

**Q5 The emerging Local Plan policy requires a shopping and community centre and an area of 2ha is required to provide for this. This could include a range of shops and services e.g. local shops, cafés, pub, community building, leisure/sports centre and health care provision. The map on page 36 of the Masterplan SPD shows one potential location for a local centre. Looking at the map on page 36, where do you think the local centre should be located and what key uses do you think it should include?**

Answered: 82 Skipped: 25

#	RESPONSES	DATE
1	There is a similar reference on p30 of the Masterplan SPD within the key principle 'Community Focussed': "The emerging Local Plan policy requires a shopping and community centre [...] This could include a suitable range of shops and services eg health care provision, [...] a worship space and a building to host a range of clubs and events." However, we also note that there is no equivalent reference within the 'well connected' key principle of the Masterplan SPD or the 'community focussed' key principle of the 'Vision and Concept'. We would recommend that the documents are made more consistent and mutually supportive, with the relevant reference being made in the same key principle in each of the documents. As the 'well connected' key principle in the Masterplan SPD is almost exclusively about physical aspects of movement, we recommend that the 'social connections and integration' sub heading (b) of the 'well connected' key principle in the 'Vision and Concept' is removed and located instead within the 'community focussed' key principle on p23.	3/5/2019 10:55 AM
2	This needs to be in central position so everyone has equal access to it . Also could be planned to be on the way to the Primary School, giving access to th e school to use the sports facilities but also parents can use Heath Centre on the way to and from school pick up and drop off times!!	3/4/2019 5:32 PM
3	A facility such as this will definitely be required in one of the following locations: ↯ With easy access from the M5 on the roadside on Honiton Road between Junction 28 and a new Junction 28A. ↯ In the area in the vicinity of the existing Mole Valley Farmers.	3/4/2019 4:38 PM
4	All of the above will have a detrimental effect on the existing town of Cullompton.	3/4/2019 4:18 PM
5	Must cater for possible garden village of 15-20000 people.	3/4/2019 4:05 PM
6	It needs to be directly next to the A373 and provide local shops, butchers, farm shop, bakery and not any of the large supermarket chains. There needs to be plenty of space for free short stay parking.	3/1/2019 8:56 PM
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8	Location probably OK. It should be the hub of the community and be accessed by the local population without having to drive.	3/1/2019 8:48 PM
9	The traditional approach works well in England, shops in the centre and houses around with a few corner shops now and then, sort of organic growth	3/1/2019 7:57 PM
10	Location should be more central to ensure ready access to all residents. Provide food shops, cafes, sports centre, community hall and pub, and general services.	3/1/2019 6:34 PM
11	Along the A373 for easy access.	3/1/2019 3:56 PM
12	The Government's National Brownfield Land Register shows that many new houses could be built on previously developed land.	3/1/2019 3:47 PM

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13	Spread it out so it doesn't become an area where gangs can meet so causing intimidation for others to use and a place to obtain drugs - it happens everywhere and so layout very important.	3/1/2019 3:32 PM
14	I have no particular view of where the local centre should be located - but it needs to provide a focal point/meeting place etc. If the garden village (town!) is to be this self-sufficient it will undoubtedly rival Cullompton High Street - which will probably go into further decline.	3/1/2019 3:08 PM
15	If you follow the trends, all you will need is yet another distribution centre, which is all ready killing our high streets	3/1/2019 1:05 AM
16	No comment	2/28/2019 11:46 PM
17	Ideally it should be fairly central to the development or at least central to the final village development area. There needs to be good access from the main road. The examples given appear appropriate. Possible site for a swimming pool?	2/28/2019 11:12 PM
18	May be close to main Honiton road so the traders can attract customers passing by rather than relying on the people living in the area	2/28/2019 10:46 PM
19	Local and at the centre.	2/28/2019 10:04 PM
20	Key uses are leisure/sports centre and health care.	2/28/2019 9:03 PM
21	In order to be forward looking I would have community facilities co-located so that an all through school (3-16), health centre, sports facilities, cafes, post office, shop are interlinked to promote fully rounded healthy lifestyles.	2/28/2019 8:47 PM
22	This question contradicts the point previously made about integrating it with cullompton. It is proposed as a stand alone community. these amenities need to be there for the plan but the focus should be on affordable housing and you cannot determine the centre without know how the infrastructure is going to look to support and give access to these.	2/28/2019 8:14 PM
23	In the centre	2/28/2019 7:58 PM
24	No comment	2/28/2019 6:37 PM
25	again – as per the rugby club issue – by positioning the shops and facilities near the A373 you will be drawing custom away from 'Old Culli'.	2/28/2019 6:05 PM
26	The Local Centre needs to be at a confluence of pedestrian, cycle and vehivle routes, including pulic transport.	2/28/2019 6:02 PM
27	same as map	2/28/2019 5:07 PM
28	Schooling / healthcare provision, an increase in population will lead to a demand in healthcare, schools both primary and secondary. The local schools and health services are already oversubscribed, this needs to be considered before plans are finalised.	2/28/2019 4:09 PM
29	Where ever it goes it needs to be able to cope with a huge community, 2,500- 5000 houses means 5-20,000 people	2/28/2019 2:44 PM
30	The Local Centre/Centres should be able to facilitate the amount of homes being provided in the overall Garden Village. It should be investigated on whether more than one Local Centre is required.	2/28/2019 2:38 PM
31	Close to the main through road (A373)	2/28/2019 10:12 AM
32	Community and leisure facilities should be equidistant to the 2 primary schools. Must be a village hall type environment for drama groups, art classes mothers and toddlers etc.	2/27/2019 11:34 PM
33	This should be central to the development. Development of a pub may reduce risk of drink driving, however the development may benefit local pubs such as the keepers cottage, Wyndham arms, weary traveller etc and therefore consideration of whether a pub is needed should be considered. Healthcare is needed as the culm valley centre is already over subscribed with a gp appointment taking around 3 weeks to secure. This would also reduce traffic into cullompton if local services are provided. Tesco is just as you enter cullompton so a local shop only may be needed for the community. Community buildings such as a place to hire for events is always beneficial. The benefit of development would be to support already established eating establishments so I wouldn't necessarily want to see over development of those facilities. Sports facilities to promote health should be prioritised as this is already lacking.	2/27/2019 10:21 PM
34	Swimming pool	2/27/2019 10:03 PM

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35	No strong opinion on the specific location of the shopping and community area. Honiton road should probably be avoided due to congestion. A mix of shops, services, pubs, cafes, community buildings, schools, youth clubs, healthcare, and a sports centre with a swimming pool would be good. Ideally, central to the new development and clustered so that walking or cycling between them is straight forward and pleasant. A mall style area based solely on car access should be avoided. Such buildings should be Highly Energy efficient and incorporate renewable electricity technology such as solar PV and battery storage as standard.	2/27/2019 9:00 PM
36	The most important thing about the location of this site is that it is central, and close to the school. This will help the shops, centre and school to feel integrated in the centre of the community.	2/27/2019 1:27 PM
37	I seriously question the Garden Village when Cullompton already has a range of shops and services, currently underused. I would welcome a Garden Village once the infrastructure of Cullompton town is fit for purpose.	2/27/2019 1:11 PM
38	As far as the location of shops is concerned they need to be in a position that allows easy access to residents without cars and in a place that does not involve heavy delivery vehicles using residential access. Cafes ...and community centre... not in a place where late night events will disturb residents. Community centre uses .... local clubs, meetings, small or large group facilities. HOWEVER... would this be sustainable with Hayridge and Collumpton community centre so close by?	2/27/2019 11:09 AM
39	The proposed community centre (and adjacent primary school) should be more centrally placed within the development - currently it looks to be too far to the east. All of the suggestions in this question are important but I would add that any community building needs to be multi modal and be able to accommodate "acts of worship" so people of faith can meet together in a non church setting	2/27/2019 10:19 AM
40	I think the provision of additional shops, pubs etc. would kill Cullompton town center and many local small shops and post offices already struggling to survive in the current climate.	2/26/2019 9:35 PM
41	local businesses are struggling and this will not help and will mean more people on the road	2/26/2019 7:38 PM
42	Pub, shop	2/26/2019 4:31 PM
43	Yes definitely need one. Best location: a) on road from Honiton Road to new M5 Jct 28A so easy access off M5. b) or in area adjacent to Mole Valley farmers along Honiton Road creating new shopping plaza c) need Halfords, DIY, food pub. d) Halfords, car stores - electrical retailers - garden centre - grocery store etc.	2/26/2019 4:18 PM
44	The Local Centre should be able to facilitate the amount of homes providing in the overall Garden Village. Further investigation is required to understand whether more than one Local Centre is required.	2/26/2019 10:11 AM
45	The local centre should have close links to the M5 for lorry access, should benefit Cullompton town center rather than steel trade from an already struggling center. Traffic reduction should be considered at all times and the control of noise.	2/25/2019 10:34 PM
46	It should offer fairly local provision so as not to compete with the Cullompton town centre. A convenience type store and pharmacy seem sensible shops to include as well as an extra GP surgery.	2/24/2019 5:54 PM
47	The analysis should include the impact on existing shops and services in Cullompton.	2/24/2019 5:27 PM
48	the fewer the better - Cullompton town centre is near enough	2/24/2019 5:06 PM
49	Note should be properly taken of the impact this will have on the existing shops and services in Cullompton.	2/24/2019 3:49 PM
50	It should take account of the likely extra damage to the already failing Cullompton High Street	2/24/2019 3:26 PM
51	Community building, leisure/sports centre and health care provision, between Stoneyford and Aller Barton. Local shops, pub elsewhere.	2/22/2019 10:28 PM
52	Central, on a bus route, in close proximity to schools to create a heart of the community	2/21/2019 9:42 PM
53	Is this shopping and community centre what is referred to as the "Proposed Neighbourhood Centre"? As far as activities are concerned, all of the above	2/20/2019 7:14 PM
54	Answered on letter	2/20/2019 1:52 PM

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55	A central location as proposed is fine, but there are existing pubs to serve this need in Cullompton - so trade would simply be displaced. We further object to a pub in the garden village because it sends the wrong message about healthy living which the village is supposed to embrace. Health centre necessary to serve the additional population.	2/20/2019 1:31 PM
56	Around the Aller Barton area would be ideal. Parking very important, pubs, sports centre all important. Convenience shops more important than supermarkets. Supermarkets no place in a 'garden village'	2/19/2019 11:11 PM
57	I think it should be in the middle somewhere - however it should not take away custom from Cullompton High Street. Perhaps money into redeveloping the high street would be a better option for the shops but obviously the new development will need a few little shops, pub, drs etc	2/19/2019 7:23 PM
58	in the centre more towards the north and west of the development. This all will have a detrimental impact on Cullompton and affect other towns, and this cost could be better used by redeveloping Cullompton.	2/19/2019 7:12 PM
59	I think effort should be spent in delivering all this for Cullompton as it now is	2/18/2019 2:04 PM
60	It should be created near the schools so that pupils can keep involved with its creation and provision for the main customers. No supermarket should be allowed to keep the existing ones viable.	2/15/2019 3:56 PM
61	No comment on location. Agree with all the above.	2/14/2019 3:54 PM
62	In agreement with where the local centre is located.	2/13/2019 2:44 PM
63	Cullompton town centre. Shops, restaurants, car parking, swimming pool, health centre, pet care, leisure facilities.	2/12/2019 5:36 PM
64	Hard to know until more plans of CGV are released. It needs to be a centre for the larger town.	2/12/2019 5:06 PM
65	South west corner. Uses as above but include a supermarket.	2/12/2019 4:54 PM
66	Anywhere. Key uses should be fruit and veg, small local shop, bakery, local pub and restaurant.	2/12/2019 1:35 PM
67	I would ask why the employment areas have a male symbol. The proposed primary school areas differ from those shown elsewhere (eg page 32 of the Vision and Concept). Please could you be clear what schooling provision is proposed and where - it is very unclear and misleading at present. Please take account of existing boundaries - ie do not place new schools within Kentisbore Parish boundary. The location of local provision needs good access and safe access to the A373. I would expect it to include a pub, local shop, post office. Please be clear on the extent of leisure/sports centre that a development of this scale could afford - is it similar in scale to the existing Cullompton sports facility or less? Would it be additional to that (ie provide facilities not currently available locally - eg swimming, climbing, tennis, decent gym) or would it offer the same as that currently available locally (eg football/cricket, small gym).	2/11/2019 7:38 PM
68	That is the right place	2/11/2019 12:13 PM
69	All of the above should be central and offer easy access to all, particularly the elderly. The above infrastructure should be provided before the first house foundations are laid.	2/8/2019 9:00 PM
70	There should be no local centre as there should be no garden village.	2/8/2019 12:52 AM
71	I think once the town bypass is build on the CCA fields the town centre can become the place for local shops and we have plenty of cafes. if the public transport claim is to believed all the people living in the new area will have no problem visiting	2/7/2019 8:45 PM
72	Sounds wonderful but a much better idea would be to redevelop the existing provision - so all can benefit from this initiative. A new health centre is essential, schools?	2/7/2019 2:26 PM
73	That is not the problem as first people to take and run those shops should be found. What proof is there that people want to pen businesses in the village? What rents and rates will be asked of shopkeepers?	2/7/2019 2:17 PM
74	The development should be scrapped.	2/6/2019 9:04 AM
75	Undecided on location but think there should be some health care provision even though Cullompton already has Culm Integrated Health Centre	2/6/2019 6:25 AM
76	Should be located nearer to Honiton road, be accessible for people who live in surrounding villages.	2/5/2019 8:58 PM

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77	As close to Cullompton as possible	2/4/2019 7:03 PM
78	agree with location	2/4/2019 6:43 PM
79	I think the proposed location looks fine. A mix of shops, cafes, pub, restaurants and sports/leisure would be great. There is a really shortage of family facilities of this type in Cullompton currently	2/3/2019 4:38 PM
80	In the centre of Cullompton. Existing traders are struggling to survive. You can build as many new shops as you want but you can't force them to be viable. Once again planners are engaging in wishful thinking.	2/3/2019 3:17 PM
81	I think that it should include a swimming pool as Cullompton has been campaigning for this for many years. I think that it should also have educational facilities such as a nursery or primary school.	2/2/2019 2:55 PM
82	The 'local centre' should be sited much closer to the existing town in order to promote and encourage integration. Furthermore, services and amenities in the 'local centre' should enhance and not compete with those already existing in Cullompton town.	2/1/2019 3:59 PM