

Q7 The Concept Plan on page 32 of the Vision and Concept document sets out how the Garden Village may be developed. Do you have any specific comments on the Concept Plan?

Answered: 143 Skipped: 162

#	RESPONSES	DATE
1	<p>Clearly there is some way to go in terms of statutory planning process to assess and confirm Culm Garden Village as part of the Greater Exeter Strategic Plan. The degree of extension to the East Cullompton allocation to the north south and east needs to be refined. The concept plan is deliberate high level and in time will be refined to the same level of detail that the East Cullompton Master Plan SPD will exhibit. An extension of the technical studies informing East of Cullompton will be needed to finalise a wider masterplan. The green infrastructure circuit around the garden village is clearly a key principle, as is the significant sports amenity area in the Dead Lane/Hontoj Road junction. Our primary observation on the Concept Plan relates to question 24 the '?' that is shown on Concept Plan between Horn Road and Dead Lane. Lightwood's position is that this area can and should perform a dual role based on recreational open space, sports clubs (cricket, football, rugby), secondary education, alongside housing. There are no technical impediments to the development of housing within this area. A drainage ditch crosses this area and broadly speaking our strategy would be to direct housing to the west of it and other uses either east or west of it. In our assessment a meaningful gap would remain to Kenitishoare, with development out of sight from within the village. We await the next stage of the Greater Exeter Plan to assess the proposed geography of a wider strategic development area (i.e. the allocation boundary) and the policy criteria for development within it. We are aware that the Council's Garden Village bid promoted up to 5,000 homes, but we expect the GESP process to investigate quantum more fully. It may well be the case that the study area as a whole can and should achieve a higher number of homes. Our final point relates to the secondary school that will be needed for a Garden Village level of development. Two possible locations are shown on the Concept Plan. A flat site of c.10ha will be needed, unencumbered by electricity transmission lines and accessible from the Honiton Road. The deliverability of this land, when it is needed, is an important consideration. The potential for an All-through school is suggested, but it is very early to be pinning down that strategy. It is certainly one option. Lightwood considers that southern part of the Horn Road/Dead Land area has the better all-round credentials, and that it is within an acceptable travel distance from likely areas of housing. As Culm Garden Village is being designed from scratch there are ample opportunities to ensure attractive walking and cycling routes to a facility here. Access of Honiton Road enables ease of construction and people will always need convenient car access (even if electric or autonomously driven).</p>	3/5/2019 10:47 AM
2	<p>For reasons indicated above I would not support any extension beyond the footprint shown by the red boundary to Phase 1, 2600 homes should be sufficient to meet local unmet housing need in and around Cullompton and the objective of achieving increased and more diverse employment opportunities can be achieved by better use of land and buildings already designated for this purpose.</p>	3/4/2019 5:22 PM
3	<p>The access to Cullompton - this is very vague and would encourage the residents to use their cars. Could there be a more direct pedestrian route? The parking in Cullompton may become very difficult.</p>	3/4/2019 4:52 PM
4	<p>Yes</p>	3/4/2019 4:44 PM
5	<p>Shall assume the majority will commute so why not develop nearer orat places/ centers of employment</p>	3/4/2019 4:33 PM
6	<p>There should be a "green zone" between Horn Road and Dead Lane that contains:</p> <ul style="list-style-type: none"> o A secondary school. o The Cricket Club. o The Rugby Club. o High Quality, up market 4-6 bedroomed dwellings. <p>↯ The Countryside Park is not shown. ↯ Potential for cycle paths along the River Culm are not shown. There is significant concern that the proposed sport and leisure facilities will not be addressed until Phase 2 which may be 10-20 years into the future.</p>	3/4/2019 4:32 PM
7	<p>no response</p>	3/4/2019 4:13 PM
8	<p>no response</p>	3/4/2019 4:01 PM

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9	Who will pay for it all? How will monitoring the green areas be funded	3/4/2019 3:41 PM
10	I covered this in Q 2	3/1/2019 8:10 PM
11	See Q2	3/1/2019 8:10 PM
12	Have been unable to download the document despite several attempts.	3/1/2019 8:00 PM
13	The concept looks fine for a stand alone community of commuters for Exeter and making it difficult for them to integrate with the town	3/1/2019 7:27 PM
14	Never build beyond Horn Road - this must be a green landscape buffer to ensure separation from Kentisbeare. Integration with the current town of Cullompton is crucial to avoid a downward spiral there. The train station is a key aspect of joining east and west and ensuring routes out are not wholly reliant on roads.	3/1/2019 7:13 PM
15	it should not cross the Kentisbeare PARish boundary. the buffer zone MUST be the west of Horn Rd to protect the rural character and community functions of the village and hamlets in the parish.	3/1/2019 6:52 PM
16	Buffer zone starting at Horn Road, Kentisbeare	3/1/2019 3:53 PM
17	No	3/1/2019 3:49 PM
18	If this must go through then all infrastructure must be in place including schools, health centres, church social centre, pub, shops and especially roads and upgrade of A373 Cullompton/ Honiton and junction across M5 / Cullompton. "Rat runs" will be the norm for local residents.	3/1/2019 3:23 PM
19	N/A	3/1/2019 3:13 PM
20	Too large. Should stop at Cullompton boundary, west of Horn Road. Schools and sports facility should be at the heart of community.	3/1/2019 1:34 PM
21	Good facilities for community organisations to use	3/1/2019 1:31 PM
22	Will existing houses, which will be surrounded by the new village, be part of the new settlement	3/1/2019 11:52 AM
23	I would like further information on what the items (such as 'Green Links') listed on the key entail, including visual illustrations.	3/1/2019 12:56 AM
24	No problem with building houses where the infrastructure comes first and the jobs come second, where the need for housing is necessary	3/1/2019 12:53 AM
25	The only comment is a question as to who will make and when the decision will be made as to the locally distinctive and well designed neighbourhood places?	2/28/2019 11:21 PM
26	The people of Kentisbeare were not consulted before the bid was made. This was an unfortunate oversight considering the proposal is to build a new town partly within the Parish. My specific comments are therefore in this context are that the Town should not encroach within Kentisbeare Parish Boundary to protect the distinct and rural nature of Kentisbeare and its surrounding area. No doubt this will be seen as too limiting to the development - therefore as a backstop the New Town should not come across Horn Road - which forms a distinct line of delineation. My previous comments around the M5 road junction and railway station are applicable - They are just 'concepts' which are required for the development but are most unlikely to be delivered or funded by the development. The impact of the flood zone is not highlighted.	2/28/2019 11:15 PM
27	The garden village is much too large, the search area should not have been moved as far south or east	2/28/2019 10:32 PM
28	I'm sure the Tesco in Cullompton would look favourably on being redeveloped as housing	2/28/2019 9:58 PM
29	Your map fails to show existing public right of ways, so how to comment on something incomplete just show how incompetent our council is.	2/28/2019 9:25 PM
30	No	2/28/2019 8:41 PM
31	No	2/28/2019 8:31 PM
32	I think the green buffer zone is a good idea with excellent capacity for sports pitches at the edge plus wild garden area.	2/28/2019 8:27 PM
33	The size and scale of the development is too large and should stop at the Cullompton boundary. Local amenities and services should be at the centre of the proposal and should be guaranteed not 'opportunities'	2/28/2019 7:57 PM

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34	The potential primary school is too close to existing local schools. I have great concern that the placement of a secondary school will impact on the catchment area of uffculme for kentisbeare children. The green buffer between the new TOWN and any local villages should be greatly respected to maintain the rural community and its residents.	2/28/2019 7:49 PM
35	Yes, the green landscape area buffer zone to remain green. Perhaps a park could be part of it	2/28/2019 7:46 PM
36	there seems to be too little employment area.	2/28/2019 6:24 PM
37	Who will pay for all of this? How much will it cost? Who will fund the maintaining of the green areas? Who will be in control of the green areas?	2/28/2019 5:55 PM
38	It is massively important to ensure that any development is given enough free green space between existing settlements.	2/28/2019 5:35 PM
39	Having lived and run a family business in this area for in excess of 35 years we have various concerns for what is proposed. Secondly we live and run a business in Horn Road, Kentisbeare, to date we have not been spoken to as to if the proposed area for development etc, would affect us, meaning, we would be in the middle of it, part of it, or dare we say wiped out by it. When we asked at the consultation at Kentisbeare village hall we were told that the major landowners concerned had been spoken to, but then prior to leaving this meeting we were asked for our name and address!!!! We provide employment for 5 people, a service to local community, we also support local businesses. It appears Mid Devon have their hands tied as they have to come up with something to please central government at the expense of their own communities with big promises of funding for this and that, promises are one thing reality is different. Quite a lot of new homes have been built in Cullompton over the years and the infrastructure to date is appalling, very much a case of make do and mend. Our feelings are not down to nimbysism, as we appreciate the need for homes etc. but do not feel the garden village is the way forward. All our children and grandchildren live and work in Mid Devon, so their futures are very much our concern too. As we all are seeing with the new town Cranbrook, how all the promises for this and that either do not materialise or are years and years in the coming. Going back to our business, we are concerned that it could mean us relocating, or worse closing down and putting people out of work. Finally we feel the most east of Cullompton should grow is phase one proposed [1750] homes. We are writing this as homeowners and business owners and employers.	2/28/2019 3:47 PM
40	It is not clear on the concept plan where the proposed major infrastructure will access the whole Garden Village. Further detail is required to show how the first phase of the Garden Village (Local Plan Allocation) connects with the whole Garden Village. This should include pedestrian and cycle routes.	2/28/2019 2:39 PM
41	The plan is ridiculously big. The services (surgery, swimming pool, parking) in Cullompton are already creaking at the seams and the offer of extra services is equally ridiculous. Looking at past behaviour in Cullompton development has always exceeded the increase in services with a net reduction in levels of service. There is no tangible plan to improve roads just the offer of assessment. With 10000 extra cars. If only 5% 500 cars of them use the A373 in during the rush hour what will be the result. The same applies to the town. A new junction to the south of the town isn't going to be very useful to these people. In essence 10000 cars will be using a traffic light motorway junction that already jams now in the mornings, a B road whose access is through lanes villages or the same traffic light, the A373 and the town. Has anyone done the maths. The developers will never foot the bill for the proper roads.	2/28/2019 2:28 PM
42	It should not encroach on small communities as this would destroy them. There is plenty of space available without it needing to come so close to communities like Mutterstock and Kentisbeare that want to retain their own identity	2/28/2019 12:25 PM
43	Far too big and wrong location	2/28/2019 9:52 AM
44	You have to build the community places and sport facilities first before the houses to encourage people to come to the area.	2/28/2019 9:06 AM
45	It's fantasy. There is a mention of 'Potential employment', a new access to Cullompton. It has been said that this is conditional on the development. A relief road is needed NOW to alleviate the congestion in the town. Numerous people avoid Cullompton because of this poor traffic flow.	2/28/2019 2:49 AM
46	Staged development so that facilities match dwellings.	2/27/2019 11:01 PM
47	Rediculous completely in the wrong place and will be used to off load problem families from out of area	2/27/2019 10:51 PM
48	It is too close to a rural village that people have chosen to live in and not a small town	2/27/2019 9:57 PM

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49	No	2/27/2019 9:33 PM
50	sound in theory	2/27/2019 9:18 PM
51	I was at the meeting where we were asked to draw out this plan of how we visualize the layout. We had no prior knowledge that this is what we would be asked to do. With such little time to think it meant the outcome was a bit of a nonsense. Delivery of this exercise should have been better executed.	2/27/2019 8:31 PM
52	The Potential Residential Area in the south of the map seems to include areas woodland, wetland, unimproved small field parcels, orchards, etc.	2/27/2019 8:25 PM
53	The concept plan is an model expressing ideals....	2/27/2019 7:05 PM
54	I support the allocation boundary should in red on p32 in the concept plan, but not the larger boundary on the GESP proposal. The alternative site for the school shown between Dead Lane and Horn Rd would encroach on Kentisbeare too much and should not be considered a viable site.	2/27/2019 1:13 PM
55	The concept plan on page 32 appears to show the green buffer between Horn Road and Dead Lane - this is completely unacceptable - if the garden village proposal is related to Cullompton and therefore "breaches" the M5 in development to the east then the ENTIRE development needs to be "placed" in Cullompton parish and the green buffer should be at the eastern edge of Cullompton Parish NOT in Kentisbeare parish - this is absolutely fundamental especially as Kentisbeare Parish Council were not even consulted about the garden village scheme	2/27/2019 9:16 AM
56	No	2/26/2019 10:55 PM
57	The A373 is already running at full capacity	2/26/2019 9:17 PM
58	The extent of the proposed development is too great and will have a negative effect upon Cullompton town center and the surrounding areas. Infrastructure and employment must be guaranteed and provided prior to this development taking place.	2/26/2019 8:15 PM
59	more detail needs to be added as approach seems idealistic but question that it is achievable	2/26/2019 7:23 PM
60	Page 32 now cunningly contradicts earlier pages, especially regarding the Green Buffer Zone. It is now shown as.... ? Proposed Use Query-Development Area or Green landscape Buffer. It also shows a Potential site for a large school and Potential Sports Amenity. To Buffer or not to Buffer, what is your plan?	2/26/2019 5:24 PM
61	Too big. Should stop at Horn Road.	2/26/2019 4:39 PM
62	Development should be within the Cullompton boundary and not intrude on Kentisbeare. Schools & sports & health services hand in hand with development of houses.	2/26/2019 4:26 PM
63	1) Yes need to include flood plain along Long Moor Road (Kingsmill Industrial Estate) up to Stag Corner & Skinners Farm. This is key green infrastructure area. 2) Need pedestrian footbridge over M5, railway & river linking east and west.	2/26/2019 3:39 PM
64	It is not clear on the concept plan where the new infrastructure is accessing the overall Garden Village. Further detail is required to show how the first phase of the Garden Village links with the remainder of the land to the south. (including pedestrian and cycle paths).	2/26/2019 10:07 AM
65	Far to large and the green links have spread beyond the Cullompton boundary into Kentisbeare. Far to large. Schools and sports facilities should be more central within the community for foot travel to be applicable. Noise should be reduced where possible from drifting into the existing adjacent country communities	2/25/2019 11:15 PM
66	In so far as it stands, I support it but it lacks a clear vision of the relationship between Cullompton and the garden village as well as the rest of surrounding area. More thought needs to be given to the interaction of the old and new settlements.	2/24/2019 5:48 PM
67	no	2/24/2019 5:36 PM
68	See Q2 but just to reiterate the if you do not address the issues facing the local populace currently, adding more people to the problem will not help anyone. A plan to address the problems is paramount.	2/24/2019 4:51 PM
69	"green village" posturing	2/24/2019 4:38 PM
70	Again, I think the whole plan should be reworked to reflect the real needs and problems (road network, flooding, job opportunities etc) of the area.	2/24/2019 3:24 PM

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71	I diasagree with the need for it and thus the concept itself	2/24/2019 3:06 PM
72	it is important to include facilities for the people - school, doctors, dentist, etc..	2/24/2019 10:12 AM
73	The Culm Garden Village as shown on the Concept plan extends outside Cullompton's Parish boundary and into Kentisbeare's Parish. The Garden Village status was obtained on this basis and as I understand it without consulting Kentisbeare Parish Council or envolving the wider community of Kentisbeare. Unforgivable, 'IN THE BACK DOOR'!	2/24/2019 1:36 AM
74	I anticipate that the development will end up being compromised and the developers will build what they want. Lots of small houses, little garden, narrow roads, parking issues and as little attention to nature as possible. Just like the other developments in and around Cullompton. If the plan was honest it would be called a Town not a village from the outset.	2/22/2019 8:14 PM
75	Not clear whether the wide green broken line around the perimeter is the same or different from the narrower broken green lines keyed as "green links". Also not clear why the green links sometimes pass in between areas of housing and sometimes appear to go straight through the densest areas of housing (or does the gradation in colour not indicate gradation in density?). A well-thought out transition between housing and green infrastructure is essential - not clear from this plan how this will be achieved.	2/22/2019 6:16 PM
76	The concept plan on P 32 needs to be viewed in conjunction with the planning teams 'workshop' maps on P11 which show consideration has been given to a range of more intensive development within Kentisbeare Parish. P32 map appears to disregard established businesses and residences by creating Green Links along the western edge of Horn road. The legend gives these as walks, how can that be compatible? To the east of Horn road is a potential combined School a ?, Sports amenity, Green links (paths? Cycleways? Bridleways?) and P11 maps add Rugby Club, red hatching (residential?), Flood management and employment. Anything west of Cullompton Parish boundary should be the buffer zone or Kentisbeare will lose it's identity and inexorably be absorbed into the garden Village.	2/21/2019 8:40 PM
77	Yes, I have already stated that I feel that if this development is to be integrated with the town of Cullompton, then any housing should be to the west of it and that there should be a significant green buffer zone between the development and the parish boundary of Kentisbeare. The school should also be close to the Town of Cullompton, as children from the town will also go to it, especially if it is a combined school with seniors. the school should also be close to the new road that will go through the Village, as there will be significant school traffic emanating from it. It should also link up well with any cycle or footpaths that are developed through both sides of the Village and a very safe crossing across the A373, for the children who will be on foot, or cycle. This includes any children on foot from Cullompton who will have to cross the M5 and river Culm.	2/20/2019 4:07 PM
78	There will need to be development of secondary school (Cullompton) as well. How about mixed use residential and small commercial areas?	2/20/2019 1:14 PM
79	No	2/20/2019 6:15 AM
80	Potential school at Horn Road NO. This is in Kentisbeare parish	2/19/2019 10:44 PM
81	Yes - the area reaches further than the search area on Page 9. Clearly showing a school and sports facilities on the outskirts of the Garden village which will make access into and out of our little village (Kentisbeare) a nightmare in the mornings. There will be little or no buffer zone between this and our Parish, taking away all the green areas. Who knows what will get decided for the ? section. This shows that this plan hasn't been finished.	2/19/2019 6:38 PM
82	Will there be ANYTHING built outside the boundary? It appears that a sports facility which could be Rugby and Cricket Clubs, and a school is to be considered beyond the green buffer. this is too much in one small area.	2/19/2019 6:34 PM
83	Health and education	2/19/2019 12:50 PM
84	No	2/19/2019 12:22 PM
85	The allocation boundary should be expanded east	2/18/2019 9:40 PM
86	M5 junction improvements from all directions, community and worship space/buildings, open spaces and parks	2/18/2019 3:08 PM
87	development should not commence without the consent of the local communities affected	2/18/2019 1:37 PM

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88	It is not at all clear how the new garden village will integrate with the existing town of Cullompton. Will any effort be made to improve the High St, and provide more general community facilities for all?	2/18/2019 10:52 AM
89	The Village is not needed in this area.	2/16/2019 5:04 PM
90	The proposed garden village is too big. A smaller housing scheme should be considered. I doubt that there will be sufficient well paid jobs for the occupants of the new houses and the infrastructure (roads, etc) needs to be put in place well before any scheme is developed	2/16/2019 12:28 PM
91	Well designed layout	2/14/2019 11:39 AM
92	Not enough safeguards to protect the identity and separation of existing communities - especially Kentisbeare	2/14/2019 10:41 AM
93	i think the area is ideal to develop	2/13/2019 5:07 PM
94	looks ideal	2/13/2019 5:02 PM
95	Assuming that the Neighbourhood Centre located to the north of the Honiton Road facilitates the development for the allocated site. Then, the overall masterplan should be designed as a number of Hamlets which may require a number of smaller Neighbourhood Centres. There should also be clearer links for cycle and pedestrian routes through these Hamlets.	2/13/2019 3:50 PM
96	Still no mention of sewerage, water supply. Still no extra bridges across the railway, river and motorway!	2/12/2019 5:24 PM
97	Don't like the idea of counting land under pylons as green space as it is unusable! It looks pretty on paper... I wonder what the reality will actually look like?	2/12/2019 5:13 PM
98	No	2/12/2019 4:48 PM
99	Make sure enough provision for older people, including pharmacy and Drs.	2/12/2019 2:01 PM
100	Yes, the allocation boundary just be Long Moor Road, Long Drag, Horn Road. The possible combined primary and secondary school east of Horn Road must move to the west side of Horn Road leaving the area east of Horn Road to Post Cross for sport and recreation, either privately developed or part of the Culm Village project.	2/12/2019 1:50 PM
101	no	2/11/2019 8:12 PM
102	Yes. Why does housing extend outside the red line? Why do the school locations differ from those shown on other figures, and how do these relate to school catchment areas? Why is there a potential secondary school shown, when elsewhere it states secondary provision will be via the addition for more places at CCC? What does the green diagonal hatching mean? Why is the query development area so extensive? It is disingenuous to say the least to suggest the development area is the redline and then to have extensive areas outside that as query for development. What do the small green fuzzy areas indicate? The potential sport amenity areas are not clear. Overall, the figure is very misleading, not clear and leaves much to be desired. Does not provide any clarity or confidence in what you are planning or where.	2/11/2019 5:27 PM
103	No	2/11/2019 4:07 PM
104	None	2/11/2019 2:00 PM
105	What is the point of the local allocation boundary when most of the proposed development is outside the boundary?	2/10/2019 7:35 PM
106	Very close to cullompton, would be worth making it further away and a separate village	2/10/2019 6:58 PM
107	Seems ok , but outside my expertise	2/10/2019 3:43 PM
108	It is a very large area. What hard evidence is there that that number of houses will be required? Not enough green area in the residential area. Too much brown.	2/9/2019 5:39 PM
109	No	2/8/2019 9:51 PM
110	Get the infrastructure in before the first house is started!	2/8/2019 8:31 PM
111	No	2/8/2019 8:17 PM
112	No provision for sports fields is a major omission	2/8/2019 4:55 PM
113	no	2/8/2019 4:08 PM

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114	Will you be improving the roads around this area? The road to Honiton for example or the lanes towards Willand. These roads are busy as it is & this development will turn the entire area into a giant car park unless this is considered.	2/8/2019 3:59 PM
115	too big and in the wrong place it will be a commuter town for Exeter	2/8/2019 3:29 PM
116	No	2/8/2019 3:17 PM
117	THIS IS NOT BENIFICAIL TO THE AREA	2/8/2019 3:02 PM
118	No	2/8/2019 12:56 PM
119	No	2/8/2019 12:32 PM
120	None	2/8/2019 12:25 PM
121	no	2/8/2019 11:30 AM
122	Not at this stage	2/8/2019 11:15 AM
123	No	2/8/2019 10:41 AM
124	No	2/8/2019 10:31 AM
125	No	2/8/2019 10:15 AM
126	Do you think the relief road will be sufficient to cope with the extra traffic?	2/8/2019 10:08 AM
127	The council should not be considering the development, Cullompton has already been ruined.	2/8/2019 12:22 AM
128	as everything of concern is potential, no I don't. and it looks like it was created by a 5 year old	2/7/2019 8:28 PM
129	no	2/7/2019 8:16 PM
130	Please ensure adequate parking per house which new developments in Cullompton have failed to allow for.	2/7/2019 6:36 PM
131	Don't build the village	2/7/2019 2:49 PM
132	infrastructure problems not dealt with or really discussed	2/7/2019 1:56 PM
133	No	2/6/2019 2:59 PM
134	I think it looks good although I feel like a community centre or similar would be good.	2/6/2019 11:12 AM
135	The Concept Plan should be scrapped.	2/6/2019 8:56 AM
136	No	2/5/2019 8:46 PM
137	The concept plan looks like a holiday brochure!	2/4/2019 6:37 PM
138	Looks great!	2/3/2019 4:21 PM
139	We already have a large green buffer between Cullompton and Kentisbeare. It is the correct size and should be retained in it's entirety.	2/3/2019 2:56 PM
140	none	2/1/2019 1:39 PM
141	The key issue for me is the eastern extent of the town.	2/1/2019 11:30 AM
142	Yes. I live at Maddocks Farm, Aller on the right of the wider scheme and would like clarification of the Potential Wooded Landscape area adjacent to our certified organic land. I would love to be involved in its development.	1/31/2019 5:20 PM
143	Should think about families.	1/30/2019 4:43 PM