

**Q8 The Concept Plan shows a green landscape area to act as a buffer between the potential extent of the garden village and the village of Kentisbeare. Where do you consider the boundary of this landscape buffer area and the garden village should be located?**

Answered: 185 Skipped: 120

#	RESPONSES	DATE
1	The development should not extend east of the current Phase 1 boundary. Kentisbeare Parish is a special place with a strong sense of community and a fantastic range of leisure and cultural opportunities. This will be threatened and probably lost by eastward development from Cullompton beyond the stage 1 footprint.	3/4/2019 5:22 PM
2	The boundary should be at Horn Road.	3/4/2019 4:52 PM
3	I consider the green landscape area which will act as a buffer against further development to be the maximum extent of the Garden Village.	3/4/2019 4:44 PM
4	no response	3/4/2019 4:33 PM
5	This should be located between Horn Road and Dead Lane and include the sports zone.	3/4/2019 4:32 PM
6	The boundary of the Garden village should end at the parish boundary of Kentisbeare.	3/4/2019 4:13 PM
7	Kentisbeare is a thriving community in its own right. The village is rural which is why most people live there, it should be protected from this development and maintain its separate identity. There should be no development from the garden village into the parish boundary. A green buffer should start at the parish boundary towards Cullompton.	3/4/2019 4:01 PM
8	Buffer Boundary should be Cullompton Border, west of Horn Road	3/4/2019 3:41 PM
9	The very least you could do for the people of Kentisbeare is to put a decent buffer zone - two fields worth is NOT enough.	3/4/2019 3:36 PM
10	Horn Rd to Dead lane - should be left untouched. Put less building in the village and use space for sports.	3/4/2019 3:31 PM
11	The logical position for the boundary of the buffer zone has to be to the west of Horn Road at the parish boundary with Kentisbeare.	3/3/2019 9:11 PM
12	See Q 2	3/1/2019 8:10 PM
13	See Q2	3/1/2019 8:10 PM
14	Certainly no further east than Horn Road.	3/1/2019 8:00 PM
15	The Kentispeare residents are doing well with their plan to force the boundary towards Cullompton. We don't all know rich farmers able to relocate a sports club to stop the plans so good job some one can protect their place	3/1/2019 7:27 PM
16	Do not build east of Horn Road.	3/1/2019 7:13 PM
17	Buffer zone needs to be West of Horn Road i.e the boundary of the parish	3/1/2019 6:44 PM
18	8) Encroachment into the parish of Kentisbeare – I fully understand the concept of a Garden village were a standalone community is created, just like villages grew up in the past. However, to join Cullompton with Kentisbeare is not a Garden Village but a conurbation. We have a strong community in Kentisbeare already and we would like to maintain this. If we wished to live in Cullompton we would buy a house there! I am told we are to have a buffer zone, but then a list of facilities have been mentioned that will be in the zone.	3/1/2019 4:17 PM
19	I can safely say that no one I have spoken to about the Garden Village wants it at all but if you insist on building this monstrosity we urge you to respect our request that it does not breach our parish boundary. I can not emphasise strongly enough that Kentisbeare is a magical place to live in. Any damage to our precious village would be a woeful mistake.	3/1/2019 4:04 PM

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

20	Horn Road	3/1/2019 3:53 PM
21	Horn Road	3/1/2019 3:49 PM
22	I agree with Residents Against Cullompton Exploitation, the buffer zone should be complete and west of Dead Lane.	3/1/2019 3:41 PM
23	Buffer zone must begin outside of Kentisbeare Parish boundaries and should be green countryside of fauna/ flora and agriculture.	3/1/2019 3:23 PM
24	N/A	3/1/2019 3:13 PM
25	The Green Buffer zone between the Garden Village and Kentisbeare should be just that, unchanged. The Green buffer zone should be only foot/cycle/bridle-paths through it possibly part wooded to offset carbon emissions. Schools and Sports pitches should not be in the buffer zone.	3/1/2019 1:34 PM
26	As shown in the plan	3/1/2019 1:31 PM
27	I think an agreement with the people of Kentisbeare but i guess compromise will be needed on both sides	3/1/2019 11:52 AM
28	It should be located closer to the Mid Devon Local Plan Proposed Allocation Boundary to prevent encroachment on the local properties.	3/1/2019 12:56 AM
29	Why put the rugby & other sports clubs as far out of Cullompton as you can, almost in Kentisbeare, not clever and especially when you consider, the rugby club was always well supported by the residents who walked to the club. Will there be a bus collecting the locals to get them to the club??	3/1/2019 12:53 AM
30	Willand Parish Council feel that this is a matter between Cullompton Town Council and, more importantly, Kentisbeare Parish Council.	2/28/2019 11:21 PM
31	To the east - between the Kentisbeare/Cullompton parish boundary and Horn Rd	2/28/2019 11:15 PM
32	There should be a much larger green buffer, along with a green buffer nearer all the other villages too	2/28/2019 10:32 PM
33	Where it is now	2/28/2019 9:58 PM
34	Cullompton side of horn road. As close to Cullompton as possible	2/28/2019 9:25 PM
35	Dear lane	2/28/2019 9:14 PM
36	As far from Kentisbeare as possible to maintain the integrity of this well established Devon village and community.	2/28/2019 8:41 PM
37	To the East of Dead Lane	2/28/2019 8:31 PM
38	The plan describes it effectively.	2/28/2019 8:27 PM
39	Yes	2/28/2019 8:25 PM
40	the developement should stop atleast at the cullompton boundary and the green buffer should be the existing landscape and remain as it currently is.	2/28/2019 7:57 PM
41	I do not feel that the buffer should enter any aspect of the kentisbeare parish boundary. It should be extensive enough to ensure that people feel the distinct difference of their village life not becoming swallowed up as part of a new town. I actually do not oppose some development (although feel that the housing prediction need is inaccurate and aggressive) but feel that it is very important to protect rural communities that already thrive so well.	2/28/2019 7:49 PM
42	The boundary should be closer to Cullompton than Kentisbeare	2/28/2019 7:46 PM
43	don't know	2/28/2019 6:24 PM
44	At this point there seems to be a contradiction in the plan for a green buffer – which now suddenly contains the suggestion of a school and sports facility. There should be no development outside the Cullompton parish boundary. The green buffer should start at the Cullompton parish boundary. No development with in the green buffer or on the Kentisbeare side of the green buffer.	2/28/2019 5:55 PM

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

45	we feel very strongly that there should be a wide "buffer zone" between East Cullompton and Kentisbeare. These are separate developments – one historical and one new – and it seems to us that there should continue to be a clear separation. "Encasing" the A373 in a ribbon development of housing seems to us contrary to the notion of people having "community association" with their own village. Thus, we believe that the buffer zone should not impinge on Kentisbeare Parish land ie it should be to the west of Horn Road, it should be wide and should continue to be "countryside".	2/28/2019 5:50 PM
46	The garden village should have no building of any type, beyond the limit of Horn Road to the east, to ensure the existing village of Kentisbeare is not encroached upon.	2/28/2019 5:35 PM
47	4. MDDC have specifically asked for opinions on the buffer zone between the Garden Village and Kentisbeare. I feel that the proposed easter buffer zone needs to be to the west of Horn Road at the boundary of the parish and should not allow any new development within it. Kentisbeare has a unique rural character and functions very well as a discrete community - this is why people live here. There is a very strong sense that this could be destroyed by any development that would blend Kentisbeare and Cullompton.	2/28/2019 4:51 PM
48	Finally, I see from various documents issued by MDDC (questionnaire - question 23) that this East Cullompton development could extend beyond the Cullompton parish boundary into Kentisbeare Parish, and at the risk of sounding like a "nimby" this should not happen. MDDC do intimate a buffer zone between the Garden Village and Kentisbeare, and I feel that this needs to be to the West of Horn Road at the boundary of Kentisbeare Parish.	2/28/2019 4:30 PM
49	As for the buffer zone it should be no closer than Horn Rd	2/28/2019 4:26 PM
50	There is reference to the Green Buffer between the Garden Village and Kentisbeare. Any Green Buffer Zone should start at the existing Cullompton Parish Boundary, not at Horn Road.	2/28/2019 4:19 PM
51	with ref to Kentisbeare Parish Boundary , I would add that the development appears to be encroaching on the boundaries of Kentisbeare, which would destroy the existing rural character of a traditional Devon village, a buffer zone must be maintained .	2/28/2019 4:04 PM
52	Kentisbeare is a separate village with its own community yet plans seem to stretch right across the parish boundary. This must not happen. Talk of a buffer zone then asks what it should be filled with. Nothing but countryside is the answer. The fields must be owned by farmers or horse owners etc and should stay that way. Footpaths and bridle paths would also be acceptable provided farmers are not forced to sell land which impacts their livelihood. I.e makes fields too small. Playing fields are part of the estate not part of a buffer zone. The buffer zone should not be within Kentisbeare parish.	2/28/2019 3:59 PM
53	The buffer should be located to the north east of the Garden Village.	2/28/2019 2:39 PM
54	The landscape buffer should be from the boundary of Kentisbeare Parish towards Collumpton. Leaving a country side buffer (fields not suburban green)On the Kentisbeare side of the parish boundary. Country side buffer sustains wild life suburban green does not.	2/28/2019 2:28 PM
55	There should also be a buffer between the development and Mutterton	2/28/2019 12:25 PM
56	Where plan shows but should be extended south to also protect Mutterton from being swallowed up by the development	2/28/2019 9:52 AM
57	no	2/28/2019 9:06 AM
58	The plan shows the area between Horn Road and Dead Lane as the buffer zone. If this development should go ahead, Horn Road should be the boundary of the buffer zone. The area between Horn Road and Dead Lane should be landscape protected and permanently excluded from any future development.	2/28/2019 2:49 AM
59	On the Cullompton side of Horn Road.	2/27/2019 11:01 PM
60	Exeter	2/27/2019 10:51 PM
61	Cullompton	2/27/2019 9:57 PM
62	At the Honiton Road would make sense	2/27/2019 9:56 PM
63	between dead lane and the Kentisbeare road	2/27/2019 9:18 PM
64	To the East of dead lane.	2/27/2019 9:17 PM

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

65	I think this landscape buffer should be back within the Cullompton boundary. I think the Kentisbeare Parish boundary should remain just that "a boundary"and should be protected. Any development anywhere within the Kentisbeare parish should only be considered if it is part of a the parish's local plan.	2/27/2019 8:31 PM
66	Horn Road.	2/27/2019 8:25 PM
67	I consider the boundary of the landscape buffer should not be further out than the current extent of Cullompton Parish.	2/27/2019 7:05 PM
68	I question why a buffer area; the planned area has already been revised due to initial consultations with Kentisbeare representatives, with little thought to the hamlet areas that now find themselves within the planned area	2/27/2019 1:47 PM
69	I believe the boundary of the new development should be the existing Cullompton parish boundary. This would leave approx 2 km of farm land to separate the two very different communities	2/27/2019 1:13 PM
70	As per 7 above the landscape buffer needs to be WITHIN Cullompton Parish (around Newlands).	2/27/2019 9:16 AM
71	This should be as big as possible	2/26/2019 10:55 PM
72	Where it is at present	2/26/2019 9:17 PM
73	The buffer zone should start at the Kentisbeare parish boundary to allow the two communities to co exist without ingress into each other and remain as two separate sites which would allow them to retain their characters.	2/26/2019 8:15 PM
74	Within the Cullompton town boundary.	2/26/2019 7:25 PM
75	Inside the existing parish boundary of Cullompton	2/26/2019 7:25 PM
76	It ought to be Inside Cullompton boundary	2/26/2019 7:24 PM
77	The green buffer area between the Garden Village and Kentisbeare should be inside the existing Cullompton parish boundary.	2/26/2019 7:24 PM
78	the buffer should be at least twice the size shown	2/26/2019 7:23 PM
79	The Green Buffer area between the Garden Village and Kentisbeare should be just that. It should start at the existing Cullompton parish boundary. It should be there in perpetuity. So how will you protect it? (e.g. Should it this buffer zone property owners should be only be allowed existing agricultural rights, or if it is better for it to have cycle paths, footpaths, bridle path, perhaps wooded too). Schools or sports facilities should be within the Cullompton boundary and not in Kentisbeare Parish at all.	2/26/2019 5:24 PM
80	Any undertaking to provide a "buffer" zone between Kentisbeare is commendable but experience shows that, once planning permission is granted, the housing development area expands over time, like an virulent amoeba. The need for new housing and the financial incentive for developers/land owners seem to take precedence over protecting the countryside. . The recent profit results (Feb 26 2019) from Persimmon are a clear indication of the obscene amount of money made by building companies.	2/26/2019 5:15 PM
81	Ideally as far from Kentisbeare as possible, as we all know from bitter experience what happens to 'green buffers', they gradually get eroded and damaged and eventually forgotten about completely.	2/26/2019 5:09 PM
82	Sport	2/26/2019 4:42 PM
83	Stop at Horn Road.	2/26/2019 4:39 PM
84	Green buffer zone should remain unchanged for walks and cyclists etc. Should stop at Cullompton boundary west of Horn Road.	2/26/2019 4:26 PM
85	1) Around the Dead Lane and Yaris Road area. 2) Put in sports zone, sports hub, rugby club, cricket club, hockey pitches, tennis courts, shooting (indoor and outdoor) areas.	2/26/2019 3:39 PM
86	To the north east of the site.	2/26/2019 10:07 AM
87	the green buffer area should be all contained within the Cullompton boundary and not allowed in any way to drift into the Horn Road or Kentisbeare Parish. Green buffer should contain trees to reduce the visual impact on the rural communities.	2/25/2019 11:15 PM
88	East of Dead Lane	2/24/2019 8:19 PM

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

89	The buffer area should be between the current parish boundary and Dead Lane.	2/24/2019 5:48 PM
90	The buffer should be within the existing Cullompton parish boundary.	2/24/2019 4:51 PM
91	as close to Collumpton as possible	2/24/2019 4:38 PM
92	The buffer should be within the existing Cullompton parish boundary.	2/24/2019 3:24 PM
93	Clearly within the Cullompton parish boundary	2/24/2019 3:06 PM
94	The buffer area between the Garden Village and Kentisbeare should be inside the Cullompton parish boundary. It should provide real shelter in the form of woods or similar with paths through it but no other development.	2/24/2019 11:34 AM
95	To the East of Dead Lane	2/24/2019 10:12 AM
96	Should not be a buffer, join the two as Pinhoe is to Exeter	2/24/2019 9:42 AM
97	Not beyond the current Cullompton Parish Boundary.	2/24/2019 1:36 AM
98	Horn Road as buffer. No building except sports pavilions to the East	2/22/2019 8:14 PM
99	no comment	2/22/2019 6:16 PM
100	The Parish Boundary of Kentisbeare is the obvious boundary for eastward development. This will minimise impact on an established community with its own historical heritage.	2/21/2019 8:40 PM
101	To the west of Horn road.	2/20/2019 4:07 PM
102	It should start at the Cullompton Parish boundary.	2/20/2019 1:57 PM
103	The eastern buffer zone of the garden village and Kentisbeare should be at the west of Horn Road at the boundary of the Parish.	2/20/2019 1:41 PM
104	The buffer should go around and serve existing properties also.	2/20/2019 1:17 PM
105	As far as possible.	2/20/2019 1:14 PM
106	The buffer should be as wide as possible to separate the separate housing areas.	2/20/2019 6:15 AM
107	East of Dead Lane and Yerris road.	2/20/2019 12:31 AM
108	In the parish of Cullompton. Kentisbeare parish should not be included in this plan	2/19/2019 10:44 PM
109	But you have clearly decided to add sports facilities and a school to it! This isn't what I deem to be a green landscape area. I would like to see the buffer area to be up to Horn Road with all schools, sports facilities and everything else to the left towards Cullompton to try to keep our Village from being engulfed	2/19/2019 6:38 PM
110	It should not extend beyond the left of Horn Road.	2/19/2019 6:34 PM
111	Sport	2/19/2019 12:22 PM
112	East of dead road. Allocate more space to allow bigger plots, more garden etc. No need to rack and stack buildings in.	2/18/2019 9:40 PM
113	Sufficient that it is out of sight	2/18/2019 3:08 PM
114	The proposed buffer area is far far too small, the whole development should be reduced in scale and kept within the parish boundaries of Cullompton. Sports pitches or other amenity areas should not be within the buffer zone. Footpaths and bridle paths excepted	2/18/2019 1:37 PM
115	Don't know	2/18/2019 10:52 AM
116	The garden village shouldn't be built at all.	2/16/2019 5:04 PM
117	To the east of Dead Lane.	2/14/2019 3:42 PM
118	east of dead lane	2/14/2019 11:39 AM
119	The absolute limit should be Horn Road is Kentisbeare is to retain its own identity. Having the buffer zone between Horn Road and Dead Lane is alright if it genuinely is a buffer zone with zero development (ie kept as agricultural land). Designating this as leisure / sports area means that it will become a built environment, with artificial pitches, fences, floodlights, changing rooms, gymnasiums and other supporting infrastructure. Whilst all of these things are essential for the new town, they can't be in a buffer zone without destroying the prime reason for having a buffer zone. The limit of all development, including the leisure facilities, should be Horn Road.	2/14/2019 10:41 AM

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

120	to the East of dead lane	2/13/2019 5:07 PM
121	East of dead lane	2/13/2019 5:02 PM
122	Landscape buffer shown is in the correct location.	2/13/2019 3:50 PM
123	The boundary should be no closer to Kentisbeare than Horne road, including a clause that no further development can happen towards kentisbeare for at least 20 years after the end of the development	2/13/2019 1:56 PM
124	From Mole Valley Farmers to Post Cross	2/12/2019 5:24 PM
125	Up to people of Kentisbeare?	2/12/2019 5:13 PM
126	Landscape buffer could be anywhere, but stress that it should have depth and be as wide as it can be.	2/12/2019 4:48 PM
127	Horn Road is the buffer line. East is sport, west of Culm Village. Kentisbeare cannot see or hear the Garden Village - most residents do not know where the boundary runs. The only building in the sport area can be related to sport only.	2/12/2019 1:50 PM
128	possibly to the east of Dead Lane	2/11/2019 8:12 PM
129	It also identifies it as a query development area. What is meant by 'development' needs to be clarified. As does the potential for a primary and secondary school provision to the east of Horns Road. Such a school would take a lot of land and would presumably fall within the catchment of Kentisbeare/Uffculme and not Cullompton schools. That would have serious issues for local families. A genuine buffer area between the garden village and Kentisbeare would need to have a planning covenant on it or similar to guarantee that it will not be built on - so it is not seen as a potential or future development area to extend the garden village. The Council is already building on the CCA fields, that does not inspire confidence that any 'green buffer' identified now would be protected for the future. Some certainty is needed please. I consider that the boundary should be the Kentisbeare Parish boundary/Horns Road and Long Drag	2/11/2019 5:27 PM
130	To the East of Dead Lane	2/11/2019 4:07 PM
131	There should not be any	2/11/2019 2:00 PM
132	to the east of dead lane	2/11/2019 8:53 AM
133	Horn lane	2/10/2019 7:35 PM
134	To the east of dead lane	2/10/2019 6:58 PM
135	To the East of Dead Lane.	2/10/2019 3:43 PM
136	Ideally it should be bigger...it should come much closer to the first stage. There does not appear to be a green buffer south of the A379. Does that mean development could extend to the east .....?	2/9/2019 5:39 PM
137	to the east of dead lane	2/9/2019 12:46 AM
138	To the East of Dead Lane	2/8/2019 9:51 PM
139	To the east of dead lane	2/8/2019 8:17 PM
140	To the East of Dead Lane	2/8/2019 8:11 PM
141	To the east of Dead Lane	2/8/2019 5:58 PM
142	To the East of Dead Lane.	2/8/2019 5:00 PM
143	To the East of dead lane	2/8/2019 4:55 PM
144	to the east of dead lane	2/8/2019 4:08 PM
145	To the East of Dead Lane	2/8/2019 3:59 PM
146	to the east of Dead Lane	2/8/2019 3:29 PM
147	To the East of Dead Lane	2/8/2019 3:17 PM
148	NO PLANNING IS NEEDED	2/8/2019 3:02 PM
149	TO THE EAST OF DEAD LANE	2/8/2019 2:54 PM
150	To the east of dead lane	2/8/2019 2:26 PM

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

151	To the east of Dead Lane	2/8/2019 12:56 PM
152	To the East of Dead Lane	2/8/2019 12:32 PM
153	To the East of Dead Lane.	2/8/2019 12:25 PM
154	To the east of Dead Lane	2/8/2019 12:05 PM
155	between Dead Road and Post Cross	2/8/2019 11:30 AM
156	To the East of Dead Lane	2/8/2019 11:15 AM
157	To the East of Dead Lane	2/8/2019 11:10 AM
158	To the East of Dead Lane	2/8/2019 10:58 AM
159	TO THE EAST OF DEAD ROAD	2/8/2019 10:48 AM
160	To the east of dead lane	2/8/2019 10:41 AM
161	To the East of Dead Lane	2/8/2019 10:31 AM
162	To the east of Dead Lane	2/8/2019 10:18 AM
163	To the east of dead lane	2/8/2019 10:15 AM
164	It is difficult to depict, I do not understand why a landscape buffer is needed at all ?	2/8/2019 10:08 AM
165	To the East of Dead Lane	2/8/2019 10:04 AM
166	To the East of Dead Lane	2/8/2019 9:17 AM
167	There should be No Garden Village, there is enough flooded roads and taking away the land will cause more problems.	2/8/2019 12:22 AM
168	the M5	2/7/2019 8:28 PM
169	east of Dead Lane.	2/7/2019 8:16 PM
170	To the East of Dead Lane	2/7/2019 6:36 PM
171	Don't build the village	2/7/2019 2:49 PM
172	The development must finish at Horn Road - thereby preserving the Kentisbeare village as it is.	2/7/2019 2:16 PM
173	nearer Cullompton as the village is really and extension of Cullompton not and extension of Kentisbeare. We want to keep our own identity.	2/7/2019 1:56 PM
174	East of Dead Lane	2/6/2019 2:59 PM
175	EAST OF DEAD LANE.	2/6/2019 10:29 AM
176	The Concept Plan should be scrapped.	2/6/2019 8:56 AM
177	To the East of Dead Lane.	2/5/2019 8:46 PM
178	The buffer area between the possible Garden Village and Kentisbeare should be inside the existing Cullompton Parish boundary. Within the buffer zone property owners should be allowed existing permitted development and there should be foot/cycle/bridle paths through it. Sports Pitches should NOT be in the buffer zone.	2/4/2019 6:37 PM
179	There absolutely needs to be a buffer zone between the Culm Garden Village development and Kentisbeare and the boundary should be inside Cullompton parish and not encroach into Kentisbeare parish. Also, it should be empty, rural space not occupied by sports or leisure facilities.	2/4/2019 3:29 PM
180	No particular views on this	2/3/2019 4:21 PM
181	In it's current position on the outskirts of Cullompton.	2/3/2019 2:56 PM
182	The buffer zone needs to be to the west of Horn Road at the boundary of the Parish.	2/3/2019 10:51 AM
183	A line between Moorhayes and Newland Farm.	2/1/2019 1:39 PM
184	It seems that it is intended that there will be residential development beyond the red line to the east - towards Horn Road. I guess it is inevitable therefore that the buffer zone should be from Horn Road to the east - and that done properly - rather than a muddled compromise.	2/1/2019 11:30 AM

