

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?

All hedges and trees should be retained and enhanced. Green avenues along side hedges should be created for wildlife. The traditional devon lanes /bridleways crossing the site should be preserved for both wildlife and a reminder of devons historic past. Because of the high visibility of the development on the skyline along the boundaries of each stage of development the hedge rows should be allowed to grow up to create natural screening.

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 would prefer that the green spaces are preserved and fewer houses built. The community infrastructure that will be affected should be pro rata scaled back to keep with 700 homes. A new school built , but only to accommodate the total housing of 700.

The new road was having to be built to link houses to main roads and would be incorporated as the development grows .

Sports pitches should be scaled back pro rata and located on the green area any way so not taking developable land.

All community building should shelved and the pro rata money go to improve existing community buildings this will ensure the communities are centred in old Cullompton and not taken away from the heart of the town.

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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?

Option 2 would be the best link road.

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

A strong mixture of all housing types to appeal to a wide range of socio economic groups. It is important to have affordable housing but also to have high quality houses that have reasonable sized gardens.

There should also be variety in design allowing individuality of houses , not just the same estate like every where else in the country. I know it is against all that the developers would want but there should also be some self build plots available also , this would have a real benefit on the local economy employing a number of smaller local builders merchants and tradesmen.

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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 think there should be any office or industrial estates in the development but this land should be given over to the self build homes with perhaps work/live concepts . Cullompton has enough office/industrial space allocated in better positions nearer to the motorway junctions (one of the reports on line indicates this also) . It would be better to utilise this land for housing and preserve more green space.

Q6: Where should the new primary school be located?

None of the sites really stand out. Option 3 will probably be the best if the building was single storey so it will not have such a big visual impact. If it was placed in the green area as in option 3 this will allow more houses to be built on the better land more green land to be retained. A school surrounded by green fields on 3 sides would be fantastic for the children

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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 the playing pitches.

The green infrastructure should be retained and should have a mixture of open spaces for dog walkers similar to the CCA fields to the south of Cullompton. Rull lane is heavily used by dog walkers ,runners and cyclists at the moment and the green area could incorporate a rough track around it to allow these people to use it . Farming has created a beautiful landscape in Devon and the land in the green areas needs to be managed and not left to revert back to scrub, but should have easy access for all to enjoy .A community woodland and orchard could be included affiliated to the new school.

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

As stated before I think community based facilities should be based closed to the centre of Cullompton to create 'one' Cullompton not separate districts or areas.

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

Option 1 , allowing the school to develop in the green area west of the proposed road on top of Rull hill. The employment areas and mixed use are to be used for housing, but of a self build and live / work type not just more housing estates.

This would allow more houses to be built than 700 proposed allowing a pro rata amount infrastructure/community benefits.

The green spaces around Cullompton should be preserved. Development is needed but not at all costs and Cullompton is a rural town and should stay so not a housing overspill for Exeter, Taunton, Bristol or Plymouth. All we will create by building too many homes in Cullompton is road congestion on the motorway when people try to travel to these other urban areas for work, because that is where the jobs are.

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

The document works well for what it has been written for , but does channel and direct too much to the 'preferred' options.

I do not think the land promoters have worked hard enough at trying to preserve the green spaces because they make money by building houses not giving us green land so would rather revert to building more houses as opposed to giving Cullompton a well thought out , interesting , development.

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

I think the council should stand there ground and allow development but not at all costs. Cullompton has a natural topography boundary around Rull hill and up Tiverton road. By preserving the green spaces outlined in the original plan (October 2013) it will allow development but not allow urban sprawl in a small market town.

There has been no mention of how drainage and runoff is going to be handled.

This will lead to greater chances of flooding , the river Culm floods frequently now any way , how will the people at the lower end of Cullompton feel with all the extra flood water?

No mention of road congestion in and around Cullompton and Junction 28 and how this development will affect it?

No mention of how this development can be integrated into old Cullompton and used to help rejuvenate the high street and existing Community buildings . The answer is not to keep traffic away from the centre it is to get them to visit!

No mention of any sheltered housing for the elderly and how we are to provide for an ageing population .

No mention of the phasing and what triggers there are for the infrastructure/community improvements.

No mention of how this development will benefit Cullompton as a whole other than a new school (which will be filled up with children from the new houses any way!)

No mention of the visual impact and how this can be mitigated.

Q12: Are you

c) A member of the public

Q13: Members of the public only – do you live

a) Within or close to the boundary of the allocated site at NW Cullompton

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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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