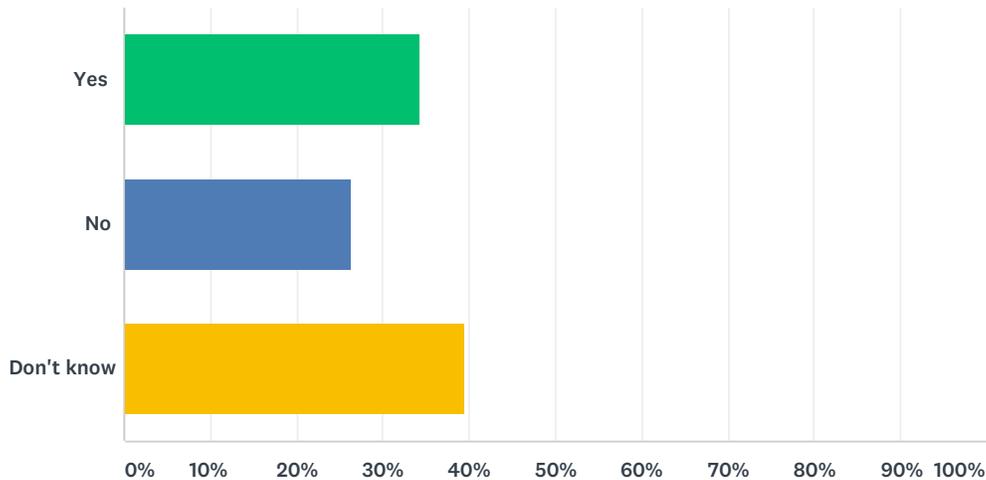


Q10 Do you think the suggestions for development of the East of Cullompton allocation set out in the Masterplan SPD reflect the draft Vision and Principles for the wider Garden Village shown on page 8 of the Masterplan SPD?

Answered: 76 Skipped: 31



ANSWER CHOICES	RESPONSES	
Yes	34.21%	26
No	26.32%	20
Don't know	39.47%	30
TOTAL		76

#	ANY FURTHER COMMENTS	DATE
1	<p>We want to take this opportunity to commend the overall concept and vision for the Garden Village. • To build a well-designed sustainable settlement that is congruent with and complementary to Cullompton, with a high quality built and natural environment, nurturing healthy lifestyles, good connections, employment and a flourishing community life is a laudable aim. • We have a deep commitment to the future of our area, and so as an organisation and community of people we will be fully engaged with helping make this vision come to fruition. • While we are committed to seeing the Garden Village vision come to fruition, we do want to highlight two particular concerns. • The first is the necessity of creating infrastructure in a timely manner around and in the Garden Village. This is particular crucial for the local road network and the motorway junction. Without it the Garden Village will not live up to the health and lifestyle aspirations conveyed in the concept document – it could be a miserable place to live. Similarly, the intention of the new settlement to connect well and contribute to the life of Cullompton as a whole will be put in jeopardy. We believe that a key priority must be the accessing of funding from central government for the motorway junction, so that funding of physical infrastructure is not to the entire detriment of the 'softer' aspects of the development, e.g. green and blue areas, and community space. • The second concern is the phasing of the project. While we expect the Greater Exeter Strategic Plan to clarify plans for the Garden Village, and while we recognise the constraints that working to the Local Plan inevitably creates, there is still some danger of working towards East Cullompton development as outlined in the Local Plan, and the wider vision not coming to fruition. This would create an isolated community without sufficient infrastructure and would increase the pressure on Cullompton for transport and school places, but without the gains of the Garden Village (everything from employment to community spaces to water/country parks).</p>	3/5/2019 11:12 AM

East Cullompton Masterplan SPD Issues Opportunities & Concepts (amended version)

2	With reference to the Masterplan, we note that the Concept Plan (Figure 4, P.9) identifies our Clients land as being appropriate for residential development in general terms. This is considered appropriate noting the fact that the site/land under our Clients control sits to the rear of properties situated on Honiton Road. An element of residential development would sit comfortably with that adjoining land use.	3/5/2019 11:06 AM
3	We could not find the map on page 8.	3/4/2019 5:32 PM
4	Principles should be increased to ten. Countryside principle should remain but sport and leisure should become principles in their own right.	3/4/2019 4:38 PM
5	Hope so.	3/4/2019 4:25 PM
6	The Garden village should be stopped. It is inappropriately named as it is larger than a village and more akin to a town. There are no signs of any gardens.	3/1/2019 8:56 PM
7	The Garden village should be stopped.	3/1/2019 8:56 PM
8	It will ruin Cullompton what ever the name is . How many towns have the M5 running in the middle, it will be 2 towns	3/1/2019 7:57 PM
9	Infrastructure must be provided in advance of the development. It would not be acceptable for the homes to be built and then find that the infrastructure (suitable roads, public transport, M5 junction upgrade, re-opening of the railway station) can not be afforded or are conveniently abandoned to avoid cost and maximise profit.	3/1/2019 6:34 PM
10	It seems to me that "pretty" issues are being addressed and sold to the public. Roads, a new railway station, areas that are known to flood - these are surely the essentials upon which concentration is needed.	3/1/2019 3:08 PM
11	The Masterplan SPD is far more palatable as the development is far smaller.	2/28/2019 11:46 PM
12	This is a starting point and as time progresses much more detail will be sought for scrutiny.	2/28/2019 11:12 PM
13	As page 8 reads like some sort of Lewis Carroll dream world, the rest of the vision is going to reflect in some way to this distorted concept.	2/28/2019 10:46 PM
14	Don't want a wider garden village	2/28/2019 7:58 PM
15	No clear plans to manage the substantial additional traffic because of the Garden Village. Plans seem to be primarily to blindly route the traffic along Honiton Road (A373) in the hope that the notorious junction on the M5 and the Cullompton Relief Road will cope. Need direct route from end of existing properties direct to south Cullompton and the probable additional junction to the M5	2/28/2019 6:37 PM
16	is one of those questions that I do not understand – but I think my answer is NO	2/28/2019 6:05 PM
17	It should be aesthetically pleasing!	2/28/2019 6:02 PM
18	Depends on what you do	2/28/2019 2:44 PM
19	No additional comments.	2/28/2019 2:38 PM
20	Very Hard to tell. Lots of nice sounding words. Hard to tell what substance is behind it. Embedding the countryside in the garden village by building over it seems to be contradictory.	2/27/2019 9:00 PM
21	A great vision but we all know the end result is never what was originally planned	2/27/2019 1:11 PM
22	Words on paper all very fine.... but the whole scale is totally, disproportionately large.	2/27/2019 11:09 AM
23	My concerns are that this development is underpinned by a Local Plan with illconceived housing requirement numbers and a central government "stick" mandating that many more houses get built - so the justification for the garden village is questionable but could be beneficial if it could bring very high quality jobs local to the J28 area	2/27/2019 10:19 AM
24	The infrastructure of the area would need major upgrade including flood control, sewage treatment, health care provision, additional schools and upgrade to the A373 all of which have no guarantees of being provided prior to the development taking place. I also don't feel that the environmental impacts of such a large scale development have been fully investigated and addressed.	2/26/2019 9:35 PM
25	Principles should be increased to ten, countryside embedded should be kept to sports, leisure should become extra 10.	2/26/2019 4:18 PM

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26	A lot of carefully crafted words 'fog' the sad and frightening reality is that developers main aim will be to make profit on cheap easy build developments. We will see the same mindless poor architecture which is popping up around Exeter, Tiverton and Cullompton at the moment. We need careful building architecture and landscape architecture to research and carefully respect the local vernacular styles and buildings to be constructed to a high quality with total green energy, carbon friendly approach. With considerable green space, trees and buffer zones included.	2/25/2019 10:34 PM
27	They are misconceived.	2/24/2019 3:49 PM
28	Without knowing how developers and planners will interpret the vision and principles I'm not able to comment	2/22/2019 10:28 PM
29	As mentioned previously, if the term "garden village" is more than a meaningless term created to try to persuade people to regard them as something more special than "ordinary" housing developments, they are two very different creations and cannot just be merged together at some future stage by adding a few trees/seating areas.	2/20/2019 7:14 PM
30	Not really.	2/20/2019 1:52 PM
31	Apart from any suggestion of a pub/nightclub which doesn't fit with smart, healthy vision.	2/20/2019 1:31 PM
32	It is difficult to say when the masterplan includes such broad generalities. One cannot be convinced when the A373 to Honiton is shown as a major access - a narrow road with passing places and poor vision!!	2/15/2019 3:56 PM
33	Not integrated.	2/12/2019 5:36 PM
34	Yes-ish. It's hard to tell what the reality (rather than the pictures) will actually look like.	2/12/2019 5:06 PM
35	In part. None of the above apply. Education doesn't seem to feature in the 9 principles as regards the need for school provision. It is also not clear how the 9 principles will be delivered in a staggered development. If a proportion of the total houses are built up to 2033, what proportion of the associated provision will be provided? At what point do you get the 'extras' on top of the houses? It is not clear how the plans will be kept separate from Kentisbeare.	2/11/2019 7:38 PM
36	I am annoyed that no one asked me if I wanted it to happen.	2/8/2019 9:00 PM
37	A plan has been presented which is more like a marketing plan than one which will bear any resemblance to the end product. I hope to be proved wrong!	2/7/2019 2:26 PM
38	Kentisbeare must be allowed to maintain it's seperation and independence	2/7/2019 2:17 PM
39	The development should be scrapped.	2/6/2019 9:04 AM
40	The whole concept is a mess and if it takes place should be resticted as much as possible	2/4/2019 7:03 PM
41	a) it isn't a village it is a town b) nobody wants it	2/3/2019 3:17 PM