

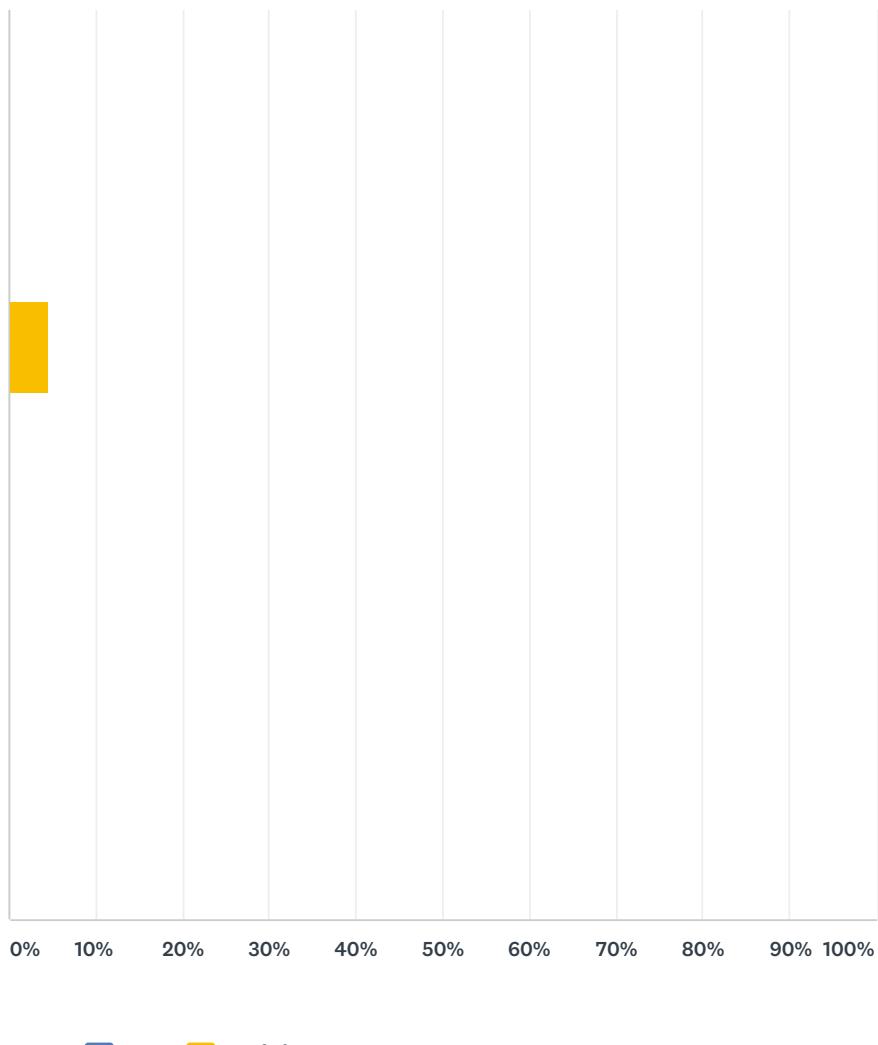
Q4 The 9 key principles shown in the Vision and Concept document will guide the development of the Garden Village. Do you agree these are the right principles? (scroll across to see all 9 principles)

Answered: 178    Skipped: 127

Embed the countryside within the Garden Village (bring the countryside into the devel...)

Answer

## Culm Garden Village Vision & Concept (amended version)

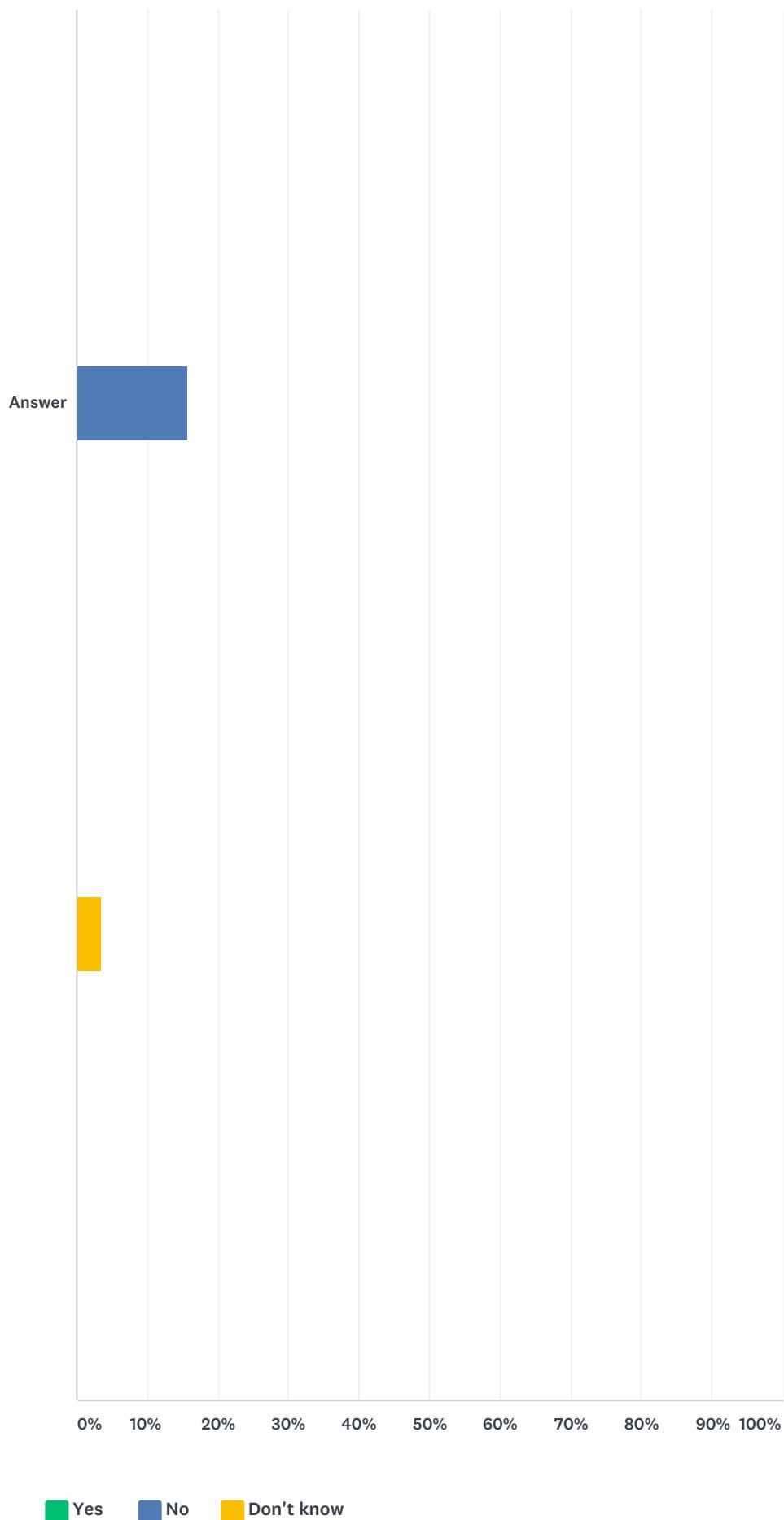


█ Yes    █ No    █ Don't know

A well connected and integrated new place (with good links, and integrated with Cullo...



## Culm Garden Village Vision & Concept (amended version)



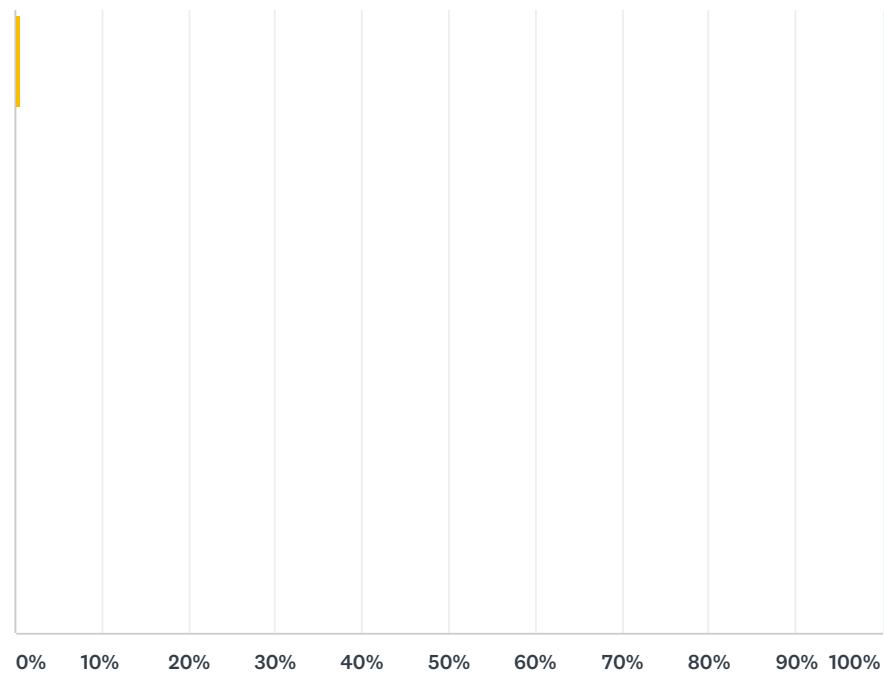
■ Yes ■ No ■ Don't know

## Culm Garden Village Vision & Concept (amended version)

Creating a healthy living environment

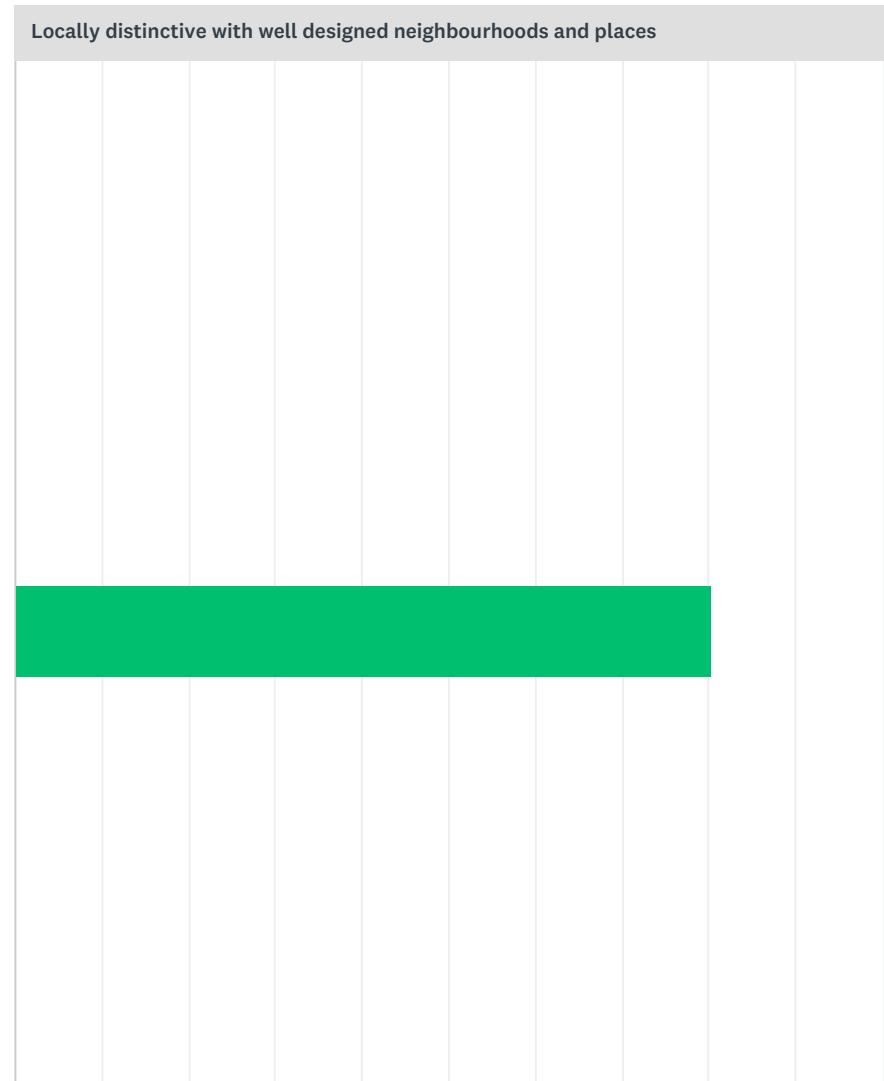
Answer

## Culm Garden Village Vision & Concept (amended version)

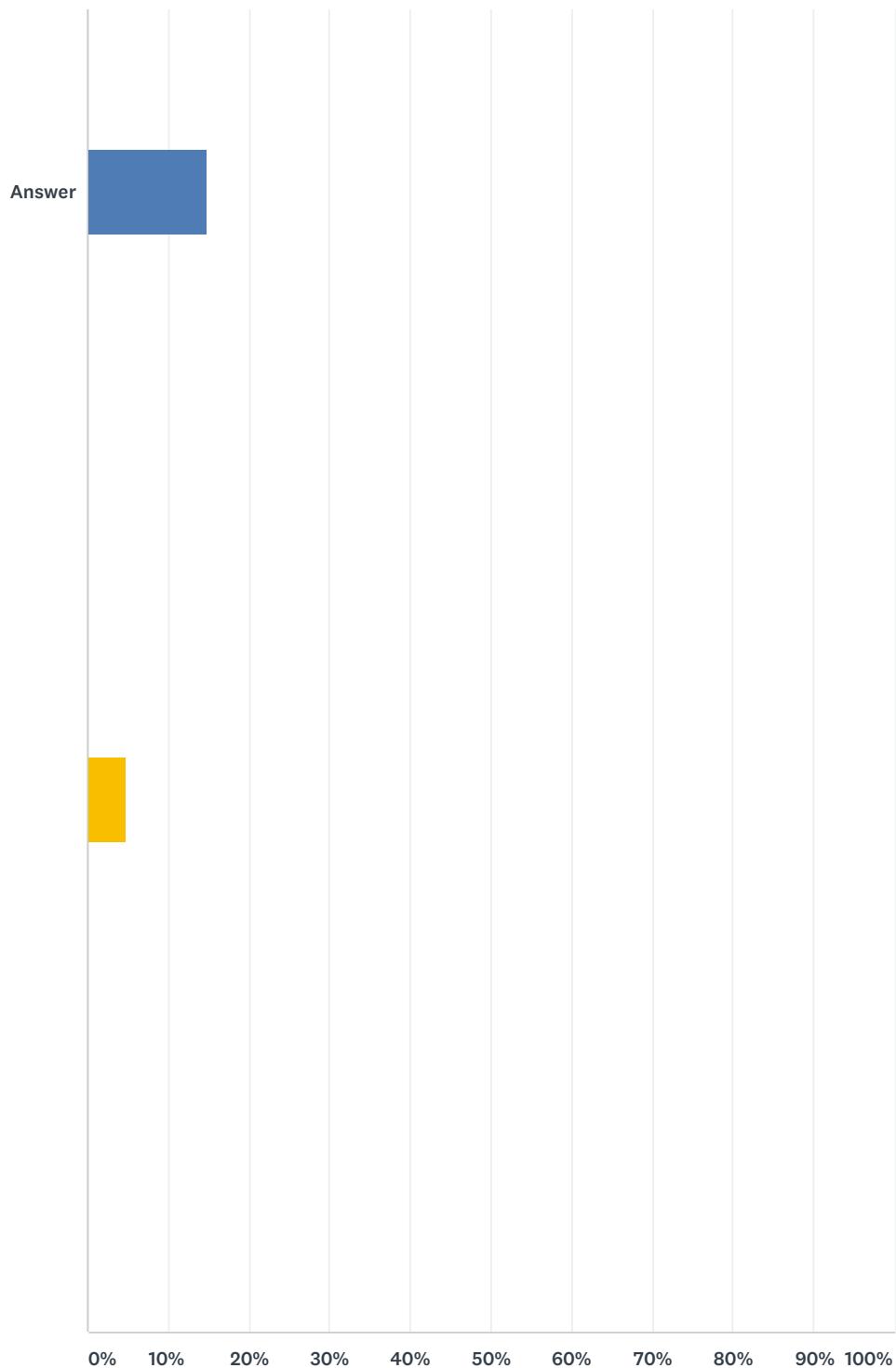


■ Yes ■ No ■ Don't know

Locally distinctive with well designed neighbourhoods and places



## Culm Garden Village Vision & Concept (amended version)



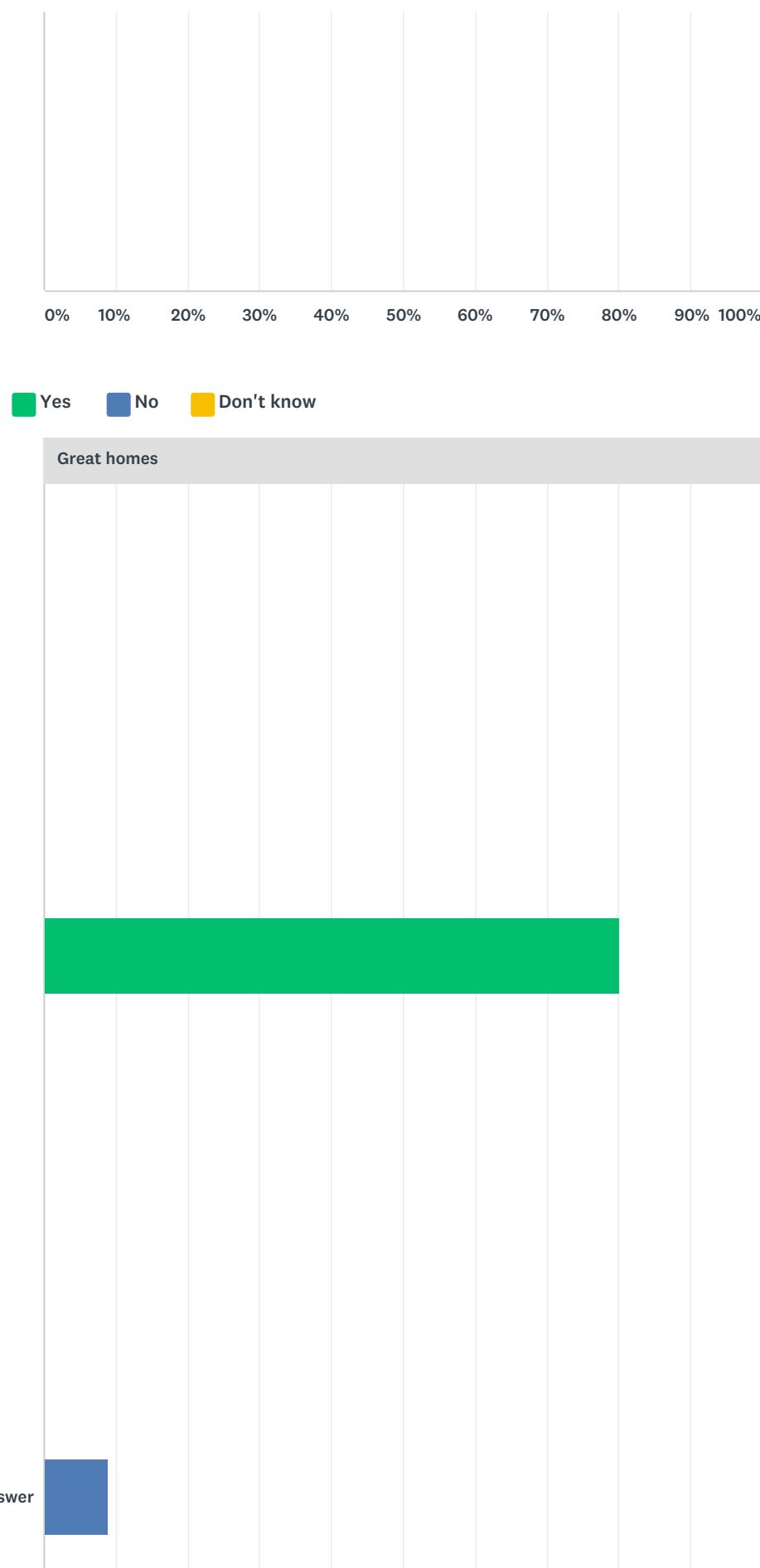
■ Yes ■ No ■ Don't know

Community focused

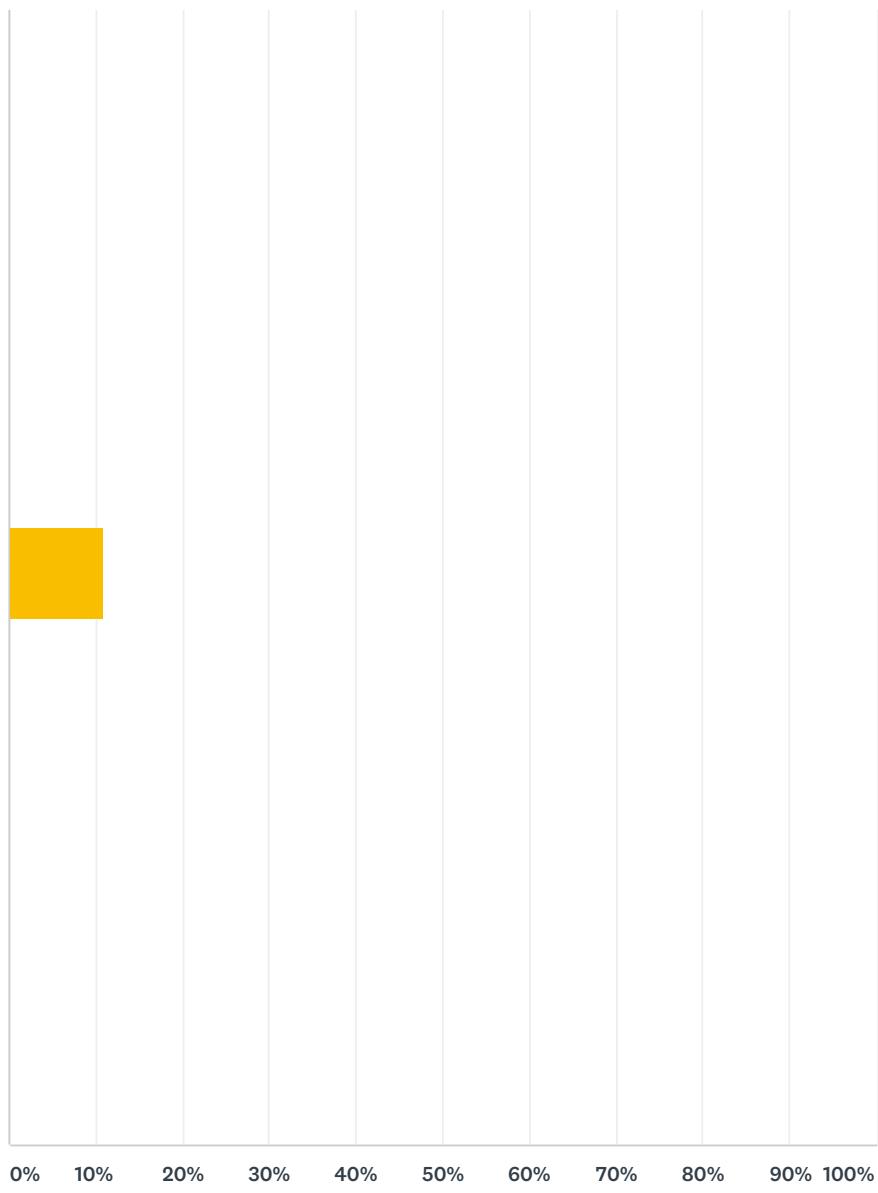
Answer



## Culm Garden Village Vision & Concept (amended version)



## Culm Garden Village Vision & Concept (amended version)



█ Yes    █ No    █ Don't know

Ambitious employment opportunities

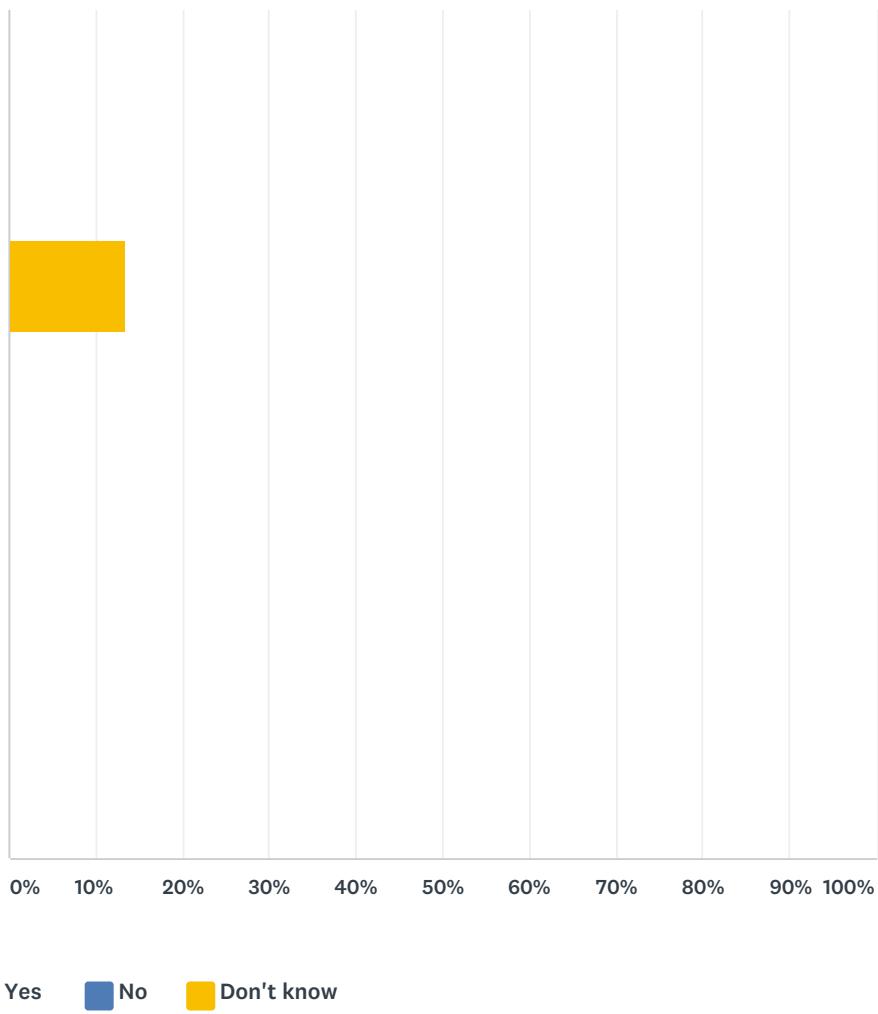
Answer



## Culm Garden Village Vision & Concept (amended version)

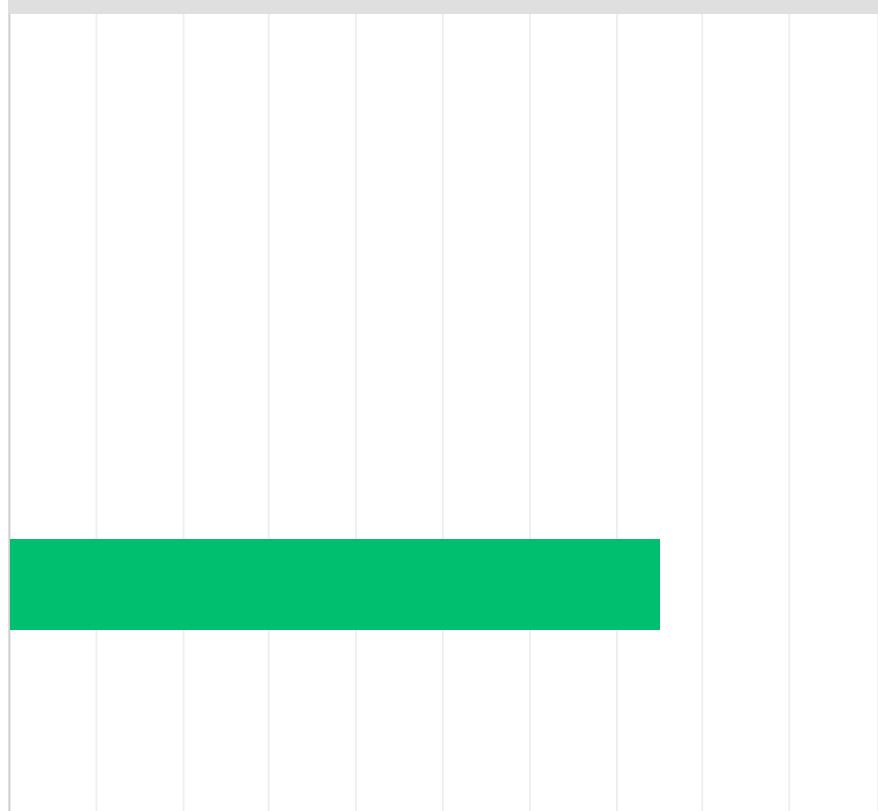


## Culm Garden Village Vision & Concept (amended version)

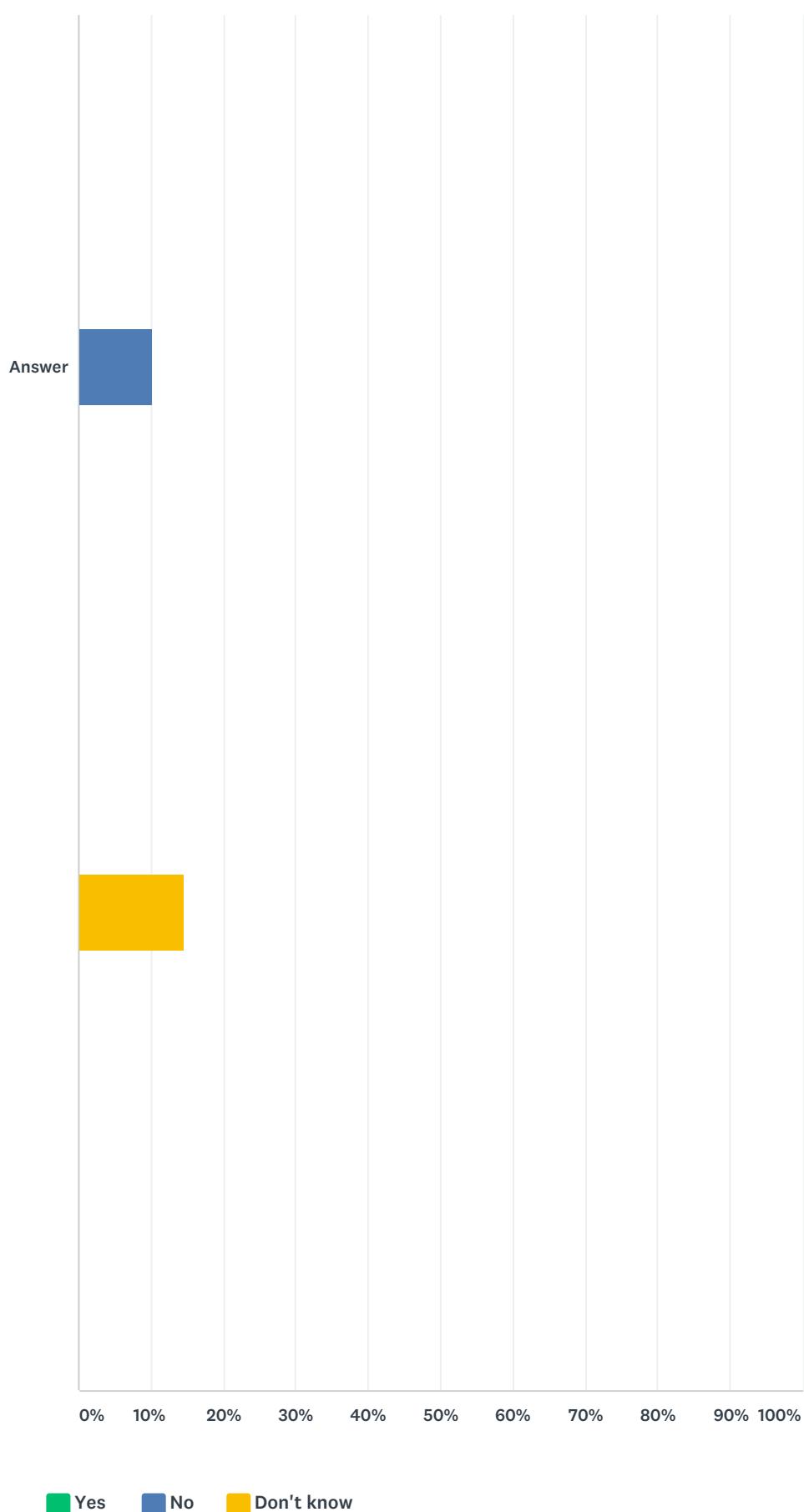


■ Yes ■ No ■ Don't know

Delivery and stewardship (new ways to deliver development; involve the community in m.)



## Culm Garden Village Vision & Concept (amended version)



■ Yes ■ No ■ Don't know

# Culm Garden Village Vision & Concept (amended version)

Embed the countryside within the Garden Village (bring the countryside into the developed area)

	YES	NO	DON'T KNOW	TOTAL
Answer	78.36% 134	16.96% 29	4.68% 8	171

A well connected and integrated new place (with good links, and integrated with Cullompton)

	YES	NO	DON'T KNOW	TOTAL
Answer	80.81% 139	15.70% 27	3.49% 6	172

Creating a healthy living environment

	YES	NO	DON'T KNOW	TOTAL
Answer	89.70% 148	9.70% 16	0.61% 1	165

Locally distinctive with well designed neighbourhoods and places

	YES	NO	DON'T KNOW	TOTAL
Answer	80.36% 135	14.88% 25	4.76% 8	168

Community focused

	YES	NO	DON'T KNOW	TOTAL
Answer	86.06% 142	9.09% 15	4.85% 8	165

Great homes

	YES	NO	DON'T KNOW	TOTAL
Answer	80.13% 125	8.97% 14	10.90% 17	156

Ambitious employment opportunities

	YES	NO	DON'T KNOW	TOTAL
Answer	79.38% 127	9.38% 15	11.25% 18	160

Future proofed, SMART and sustainable (SMART: using new technologies to automate and connect)

	YES	NO	DON'T KNOW	TOTAL
Answer	76.76% 109	9.86% 14	13.38% 19	142

Delivery and stewardship (new ways to deliver development; involve the community in managing spaces)

	YES	NO	DON'T KNOW	TOTAL
Answer	75.18% 103	10.22% 14	14.60% 20	137

#	PLEASE INCLUDE ANY OTHER COMMENTS YOU HAVE ON THE 9 KEY PRINCIPLES	DATE
---	--	------

## Culm Garden Village Vision & Concept (amended version)

1	<p>• An essential part of the vision of the Garden Village, and one of its key Principles, is the creation of a place which is community focussed. We believe that we are well-placed to help see this aspect of the vision become reality. • The Vision and Concept document lays a strong emphasis on the role of design leading to community pride and ownership. Integration with Cullompton, accessibility and delivery of services and infrastructure are also part of this community building vision. While these might lead to a greater potential for community to develop, practically it takes people and organisations to build community. • To make the Garden Village a 'place' where there are sustainable and integrated lives and relationships (not only buildings and infrastructure), we believe groups of people already deeply engaged in the local community – like the church – will be vital. • St Andrew's has the experience of both serving the local area through initiatives such as the People Matter food bank, Keystone back to work projects, and children's and youth work, and of managing a community facility, Cullompton Community Centre. • Community is shaped by people, and the church would want to make a significant commitment to the new settlement through having a minister on the ground early in the Garden Village's life. Models from other new developments elsewhere (e.g. Cranbrook) have included the building of a minister's house in the first 50-100 houses. Experience has shown that this gives the new community a better chance of developing in a healthy way through focussed leadership and service. • Making space for community groups to operate and create a flourishing community will be vital. We would suggest that early in the development process having a site earmarked for a community-worship space at the community hub will be key. Shared space between stakeholders will be important, and ensure ongoing stewardship of community facilities. Nationally there are other new developments that have brought together church-sports-health-child care, church-medical centre or church-school-sports in the same site. Close relationships and a common vision will mean the creation of a community hub that is able to serve the whole person in the Garden Village and help build a flourishing community for the long-term. • In the longer term we would also like to highlight the need for a site for a place of worship, to be developed by the new residents once there is sufficient local community capacity to determine their own requirements and how they should be met.</p>	3/5/2019 11:13 AM
2	We note the relevant key findings in the Engagement section of the 'Vision and Concept' document as evidence of support for this approach within the existing community. We also note and support the reference on p17 of the 'Vision and Concept' document within the key principle of 'A well connected and integrated new place': "b) Social connections and integration. An excellent range of new community services and facilities will be provided [...] including [...] education, health/well being, community and faith spaces". We particularly support the aspiration and commitment to excellence in this provision as in our experience there is substantial pressure in large scale new housing areas for the building blocks of community identity and cohesion to be squeezed out by the demands of high cost hard infrastructure relating to, for example, transport. This investment in community services and facilities, proportionate to and arising from the development but delivered at the earliest possible juncture, is essential for the establishing and development of a sustainable community of place. A failure to plan for and deliver these services and facilities risks the development of a community without roots, characterised by social atomisation and destructively rapid population mobility, so contrary to the concept and principles of a 'garden village'.	3/5/2019 10:56 AM
3	This set out a series of ideas/principles guide place-making, which are also valid for East Cullompton itself. They are on the whole representation of what Culm Garden Village should become	3/5/2019 10:46 AM
4	See comments to Q3.	3/4/2019 5:19 PM
5	All five but see early and later comments please. What does this mean? -ref great homes Homes should be attractive and suitable for all family types.	3/4/2019 4:43 PM
6	Everything seems to be thought of.	3/4/2019 4:39 PM

## Culm Garden Village Vision & Concept (amended version)

7	Objective f (Page 15) should list the countryside park and sports zone as specific topics that should be delivered in Phase 1 of the development. A landowner has stated that there is a significant proportion of land that will be unavailable for this development and it appears that MDDC are ignoring this and including this land in the allocation for the Culm Garden Village. Cullompton Town Council have been asking for provision of a bus station as a key transport interchange in Cullompton and yet there is no mention of it. There will also be a need for significant parking at a reopened railway station. Active lifestyles do not refer to Sport England's demands that sports facilities are expanded and improved. Who will take on the management and ongoing revenue costs of community buildings? There is no discussion surrounding additional medical facilities, such as GP Surgeries. The existing facilities do not have the capacity to cater to a town that will be twice the size that it is now. Largely, yes, but with the addition of suitable accommodation of an ageing population (such as bungalows) and a bus on a circular route to link east and west Cullompton via GP Surgeries, schools and transportation links in order to maximise safety and minimise car usage. a. Infrastructure and sporting facilities should be prioritised in the first phase of development. b. Yes. c. Yes, but on condition that the responsibility for ongoing capital and maintenance costs are established in advance. d. Yes. e. Accessibility to community facilities will be a key aspect. f. How will the community at large be engaged? ↗ There is no mention of bungalows for an ageing population or "homes for life". ↗ There is no mention of accessible homes with reference to RNIB and Design Council planning guidance. ↗ There is no mention of the weathering of exterior finishes of buildings and damp as reported in other large, modern and local developments. There needs to be a larger allocation of land for business use and business and employment opportunities should receive more emphasis.	3/4/2019 4:32 PM
8	The countryside should flow into the development etc development should be on a much smaller scale and houses should be of good design and size ie should have a garden and parking, cycle routes towards Cullompton, there needs to be green buffer to protect Kentisbeare	3/4/2019 4:12 PM
9	no response	3/4/2019 3:56 PM
10	no response to any	3/4/2019 3:49 PM
11	Number 1 Future proofed, SMART and sustainable. Highlighted word sustainable. Got to sort the road/m5 out first	3/4/2019 3:40 PM
12	Bring the countryside to the village? Why not leave the countryside where it is and build these houses somewhere where there are facilities for such a place? Certainly NOT Cullompton.	3/4/2019 3:36 PM
13	Certainly far too big to be integrated with Cullompton, it needs scaling down considerably for that. There needs to be more employment opportunities for the locals to work there - rather than travel north or south down M5. Taunton will be so overloaded.	3/4/2019 3:28 PM

## Culm Garden Village Vision & Concept (amended version)

14	<p>Point 1: "embed the countryside": I have to say I really really really cannot see how "development will enhance the natural environment". Most people understand "countryside" to mean an environment that is not man made, with the exception of farmland. That is why so many people enjoy visiting Devon. The countryside here has not been developed. This development should seek to protect the natural environment, not to "enhance" it. The Planning authority needs to make it a condition on the developers that NO existing hedgerows should be damaged or removed whatever their level of "significance" in planning terms (what does "significance" mean in this context, please?). Hedgerows are of supreme importance as wildlife corridors. They are IRREPLACEABLE HABITATS for numerous types of small vertebrates and invertebrates. The risks to these species as a result of over development cannot be over stated.</p> <p>Point 6: Housing: By the time the development is complete we will be experiencing a minimum 1.5% rise in global temperatures. This not only has implications for a rise in water levels, which will affect WHERE houses should be built, but also HOW they should be built. ALL new homes, not just those in pilot areas, need to include innovative technologies. Particular attention needs to be given to the manner in which buildings can combat the effects of heat on the human body, which is especially dangerous for the elderly, and for infants. Are planners considering that all houses will be air conditioned? How would this be delivered sustainably? What are the cost implications?</p> <p>Point 9: Stewardship and delivery: The Planning authority needs to make it a condition on the developers that no work should begin until a thorough independent grassroots ecological survey of the area has been undertaken. My vision for this would be that the Planning authority would enlist the services of reputable and well established environmental bodies e.g. Devon Wildlife Trust: Plantlife: Blackdown AONB; and ask them to organise local voluntary groups to carry out detailed surveys of sample areas of hedgerow across the area designated for development. The advantage of using the services of these bodies is that they all employ specialist volunteer organisers who have the skills and experience to train and support volunteers (NB I am not one of them, in case anyone thinks I have a vested interest). I envisage that the local people involved could include school groups, walking groups, and families with children. Children are significantly observant and interested in mini beasts, fungi, mosses, and all manner of minute life forms. Also, the children of today are very likely the future occupants of the new development. The information accrued as the result of the survey would be independently analysed and assessed by professional ecologists in order to further inform the planning process.</p>	3/3/2019 9:11 PM
15	<p>The first statement is a joke. You cannot bring the countryside into a developed area. It is already beautiful countryside which will be built all over destroyed. I cannot agree with any of the statements as I believe that putting this development in this area of MidDevon will be a disaster. As for the statement " Great Homes" what on earth does that mean?? A home is made up of the people in it. You propose to build 5000 houses, you are not creating great homes because as with other large developments, people will have little space, no garden to speak of, and the £350,000 promised by Neil Parish from the government for the green space is a joke. That amount of money is a tear drop. My guess is that the idea of Garden villages is an EU directive so why not wait until after 29th March when we leave the EU as no-one believes this is a good idea. What if these are built and there is no employment? A large development like this is unlikely to be inhabited by true country people who understand the way the countryside works. Ideally I would like to see local independent shop businesses, local butchers, bakery, etc and farm shop. in preference to any of the supermarket chains.</p>	3/1/2019 8:10 PM
16	<p>The first statement is a joke. You cannot bring the countryside into a developed area. It is already beautiful countryside which will be built all over and destroyed. I cannot agree with any of the statements as I believe that putting this development in this area of MidDevon will be a disaster. As for the statement " Great Homes" what on earth does that mean?? A home is made up of the people in it. You propose to build 5000 houses, you are not creating great homes because as with other large developments, people will have little space, no garden to speak of, and the £350,000 promised by Neil Parish from the government for the green space is a joke. That amount of money is a tear drop. My guess is that the idea of Garden villages is an EU directive so why not wait until after 29th March when we leave the EU as no-one believes this is a good idea. What if these are built and there is no employment? A large development like this is unlikely to be inhabited by true country people who understand the way the countryside works. Ideally I would like to see local independent shop businesses, local butchers, bakery, etc and farm shop. in preference to any of the supermarket chains.</p>	3/1/2019 8:08 PM

## Culm Garden Village Vision & Concept (amended version)

17	The countryside is OK no need to put houses there. It is not connected but for one overloaded dangerous to pedestrians bridge Well designed , not like Swallow way but then you can't force the developers can you Locally distinctive, that is now a Barrats home as few small builders are left here Great Homes, hope you don't pick the most complained new builder in the UK as for the NE development Ambitious employment opportunity, yes I have pipe dreams as well or are you thinking of a 5000 job ship yard. Its just for Exeter commuters or at least they will turn in to commuters Smart , No one thinks there will be Fibre to the house and around the house, lets face it, it will be wheelie bins all over the place as some on forgot a basic thing. Get the locals to own the parks etc. then they can all sue each other when the repair costs soar because they can't control the build quality and people park all over the access road as the council abdicate responsibility as they do now over anti social parking etc	3/1/2019 7:22 PM
18	Good range of skill based businesses.	3/1/2019 3:52 PM
19	Splendid "blue sky" thinking but there is no "how" it is to be achieved. You will be destroying our countryside causing pollution, destroying habitats of local flora and fauna and agricultural land.	3/1/2019 3:20 PM
20	N/A	3/1/2019 3:13 PM
21	would like to see value added employment opportunities and not a focus on retail and low-end service jobs. I disagree with integrating with Cullompton. It is geographically impractical and so large- 10,000-20,00 it will dwarf Cullompton so it should be its own REAL community.	3/1/2019 1:33 PM
22	Under great homes - affordable housing	3/1/2019 1:24 PM
23	with the position of the development i don't see why Cullompton is singled out we could also have integration with Kentisbeare. The danger is that Cullompton could take full control of the new village when the Government describes the garden developments as not an extension of existing towns. This could be unfair to the future residents of the garden village	3/1/2019 11:41 AM
24	See notes on 'connectivity' and surrounding roads as set out in answer to Question 2. Sports pitches need to be located on good land and not on low lying land likely to hold water or flood as appears to be the case on some of the information available. Well designed must include 'spatiality' and roads wide enough to allow safe on road parking for visitors etc. Employment opportunities need to be diverse containing scope for lesser skilled jobs. Proportion of housing must be designed to accommodate disabled or full life term of occupants.	2/28/2019 11:20 PM
25	The questions is worded as of course I and others am going to say yes to all the principles. The reality may be a wholly different matter.	2/28/2019 10:59 PM
26	As above you are planning to build slums of the future	2/28/2019 9:56 PM
27	These are noble words, but I don't believe that Mid Devon District Council or its partners have the capability to implement this. The current developments in Cullompton have been botched, with insufficient infrastructure installed to cope. The link road between Tiverton Road and Swallow Way is a disaster, and no relief road has been implemented. A great track record.	2/28/2019 9:47 PM
28	Ofcourse it's yes to the questions above, But knowing how the last developments in the area have gone it will turn out to be no,no,no	2/28/2019 9:17 PM
29	Key issues with housing will be parking - new houses these days come with either single garage or single parking space however most homes now require two cars and house builders should be made to provide these which would help with estate parking giving the children a safer area to live in without having to negotiate parked cars	2/28/2019 8:54 PM
30	A key principle should be minimal disruption to those already living in the area. A second should be improved infrastructure and rail links.	2/28/2019 8:32 PM
31	To me these are contradicting each other. You are asking if it should be integrated with Cullompton yet it is doubling the size and will change the look, feel and community aspect of cullompton and the surrounding, currently rural areas. The countryside is going to change to a housing development and new town and will not be embedded it is being destroyed. Job opportunities need to be at all levels not just retail and service jobs, else it will become a commuter town with no sense of community as people will be working in Exeter/Taunton and not Cullompton/Garden Village.	2/28/2019 7:53 PM
32	If you embed the countryside then the plot will be more expansive and be set to ruin the outlook of our beautiful countryside even further. Your vision and concept and master plan documents show beautiful images on the front - I take it these are for our memories as this will all be built on and ruined!	2/28/2019 7:43 PM

## Culm Garden Village Vision & Concept (amended version)

33	Characterful houses, definitely not like the houses that have been built at Cranbrook. There has to be a good system for traffic both from Cullompton to the motorway, from Mole Valley to the motorway and also off the slip road at the Cullompton junction leaving the M5 northbound carriageway. The new traffic light system that was introduced a few years ago is absolutely useless and has caused more congestion in all directions.	2/28/2019 7:42 PM
34	The whole of this question feels like advertising hype. – it is very hard to say no to any of the incredibly positive suggestions – who is going to say No to Great Homes? – but – there is no substance to the report – nothing to give any idea of how these things could happen or what would be involved in making it happen – I therefore consider it to be wrong to answer anything but don't know! For instance..... Embed the countryside within the Garden village – This is a very airy fairy question – but I am sure the answer is yes – but with grave reservations that the developers will be happy with the cost of this vision – will it be like Cranbrook where residents are being charged extra to look after their 'green spaces'? Or will this be part of the vision that gets scrapped when the cost is deemed too high by the developers? How building 5000 houses on thousands of acres of beautiful Devon farm land is going to enhance it boggles belief. The 'green triangle' is due to the existence of electricity pylons – What about the health implications?! Other claims such as a 'development will enhance the natural environment' – are bizarre and unqualified. A well connected and integrated new place – yes of course – but again with no firm plans on how the heck you are going to integrate this new development with Cullompton on the other side of the M5, mainline railway and river Culm – how can we really comment? Cullompton railway station remains a desirable pipe dream! With Network Rail claiming no plans and any tentative costings looking prohibitive. Healthy Living Environment – obviously desirable for everyone – but how? Locally distinctive with well designed neighbourhoods and places - the question shows just how big the development is if it has different neighbourhoods! - of course we want any development to be well designed. Great Homes – Not really sure what you mean, in your brochure you are promising all things to all people – again nothing to say no to in that list – except for the size and place of development . But - Sustainability and passive houses must be a minimum – Zero Carbon or generous construction (producing more than they need so they can give to the community) must be compulsory. Ambitious Employment Opportunities – Employment is essential – and should be more than low paid service industry jobs – but again there is no substance to the information available to say how this is possible. You can hope, but you can not guarantee – the 'normal way' that a community evolves is that the jobs come first and then the residential follows.... You are hoping to do it the other way round – what happens if the houses are filled up with people who work away – and don't want to change jobs?? What happens if the new companies bring staff with them who are happily living elsewhere and don't want to move to the 'Garden Village'? Your brochure is trying to promise what it can not promise. Locally distinctive with well designed neighbourhoods and places – shows how big it must be to have multiple neighbourhoods! Of course we want any development well designed. Future Proofed SMART sustainable – as said before it is VITAL – that our state of climate emergency is taken into account at all times. Delivery and stewardship – I am afraid this section involves such a lot of marketing talk and hype that I don't have any comment to make – it is a good example of the exclusive nature of this consultation process – and the marketing ethos at the heart of the 'vision'. I would argue that it is not locally led – it is developer/landowner led.	2/28/2019 5:54 PM
35	The key principles are similarly lacking in any statement regarding the many impacts that will be inflicted on the local environment and community.	2/28/2019 5:30 PM
36	Any future development needs infrastructure in place before any building takes place. If this does not happen it would be a bit like building a house without any foundations.	2/28/2019 4:19 PM
37	No further comments.	2/28/2019 2:39 PM
38	With all the development that there has been in Cullompton over the last years only one road has been built to alleviate traffic. We do not need another junction to the south with 5000 houses to the north. What we need is improved roads and a bypass for the (B3181) and to go to Tiverton.	2/28/2019 1:23 PM
39	One is hardly likely to say 'no' to any of those; but some of them are too vague and jargon-ish to see any focus.	2/28/2019 1:03 PM
40	What about minimising impact on existing small rural communities	2/28/2019 12:22 PM

## Culm Garden Village Vision & Concept (amended version)

41	<p>Point 1: It is unclear what is meant by "embed the countryside" in a development of 5000 homes. Further thought needs to be given to what is meant by "countryside". I would suggest that for most people the term "countryside" means the unspoilt "natural", i.e. not man made, environment. Clearly agricultural practices are not "natural", but people see farming as a "natural" aspect of rural Devon. So are we thinking about some sort of "city farming" enterprise here? I cannot possibly see how building 5000 new homes can in any way result in "ecological and biodiversity gains" and "enhancement of the natural environment" I very much fear this is blue sky thinking. The preservation of existing hedgerows is of PARAMOUNT IMPORTANCE in giving any of the existing wildlife a chance. This principle should be made a condition of permitting any development, and a rigorous inspection process must make sure it happens. Point 6: "Sustainable and resilient" homes "in construction and use": by the time the construction of the proposed development is complete we may well be beyond the minimum 1.5% increase in global warming. "Opportunities for innovative house building technologies" should not be restricted to "pilot areas". There needs to be a rigorous commitment to ensuring that ALL housing is built using sustainable technology, and that ALL dwellings are constructed in such a way as to mitigate the worst effects of climate change eg the effect of extreme heat on the elderly and infants.</p>	2/28/2019 11:39 AM
42	Ruining natural countryside and replacing with a manicured facsimile	2/28/2019 9:48 AM
43	<p>I have answered No to all of these in relation to a new development. They might indeed be good principles, and many of them should be used now to correct some of the local problems that exist in the town right now. Expansion to this extent will only make a broken situation worse. How can it be possible to embed the countryside into the new development? It's the wrong way round. The new development would strip the area of a large area of beautiful countryside. Cullompton is an underused 'dormitory' town despite and possibly due to the hundreds of new houses or 'Great homes' built over the last 25 years. This suggests a lack of 'community focus'. I don't see how increased traffic levels, enormous increases in utility resources, and the generation of more waste could possibly create a healthy environment in place of green fields and open spaces? There are already locally distinctive neighbourhoods and places that have evolved throughout hundreds of years. A development of this size would be out of place What are the ambitious employment opportunities that are mentioned? Is there anything already investigated/planned/decided? With Exeter and Taunton in easy commuting distance, what is there to prevent people deserting the development during the day and returning in the evening... which if course many already do. Again, not very community focused.</p>	2/28/2019 2:10 AM
44	Train station	2/27/2019 10:50 PM
45	Sports club/gym facilities swimming pool. No.3. Areas for self - builders. No.4 Meeting/village hall. Maybe combined with sports club areas.	2/27/2019 10:41 PM
46	See Q 3 ref Healthcare. Ambitious employment- is extremely important and it would be essential to have good facilities such as good transport connections, SMART technologies and a healthy work environments to encourage higher skilled business opportunities. GREAT HOMES-Local architects and builders should be consulted and involved and a good range of accommodation should be available.	2/27/2019 8:29 PM
47	It all sounds great. Whether it can be delivered is another matter. Past development of Cullompton and associated lack of investment in infrastructure is not a good indicator.	2/27/2019 8:20 PM
48	<p>The answers to most of the above questions are going to be subjective! Rather than use the term "embed the countryside within the Garden Village" there is a far more pressing priority which is to ensure that the development does not compromise the existing landscape, ecosystems etc. Rather like the Hippocratic oath... first do no harm. The footprint of any new development needs to be as light as possible and the transition from built to natural world as subtle and smooth as possible.</p>	2/27/2019 6:53 PM
49	The proposed Green Buffer should be at the boundary between Cullompton Parish and Kentisbeare Parish - this scheme should not encroach into Kentisbeare parish at all. Connectivity needs to be underpinned by great public transport options - more needs saying and explicit commitments to bus routes etc need to be established. Ambitious Employment needs a real focus towards high skilled well paid jobs being created locally - so less people commute to Exeter and Taunton and the employment space needs to be of high quality to attract such businesses the SMART objective is great as long as there is sufficient focus also given to energy efficiency and the focus on renewable energy delivery Delivery and Stewardship - using the community to deliver management of public spaces will still need a funding model which works!	2/27/2019 9:08 AM
50	It's a crass 1970,s plan	2/26/2019 9:16 PM

## Culm Garden Village Vision & Concept (amended version)

51	I think the principals being used are primarily good however as experience has shown time and time again the delivery of them is poor. The proposed green corridors and cycle tracks are essentially areas where it wouldn't be possible to build i.e. under pylons or river side. There are no guarantees that the required infrastructure will be delivered at all let alone in advance of the development as would be required, and there appears to be no plans for the care and maintenance of the green spaces created, if the intention is that the local community will do this then I am afraid the area will quickly become unkempt.	2/26/2019 8:07 PM
52	i feel all these things can be achieved with planned expansion of existing settlements i do not feel you can just drop this in on a new development	2/26/2019 7:20 PM
53	I would like to see a good range of skill-based businesses and not just basic service jobs. We would also like to see good links to the surrounding areas – eg connecting paths and an upgrade to the A373. We would like to see considerable use of local material in the buildings.	2/26/2019 7:18 PM
54	Embed: yes. Respect and mitigate the impact on the rest of the district. Well connected: Yes. Infrastructure, motorway junction, safe cycle routes and footpaths, A373 improvements must come first. Look at the map in the East Cullompton Masterplan, page 28, and be realistic you cannot integrate with Cullompton physically or socially. It must develop its own character and society and still enjoy the local facilities offered by Cullompton. Healthy Living Environment: Yes Locally distinctive: Not sure of meaning. Designed with Devon traditions and style to the fore, Yes Well-designed neighbourhoods: yes Community focused: Yes Great Homes: What does that mean! The right mix of quality, eco-friendly, sympathetically designed and laid out to respect the character of this area of Devon and the adequate spread of social, Affordable, family homes and retirement dwellings etc. Ambitious Employment Opportunities: I would like to see value added employment opportunities and not a focus on retail and low-end service jobs. Employment must be encouraged and generated by the council or it will become another Dormitory estate on a massive scale. Futureproofed...: Yes, but firm it up, renewable energy, zero carbon footprint, PASSIVHAUS as a minimum. Rainwater Harvesting reduces flooding and pressure on existing water sources. Design the houses so each has at least 2 off road parking spaces in addition to the garage (soon to become store, utility, home office etc). Or build without garages at all, just have off road parking. And free car parking should be provided for visitors, whether family, health, officials, deliveries etc	2/26/2019 5:23 PM
55	I attach as Appendix 1 the report from the National Audit Office, Feb 2019 that sums up the cavalier approach some developers have to new homes and a lack of regulation. There MUST be assurances and safeguards that any "potentials" become a reality and promises are kept. There are far too many dreams in the document with a lack of clarity re their funding, accountability and leadership.	2/26/2019 5:14 PM
56	Principles, comments as per order: 1. You will not be 'embedding' into the countryside, you will be destroying it! 2. How can it be 'well integrated', there is a railway, motorway and river dividing it from Cullompton. 3. What with the noise and emissions from vehicles using the M5. 4. Good luck with that once the developers get to work on it! 5. How, there is no community it will just be another dormitory development. 6. If you were serious you would be driving for zero net carbon not just low. 7. Really, how? It will just be another dormitory development with little local employment. 8. Do you have an idea what SMART really means! Or is this just using the latest buzz word without any real meaning! 9. Again good luck with that, the road to hell is paved with good intentions.	2/26/2019 5:09 PM
57	Employment options that have future potential in the area.	2/26/2019 4:25 PM
58	Creating healthy living should be split into two a) sports, leisure etc b) healthy living, disabled access	2/26/2019 3:36 PM
59	No comment.	2/26/2019 10:06 AM
60	I am forced to answer these questions yes but the reality is whilst this is ideal. These will be crammed housing as is the now accepted normal for new build. The overall plan is massive and far to big for Cullompton which will be dwarfed. The new village will not integrate with Cullompton as it is cut off by the motorway and rail system. No building to be allowed within the flood plain	2/25/2019 11:04 PM
61	I don't want a "new settlement" here at all	2/24/2019 4:33 PM
62	There should be PROPER value-added job opportunities. At the moment it appears to focus on low-end and retail.	2/24/2019 3:20 PM
63	The concentration of dwellings will overwhelm the local community - the principles are obvious but if it is genuinely community focussed it should take much more account of existing residents.	2/24/2019 3:04 PM
64	I think it should focus on creating skill based jobs	2/24/2019 11:31 AM

## Culm Garden Village Vision & Concept (amended version)

65	Embed the countryside within the Garden Village( as per pictures page 15 vision & concept. Yes, otherwise ' don't know ' . Well connected and integrated. In principle yes, prioritise walking, cycling, Bridleways and public transport and good road links. I don't believe the the railway station will work. They built a railway station at Ivybridge( at the time the fastest growing town in Europe) train travel to the nearest cities, Plymouth & Exeter was too expensive and commuters didn't use the station. It was a 'white elephant' from the time it was built to when I left Ivybridge in 1997. Suggest planners liaise with Ivybridge Town Council before throwing money at developing Cullompton railway station. Creating a healthy living environment. No fast food outlets?? Locally distinctive with well designed neighbourhoods and places. Subjective, would want to see plans/layouts before comment. Great homes. Subjective. Would want see developers plans before comment.	2/24/2019 12:48 AM
66	Questions are framed so that you have to say 'Yes'. So pointless question effectively.	2/22/2019 7:59 PM
67	Are these principles or platitudes? Lovely, pretty pictures included but how realistic is this vision?	2/22/2019 7:26 PM
68	Excellent principles but many will be extremely hard to achieve. Embed the countryside... has often been desired but rarely seen in practice. Great homes... very rarely delivered by mass house builders, will need determination, stringent delivery mechanisms and strong political support. The LPA will need to show the house builders that it is serious about place-making and design quality.	2/22/2019 6:08 PM
69	Aspirational sound bites without detail do not allow informed opinion. ' Delivery and Stewardship? What does that mean? What are the potential financial implications for Parish, District, County Councils and Council Tax payers? Embedding the countryside sounds suspiciously like justification for expanding the boundaries. 'Locally distinctive' says nothing, any poorly conceived design will also be very distinctive. I would suggest that all development has a maximum two storey height in order to minimise the visual impact on the surrounding countryside.	2/21/2019 8:37 PM
70	No reservations about any of these fine principles but in applying them their effects on the existing communities must be considered throughout the whole process.	2/20/2019 5:01 PM
71	It will be very difficult to have a well connected and integrated new place when you have river Culm and the M5 as a divider between these two distinct areas. There will always be a very physical divider. One of which will be a neighbourhood without any significant community services, as it is assumed that residents will make their way over to Cullompton. I do not think that is very likely. They are more likely to get in their cars and drive to Honiton, Tiverton, Exeter or even Taunton, where the shops and services are so much better.	2/20/2019 3:48 PM
72	New Parish hall, community centres. Let local groups run them. Any employment opportunity. Industrial estates? Like the new one on the edge of Willand? Good idea.	2/20/2019 1:14 PM
73	The questions are set to manipulate the response!	2/19/2019 6:26 PM
74	Although this question is designed to make you say yes to all, each one raises more questions. i.e. Embed the countryside - We would prefer the countryside to be kept between us in Kentisbeare and the proposed enormous monstrous new village. State of art houses are not in keeping with existing Cullompton houses	2/19/2019 6:17 PM
75	Health and Employment	2/19/2019 12:21 PM
76	Too much involving non-experts will delay the project. Representation yes, management no!	2/18/2019 9:37 PM
77	What specifically will the above principles mean to the development - what real differences will this make to the way the new project will be developed compared with other housing estates? How do you define in real terms the above principles?	2/18/2019 3:06 PM
78	As stated in the previous question, I do not believe that the MDDC has the consent of the local community to the Garden Village at all. If the MDDC chooses to ignore the wishes of the community and proceeds, it should be on a much smaller scale, respecting the other local rural villages (Kentisbeare and Bradfield in particular), lower concentration of houses and be more ambitious in the employment opportunities. We don't need more minimum wage jobs around here, let's get some proper jobs. I would be supportive of the MDDC focusing on this within Cullompton as it now stands. It is a sad town, dying on its feet from neglect.	2/18/2019 1:32 PM
79	I would like to see more around the regeneration of the existing Cullompton High Street and expansion of GP services etc. They cannot cope with the existing population so much more needs to be done before building more houses.	2/18/2019 10:48 AM
80	It will just be, from the way things have been going, another dormitory town feeding into Exeter which already has exponential growth on the Pinhoe/Westclyst side. Traffic is already a problem and this garden village will just add to it. It is simply not necessary.	2/16/2019 5:02 PM

## Culm Garden Village Vision & Concept (amended version)

81	Yes, but all very airy-fairy ideals without much to say exactly what they really mean.	2/14/2019 10:31 AM
82	Ingegrated with Cullompton- Regeneration of a market town is important.	2/13/2019 2:20 PM
83	Embed the village into the countryside! SMART - this is purely computer based and not really forward thinking. If future proofing - allow for global warming and rising water levels. Where are the wind and solar farms and sewerage? Well connected is a good principle, but obviously has not been considered with Unwanted, Cullompton as one bridge is to be used and no new access to Cullompton town centre provided.	2/12/2019 5:23 PM
84	Not just three parks and not just under pylons where no-one will want to go. Desperate need for railway/bus station and motorway junction. Church space. Range of size/availability/builders/ownership of houses.	2/12/2019 5:12 PM
85	I think it would be nice to have a principle of Eco. Somehow incorporate the environment and self-sustainable. Solar panels, eco living etc.	2/12/2019 4:47 PM
86	"Great" by whose standards? Define and quantify. Need to protect and provide habitats for wildlife and actively manage. How can you protect against SMART technology becoming obsolescent?	2/12/2019 2:00 PM
87	Fine ideas. I very much doubt these ambitions will be fulfilled.	2/12/2019 1:38 PM
88	Embedded countryside - needs to be clear that this will not be followed by infill. Well connected - critical. What is needed for the railway station to be a reality? minimum number of residents? Healthy - for a staggered development, what is the trigger for development of these? ie do you get it all at once or only when all houses built and sold? Locally distinctive - needs to include sustainable development and energy efficiency. Community focused - again what will be provided and when. Where are the school catchment boundaries. Great homes - for all? what proportion will be different housing types? Ambitious employment - what is being targeted and what facilities will be provided. Future proofed - for energy requirement, energy efficiency, energy generation, internet, climate change. Delivery - essential for trust, especially if developed over time. Needs to deliver all and not just houses. Needs legally binding commitments.	2/11/2019 3:22 PM
89	I honk it should be a separate village to cullompton. Good transport links but not seen as the same place. Doesn't need to be 'SMART'. We need to improve public services in cullompton (such as banking and a post office) first	2/10/2019 6:54 PM
90	As with Question 3 you can't not disagree with the principles but what are the guarantees that they will be adhered to?	2/9/2019 5:28 PM
91	Though I have answered Yes to all, if all that happens - great. But the truth is, if it goes anything like Cranbrook it will just be 'slums for the future'.	2/8/2019 8:28 PM
92	Ensure that the development is supported with high quality services and communications that compliment those in Cullompton	2/8/2019 8:08 PM
93	Though I have indicated 'Yes' to all Q's, I strongly feel that more information should be given to those of us who's lives are about to be severely disrupted!	2/8/2019 6:49 PM
94	I don't know what all these buzzwords mean.	2/8/2019 3:54 PM
95	brown field sites should be used	2/8/2019 3:26 PM
96	I AM AGAINST THIS PLANNING	2/8/2019 3:02 PM
97	THE CONCEPT OF A GARDEN VILLAGE WLL BE BETRAYED IF ANY PART OF IT IS TOO FAR FROM RURAL AREAS INTEGRATION WITH CULLOMPTON TOWN IS ESSENTIAL AS 5000 INHABITANTS ARE TOO FEW TO SUPPORT SOME FACILITIES LOCAL INDUSTRIAL FACILITIES ARE ESSENTIAL IF PLANNERS ARE TO AVOID ANOTHER DORMITORY TOWN	2/8/2019 2:45 PM
98	This is where the extra housing for the Culm Valley in order to minimise the impact of having more vehicle movements in and out of more rural areas and thereby help reduce pollution and the effects of climate change. This development will help with reducing the ever increasing use of our natural resources which are fast running out.	2/8/2019 12:25 PM
99	GOOD TO DELVELOPE THIS SIDE OF M5	2/8/2019 10:47 AM
100	Should be linked with the other local towns and villages too. Not just Cullompton.	2/8/2019 10:30 AM
101	i agree, we could do with a carefully planned infrastructure to cope with extra traffic and population, in experience it always tends to be the other way around plan and build first - then infrastucture second, makes no sense.	2/8/2019 9:58 AM

## Culm Garden Village Vision & Concept (amended version)

102	Perhaps the council should listen to people in the area that do not want to see a beautiful area become a concerted jungle.	2/8/2019 12:17 AM
103	All this is great talk, however you cannot polish a turd. this area cannot support this amount of housing. saying there will be EMPLOYMENT when we all know that Cullompton is a commuter town into Exeter. GREAT HOMES if you can afford them. we have a HEALTHY LIVING ENVIROMENT already. we don't need the COUNTRYSIDE brought in he have it in the correct place already. this towns will never be COMMUNITY FOCUSED as they are commuter towns	2/7/2019 8:26 PM
104	Good sports facilities and facilities for Leisure and recreation	2/7/2019 6:34 PM
105	Don't build the village	2/7/2019 2:48 PM
106	The plan is presenting a utopia - how close will the delivery be?	2/7/2019 2:15 PM
107	Community focused is key and will not just happen. Spaces and buildings set aside for this purpose will be important.	2/6/2019 11:10 AM
108	The first principle should be not to build on greenfield farmland.	2/6/2019 8:53 AM
109	The above questions are waffle and loaded so I am not prepared to comment. But I would prefer to see value added employment opportunities and not a focus on retail and lower end service jobs.	2/4/2019 6:32 PM
110	Employment emphasis should be on jobs requiring high rather than low skills if the Garden Village and Cullompton area generally is to benefit from this development.	2/4/2019 3:21 PM
111	It is more a case of embedding a town into the countryside! How can it possibly be integrated with Cullompton with a motorway and railway running between them. There are only 2 bridges , one of which might be closed. We have a healthy living environment which you are about to destroy. You can't create a community atmosphere, it has to create itself. You are talking about an entire town not a small village. Builders will built the houses they want to There is no shortage of local jobs. Better to create new jobs where people are currently living. This is all biased wishful mumbo-jumbo.	2/3/2019 2:53 PM
112	The answer is only yes if all these are applied to a high level. However, the village is being built in the countryside not the other way around	2/2/2019 2:43 PM
113	While most of the above are admirable ambitions, they should not take precedence over the existing community and environment.	2/1/2019 1:24 PM
114	Sustainability presuming includes environmental standards. As an East Devon resident (Kerswell) I am interested in links outside Mid Devon to E Devon.	2/1/2019 11:24 AM
115	This will only work if the railway station is reopened. That way people will walk to the station. Otherwise it will just be a motorway hub with congestion up to Tiverton Parkway and up and down the motorway.	1/31/2019 5:14 PM