

Northwest Cullompton Urban Extension Stage 1 Consultation

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**COMPLETE**

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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?

Please protect as much as possible. Cycle paths through this area would be most welcome.

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?

Yes.

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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?

Motorway traffic accessing the extension should be encouraged to use Millennium Way as much as possible, and the connection with Willand Road should be at the Millennium Way/Willand Road roundabout. The Tiverton end should be as close to Langlands Road as possible. (Kingfisher Reach would have been a better option if it had been developed properly, but it wasn't and is not the main route that it should have been.) The proposed road should be a road not a street and should be as wide as possible, ideally acting as a bypass for Tiverton Road traffic heading towards Willand/Uffculme and vice versa. This would take pressure off the existing High Street junction.

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

There are plenty of "commuter" houses within the town already. Cullompton badly needs more affordable housing that will keep people in the town, so they not only have affordable homes to live in, but also spend their time (and money) within the town. This will help keep the town and its businesses alive and thriving.

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

I don't see much need for employment space in that part of town, other than perhaps a convenience store, plus easy links to the main part of town. One thing Cullompton does need is office space or small workshop units for very small/self-employed businesses that are currently based at home and want to expand or move out of the home. There are plenty of larger units and offices available, but hardly any one-man-band-sized units. This could be a single building with small workshops on the ground floor, office space above (each room suitable for one or two people), and shared kitchen/business facilities. I don't think it really matters where it is. Closer to town might be better, I guess.

Q6: Where should the new primary school be located?

As close to the health centre as possible.

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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?

Cycle paths - the more the better. If there is a way of linking Cullompton to Willand's cycle path so cyclists can completely avoid Willand Road, that would be fantastic and would be a huge boon for the town.

Sports pitches should not be placed where they would increase traffic in already busy areas, such as close to Tiverton Road. Putting them at the Willand end, or adjoining the school would be better.

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

Cullompton already has a new community centre and I don't think another one is needed. But Cullompton does not have a community arts theatre which could include exhibition and performing space, rehearsal space, cinema, etc. This would be a very welcome addition to the town.

I understand the scouts and cadet groups are desperately looking for a new home, so this is something that's badly needed.

Cullompton badly needs a swimming pool and has needed one for decades. I don't think the pool should be located in the extension, but I would like to ask the developers to make a contribution to Cullompton Swimming Pool Campaign, a registered charity which is trying to raise the money to build and operate one. They have already secured a location for the pool at Padbrook Park. A pool in Cullompton would attract home buyers, so the developers would be able to sell their houses more easily.

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

I prefer option 2.

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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?

No.

Q12: Are you

c) A member of the public

Q13: Members of the public only – do you live

b) Elsewhere in Cullompton

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

Dave Haslett

Q15: Please provide your postal address

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