to reduce road use and congestion. Hopefully, the additional income generated from the additional housing will increase the status of Cullompton as a market town, with the additional financial and investment potential that brings. The pedestrianisation of the main high street would attract new retail opportunities. Dare we even imagine it could rival Totnes as a favoured retail opportunity for independant stores and high quality retailers

Northwest Cullompton Urban Extension Stage 1 Consultation

Q2: 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?

Possibly you need to think about re-mapping the area under the following headings:

- a) 'dynamic commuter' areas;
- b) 'settled commuter' areas;
- c) 'dynamic rural' areas;
- d) 'deep rural' areas;
- e) 'retirement retreat' areas;
- f) 'peripheral amenity' areas;
- g) 'transient rural' areas.

The majority of what we have fits into
'DYNAMIC RURAL'

i.e have fast growing economy that are mostly around Exeter and its prestigious University and aspirational science parks.

Have relatively high concentrations of professional and knowledge workers and an increasing population.

Despite their vibrancy we have a population densities well below the national average

Enjoy above average tranquillity Thus retain the appearance of predominantly 'rural' area, although they are often well located in relation to major transport nodes (M5 and good access to Birmingham, Bristol and London.

So the bottom line is not quantity (density) but aspirational buying power (quality) of the high flyer professionals you will attract to the area with the increased buying power that goes with that.

RETIREMENT AREA

Well this affects me so it's a personal view

Economically, the old timers brigade have big buying power, so interest is driven by retirement-related services such as health, social care and leisure, and responding to the high proportion of additional retirees.

Social capital in these areas is relatively vibrant, again due to the demographic composition; older people having more time and inclination to devote to community and social activities. Indeed, this vibrancy is assisted by the fairly high population densities in this type of area generating the critical mass for easy social interaction and for the economic viability of local service provision.

Second, national socio-demographic trends indicate not only that the proportion of the population made up of retirees will continue to increase but also that they will continue to value the opportunity of retiring to a rural but easy access to coastal areas. Given the potential for growing demographic demand for these areas, they stand to become, in their own way, vibrant entities.

So given location, existing infrastructure, low population density and huge opportunities I cannot see how the extension of Cullompton can go wrong as long as the town attracts enthusiastic retailers that can seize the opportunity

PAGE 2

Q3: The development will increase traffic. How should this be dealt with and where should the proposed road connect into Tiverton Road and Willand Road?

Pedestrianise Cullompton high street.

New road running adjacent to M5 round the back of the communal fields, joining up with Tesco roundabout.

Thereby giving access to M5 and new estates

Northwest Cullompton Urban Extension Stage 1 Consultation

Q4: The residential element will provide a range of housing types and affordability. What types of housing would you like to see?

Affordable, Affordable Affordable + Social housing, the need is great.

Dare I say, high quality older persons mini villages as per the Florida template, will bring loads of cash into the area

PAGE 3

Q5: The urban extension proposes employment floorspace. What types of employment should this include and where should it be located?

This is a tricky question given that Exeter is modelling itself on a high tech (science park) template with a major league uni at its core.

So can we take advantage of our position and having a good regional airport about 12 miles distant

So I would say in terms of disruptive innovation we place ourselves either equal to, or just one step down from the Exeter mainbase and concentrate on supporting knowledge based, high tech knowledge based industry, utilising a very high bandwidth fibre connection to the rest of the known universe so the workforce will not feel the need to commute to Exeter every day.

Q6: Where should the new primary school be located?

Not qualified to have an opinion

PAGE 4

Northwest Cullompton Urban Extension Stage 1 Consultation

Q7: The masterplan will provide major areas of green and recreational space. What should this include? Where should new sports pitches be located?

OK I plagerised this this from Boris Jhonson and amended a bit, but still relevant reinforcing local identity and enhancing the physical character of an area, so shaping existing and future development

maintaining the visual amenity and increasing the attractiveness of a locality to create a sense of community pride

raising property values and aiding rural regeneration and neighbourhood renewal

boosting the economic potential of tourism, leisure and cultural activities

providing a wide variety of cultural, social and community facilities,including seasonal activities such as fairs, festivals and concerts

protecting the historical, cultural and archaeological heritage

Promoting the contribution to health agendas, for example reducing stress levels, by providing formal and informal recreational facilities and promoting participation in sport

providing popular outdoor educational facilities for schools and academic institutions

improving physical and social inclusion including accessibility, particularly for young, disabled and older people

offering alternative routes for circulation, including networks for walking and cycling and safer routes to school

protecting and enhancing levels of biodiversity and ecological habitats

providing environmental infrastructure to improve water quality and flood control.

Q8: The policy proposes a new community centre and youth facilities. What new community facilities are needed? Where should they be located?

Swimming pool in Cullompton

PAGE 5

Q9: Please comment on the two emerging development options. Of the two options put forward, do you have a preference?

Both together in moderation

Q10: Overall, do you agree with the proposed scope and content of the proposed masterplan document?

Yes

PAGE 6

Northwest Cullompton Urban Extension Stage 1 Consultation

Q11: Do you have any other comments to make on the proposed masterplan document?

Respondent skipped this question

Q12: Are you

c) A member of the public,
Other (please specify) Living in Uffculme

Q13: Members of the public only – do you live

c) Elsewhere in Mid Devon

PAGE 7

Q14: NOTE: RESPONSES CANNOT BE REGISTERED WITHOUT A NAME AND ADDRESS

Dr John O'Connor

Q15: Please provide your postal address

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3

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