

Northwest Cullompton Urban Extension Stage 1 Consultation

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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?

I think that something should be made of the Roman fort, improved access, information boards etc.

Wherever possible mature trees and hedgerows should be retained, both from a habitat point of view and also to retain a little bit of the character.

The waterways should be protected and enhanced. I live on the mill stream which the main waterway through this site contributes to. We have had otters coming through our bit of stream, so I have no doubt that they are present upstream too.

Wildlife ponds in the green infrastructure areas would also enhance the environment provide habitat.

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?

I feel we are being held to ransom to accept higher density housing or we will not get the infrastructure we need. I therefore reluctantly agree with Option 2, though ONLY if there are guarantees that all infrastructure/community benefits will be provided. I am wary of the 'subject to viability' comment in the consultation documents. If the developers get increased housing they need to commit to all the infrastructure. The town doesn't need another dormitory, it needs housing with all the things that people need to create a proper neighbourhood ... school, parade of shops, meeting places etc.

Cullompton has had a distinct lack of infrastructure provided despite having had enormous amounts of development.

It would be absolutely unacceptable to allow any development that does not contribute to the infrastructure the town desperately needs.

A new primary school should not be 'negotiable' in this as the existing facilities are already stretched.

Additionally the link road is essential.

If the additional housing is allowed then the developers should also make a contribution to the Cullompton Swimming Pool Campaign who will be building a swimming and hydrotherapy pool at Padbrook Park, facilities which will be used by residents of the new housing.

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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?

Firstly this link road needs to be constructed so that it is fit for purpose in removing unnecessary traffic flow from the town centre. The design of the section of Swallow Way through the Kingfisher Reach development has proved to be a mistake, thanks to following the 'Manual for Streets' guidelines. This link road needs to be better designed to reflect the volume of traffic it will take (if the aim of removing some traffic from the High Street is to be achieved). There also needs to be a good wide pavement and cycle lane to enable families and children to walk and cycle to school and other facilities in safety.

I don't know if it would be possible to create improvements to the section of Swallow Way, parking restrictions might help, but residents would need to be provided with an alternative.

The junction with Tiverton Road needs to be managed carefully ... I am concerned that the proposal to come out by the cemetery extension will lead to Langlands Road becoming a 'rat run'. That needs to be prevented and through traffic encouraged up Swallow Way.

Happy with Option 2 as regards exit onto Willand Road ... so long there is separate access off Millenium Way to the employment land and travellers' pitches.

Construction of dwellings should be phased to begin at Millenium Way end of site with no construction allowed at the Tiverton Road end of the site until the link road is fully built and in use. Once the road is in place, construction traffic should be banned from using the Tiverton Road/Fore Street junction to access the site.

In fact, once that road is in place you could put a weight restriction on both that junction and all traffic through the High Street (except for access).

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

I would like to see some self build plots and also some 'eco' houses.

I'd like to see a variety of styles and designs, rather whole estates of the same styles, create a bit more character.

Small to medium family type housing came out in a recent neighbourhood plan questionnaire as the most in need by local people.

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

If employment space includes retail, there should be a hub around the school area to include some shops (corner shop, chippy, hairdresser, cafe etc.)

In addition to that the sites indicated at option 2

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Q6: Where should the new primary school be located?

The school should be at the site indicated at option 3 ... very important that outdoor facilities are there too which is better at this site than the others.

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

Option 4 for sports pitches.

Allotments

Community garden/orchard (Friends of College Surgery may wish to be involved with this)

Wildlife habitat (wildflower sections, ponds etc.)

Good footpaths and cycle paths through open spaces, properly landscaped and maintained, accessible by wheelchair, buggy etc.

Seating and picnic tables at strategic points, perhaps even a shelter (like bandstand type of affair)

Litter and dog poo bins

No small play parks dotted around the development. Concentrate on fewer larger and better quality play spaces. There is no paddling pool at any of the parks in Cullompton, a facility other towns in the District enjoy. A play area near the school would benefit from this type of facility.

The green corridor heading west from Willand Road could include rustic obstacle course type equipment which would interest the slightly older children and encourage activity on walks.

Existing bridleways/footpaths should be upgraded to link in with the site and be fully accessible to all abilities.

Improved walking facilities (along with a swimming pool) has been shown from local surveys to be one of the most desired improvement to facilities in Cullompton.

If there are to be any SUDS that they are designed and properly landscaped, unlike the existing poor examples on the Court Farm development which are proving to be a blight rather than an enhancement of the amenity space.

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

There should be a hub around the school area for these types of facilities.

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

Commented on this at the beginning

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

Yes

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Q11: Do you have any other comments to make on the proposed masterplan document?	<i>Respondent skipped this question</i>
Q12: Are you	b) A community or special interest group (e.g. Civic Society, Campaign to Protect Rural England) , Other (please specify) Councillor - ward member
Q13: Members of the public only – do you live	<i>Respondent skipped this question</i>

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Q14: NOTE: RESPONSES CANNOT BE REGISTERED WITHOUT A NAME AND ADDRESS	Councillor Nikki Woollatt
Q15: Please provide your postal address	
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