

Northwest Cullompton Urban Extension Stage 1 Consultation

#31

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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?

All natural hedges and trees. Allow for wildlife corridors between developments, embankments instead of fencing to encourage butterfly and bee friendly flowers and plants and keep areas of habitat for insects, birds and other wildlife. Allow free movement between houses for hedgehogs and encourage swifts and bats to roost in loft areas.

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?

Does not seem the most suitable site if site constraints do not allow the allocated dwellings! It always seems that the green infrastructure is the first to go in situations like this. Suitable space must be allowed for sport and leisure facilities otherwise they will not be taken up. There is no need for the tiny, unsuitable play areas allocated as these are a waste of upkeep resources and are hardly used. One large play area with decent play equipment is far preferable.

I would have thought that with this amount of dwellings that a Primary School is absolutely necessary as the present Primary Schools are full to bursting. Surely it should need a guarantee from the Developers that this will be a priority.

The link road should be a ROAD not a STREET. The Community Hall should be large enough for use by groups as well as sufficient storage.

PAGE 2

Northwest Cullompton Urban Extension Stage 1 Consultation

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?

This is a major concern as any new development here is going to exacerbate the already horrendous bottleneck in Station Road on to the motorway, especially in the morning. I agree that Option 2 is the better one so that the character of Rull Lane is not affected but it would be wonderful if a link could be made on to the motorway in that area.

No access into Tiverton Road. This road should be closed at the junction with Cullompton High Street.

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

Houses suitable for families so that they have a decent sized garden for children to play in and a decent space between. Houses with space for Mum's to get prams and buggies through the front door and decent pavements for safety. Houses with character (not little boxes made of ticky tacky). Affordable homes (and I mean affordable - for young couples) not executive houses and a good allocation of social housing but houses that they can be proud of (not Colditz style). Houses that will be environmentally friendly and reduce the fuel bills for the homeowners.

PAGE 3

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

Option 1.

Preferably office and retail employment. There is already a half-used Industrial Estate just up the road!

Q6: Where should the new primary school be located?

Option 3 Rull Hill as long as more green infrastructure is allocated and use of playing fields is shared with the community.

PAGE 4

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

Option 3 as long as facilities shared with the Primary School. Decent sized play area with decent equipment in a central position.

Allotment allocation with water and road access and possibly a community composting area.

Northwest Cullompton Urban Extension Stage 1 Consultation

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

Community centre should be large enough for groups and storage of equipment, but if this encroaches on more green infrastructure I do not feel it is needed as there are already suitable centres in Cullompton town centre that would benefit from S106 money not allocated to this development.

PAGE 5

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

Option 1 because I would like to keep the Green Infrastructure. However I am very concerned that the present schools are already full and feel that even 700 houses should warrant a school.

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

If we have to have this development at all I prefer Option 1 masterplan with the allocated Green Infrastructure and space for better housing with gardens.

PAGE 6

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

I feel that any new development should consider the needs of the new home owners which should include privacy, space and a pride in their home and environment and most importantly the concerns of the current residents of Cullompton, such as the increase in traffic and the need for the town centre to be regenerated.

It would be nice to think that the Developers would contribute to current community facilities in the town that need financial input, and also to the proposed Swimming Pool, which would bring people into the town.

Concerned about the placement of the Traveller/Gypsy sites that they do not encroach onto the backs of private housing. I realise that this is a requirement of the NPPF but feel a separate site should be allocated.

Q12: Are you

c) A member of the public

Q13: Members of the public only – do you live

b) Elsewhere in Cullompton

PAGE 7

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

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Q15: Please provide your postal address

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