

Northwest Cullompton Urban Extension Stage 1 Consultation

#41

**COMPLETE**

Collector: Web Link (Web Link)

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IP Address: 90.204.251.213

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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?

As far as practical, existing trees and hedgerows should be retained.

Development of land that is elevated should be carefully designed and screened.

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 the boundaries between the green infrastructure and housing land can be amended in order to increase the amount of housing to compensate for this and pay for these facilities. However, further greenfield land should not be allocated in the future to compensate for this.

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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?

As indicated in Option: 2 The Road linking Tiverton Road to Willand Road.

Reopen the train station

Provide a new bicycle/ foot path

Please also consider the impact of additional traffic on Rull Lane and it's affect on outlining local communities e.g Brithem Bottom.

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

High quality

Mixture of different architectural designs/ styles

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

Mixture of Office & Retail

Not light industrial or industrial

Option: 2 10,000 Square meters of employment split between the North and The South

Q6: Where should the new primary school be located?

Option: 3 School on Rull Hill

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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 Playing pitches split between Rull Hill and Land to West

Football Pitches
Tennis Courts
Climbing Centre
Squash Courts
Park / Wildlife Area / Pond

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

Children's Play Area

Bike Track / Skate Park

As shown in Option 2 1000+ Houses

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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: 2 Providing that the additional land allocation indicated in purple on page 1 (Allocation) is not allocated in the future.

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?

We are fully supportive of the need to build new houses.

However, please do consider alternative sites before expanding the development area further to North West of Cullompton than the land already allocated in this consultation.

The northern section of land shown in purple as potentially being allocated in the future would lead to a significant loss of unspoilt countryside and defeat the wildlife corridor between the community orchards/allotments and the ecological habitat with the fields beyond.

I hope that alternative sites can be found. Although, I feel that the proposed area to the West would not have such a significant ecological impact as the proposed site to the North.

Lastly, there are already several Gipsy and Traveller sites to the North of Cullompton. Therefore, in order to balance the sites I hope that the proposed pitches can be located on the West of the site (Option: 1)

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 ADDRESS

Farthing

Q15: Please provide your postal address

House No.

Lower Beers

Address 1

Brithem Bottom

Town

Cullompton

Postcode

EX15 1NB