



## CONSULTATION

### EAST CULLOMPTON – MASTERPLAN SUPPLEMENTARY PLANNING DOCUMENT

#### STAGE 1: ISSUES, OPPORTUNITIES AND CONCEPTS

East Cullompton is proposed to be allocated for strategic development in the emerging Mid Devon Local Plan (2013-33). It will form the first phase of the Garden Village to be masterplanned and is the subject of the **Masterplan Supplementary Planning Document (SPD)**.

This consultation seeks to gather feedback on this SPD. The comments will help to shape the final version of the Masterplan SPD which, when adopted, will support the Local Plan, to help guide the development of the proposed allocation and the wider Garden Village. The Masterplan SPD can be viewed on our website at: [www.culmgardenvillage.co.uk](http://www.culmgardenvillage.co.uk).

This consultation will take place over a six-week period from 18 January 2019 to 1 March 2019. Responses should be sent to:

**Tina Maryan, Area Planning Officer, Major Projects: Cullompton**  
**Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, Devon, EX16 6PP**

Alternatively, you can complete this survey online at: <https://culmgardenvillage.co.uk/get-involved/>.

Please note that following comments from Cullompton Town Council and Kentisbeare Parish Council, this survey has been amended to make it easier to use. Whilst the questions remain essentially the same as in the consultation material, the wording and numbering have been changed. Any questionnaires that have already been completed using the old format will still be valid.

## UNDERSTANDING THE EAST OF CULLOMPTON SITE

**Q1: The map on page 24 of the Masterplan SPD document shows issues and features that could influence the way the East of Cullompton development is masterplanned. Are there any other issues and features that are not shown?**

The adjoining roads around the site need to be considered and included in any Masterplanning and not just restrict it to the immediate area of the Garden Village.

The whole of the A373 through to Honiton needs to be looked at with a view to improving it and widening it in places as more traffic will go that way.

The minor roads in the area need to be considered to prevent 'rat runs' particularly through Kingsmill Industrial site through to Stag Corner and then on to Willand as an alternative way to get onto the M5 to go North until J28 is fully functional.

The B3181 needs improvements or 'off road' footpaths/cycleways provided to link Cullompton with Willand and then the cycleway to Tiverton Parkway Station.

## MASTERPLANNING OPPORTUNITIES AND CONCEPTS FOR EAST OF CULLOMPTON

**Q2: Two powerlines cross the East of Cullompton development area as shown on the map on page 21 of the Masterplan SPD. These could form wide, green corridors as part of a green network running through the development.**

**Do you agree or disagree with this approach?**

Agree

Neither agree nor disagree

Disagree

**Any further comments.**

As well as avoiding housing under the power lines schools, employment and community facilities should also be avoided from placement under them.

**Q3: The map on page 28 of the Masterplan SPD shows a potential transport, walking and cycling network to serve the East of Cullompton development with potential to expand this into the wider garden village and improve connections into Cullompton.**

**Do you agree or disagree with this strategy?**

Agree

Neither agree nor disagree

Disagree

**Any further comments.**

The adjoining roads around the site need to be considered and included in any Masterplanning and not just restrict it to the immediate area of the Garden Village.

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The minor roads in the area need to be considered to prevent 'rat runs' particularly through Kingsmill Industrial site through to Stag Corner and then on to Willand as an alternative way to get onto the M5 to go North until J28 is fully functional.

The B3181 needs improvements or 'off road' footpaths/cycleways provided to link Cullompton with Willand and then the cycleway to Tiverton Parkway Station.

**The wider picture needs looking at.**

**Q4: The network of green corridors and open spaces, rivers and water features shown on the map on page 27 could provide opportunities to provide sports, health and leisure uses. What types of uses do you consider important to promote healthy living and why? Examples could be formal sports, outdoor play areas, cycleways, fitness trails, allotments, water activities.**

The examples given are supported. BMX bike track/skatepark.

There also needs to be walks with space for dog owners to exercise their pets, preferably off the lead in some areas.

At an early stage land identified for sports pitches needs to be a good quality with good drainage. It must not be land tucked away in some inconvenient corner where building houses would not be easy or viable. It must not be in a position where it will flood.

**Q5: The emerging Local Plan policy requires a shopping and community centre and an area of 2ha is required to provide for this. This could include a range of shops and services e.g. local shops, cafés, pub, community building, leisure/sports centre and health care provision. The map on page 36 of the Masterplan SPD shows one potential location for a local centre.**

**Looking at the map on page 36, where do you think the local centre should be located and what key uses do you think it should include?**

Ideally it should be fairly central to the development or at least central to the final village development area. There needs to be good access from the main road. The examples given appear appropriate. Possible site for a swimming pool?

**Q6: What types and tenures of housing do you think is needed within the allocation?**

Family homes to buy (3, 4, 5 bedroom)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
Starter/smaller homes (1, 2 bedroom)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
Apartments	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
Affordable homes	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
Extra care apartments	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
Self build	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
Adaptable/lifetime homes	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
Live/work units	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input checked="" type="checkbox"/>
Highly energy efficient homes	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>

**Are there any other types and tenures of homes you would like to see?**

There should be a high proportion of affordable homes for rent bearing in mind that 'affordable houses' are not that affordable on the average wage for the area.

**Q7: What type of employment opportunities do you think should be included within the allocation?**

Industrial units	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
Offices	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input checked="" type="checkbox"/>
High tech/digital/low carbon companies	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
Small/flexible workspaces	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
Hubs providing services for home workers	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input checked="" type="checkbox"/>
Homes with workspaces	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
Retail/leisure/tourism	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>

**Are there any other employment opportunities/workspaces you would like to see?**

**Q8. Is it important for community groups to be able to manage community facilities themselves?**

Yes  No  Don't know

**Do you know of any existing community groups that might be interested in this or can you suggest how this might work?**

There are reservations as to a 'community group' providing and maintaining facilities if it were a private management company formed by residents. Probably better provided by a Town Council.

**Q9: Is the focus on SMART and sustainable development the right approach to development? Examples of this could be high energy efficient homes and business units, low carbon and energy plus construction, climate change adaptation through the natural environment, driverless cars, and digital connectivity.**

Yes  No  Don't know

**Any further comments.**

As a general concept this focus is sound but there will be a need for a practical mix of development particularly in relation to business units.

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

Yes  No  Don't Know

**Any further comments**

This is a starting point and as time progresses much more detail will be sought for scrutiny.

**Q11: Overall, do you think that the identified opportunities for the first phase of the garden village shown in the Masterplan SPD document are the right ones to help to start to deliver the**

**Garden Village?**

Yes

No

Don't Know

**Any further comments**

A good starting point but much more detail needed before final comment or decisions.

**Q12: Do you agree with the potential scope and content of the Masterplan SPD shown on page 37?**

Yes

No

Don't Know

**Any further comments.**

Basically 'yes' but a lot more detail needed to form a complete view.

**HAVE YOUR SAY**

**Q12: Do you have any further comments on the Masterplan SPD document?**

It is noted on page 20 that South West Water has indicated that foul drainage would be directed 3km to the north to Willand Sewage Works. Some planned provision will need to be made to improve and mitigate vehicle access to that site as current movements are through housing estates and then a narrow lane where currently lorries are breaking down the road edges and affecting drainage.

Some clear indications need to be available as to what happens if there is a failure at the pumping station?

**Please tell us your post code:**

(this information will help us see the geographical spread of responses)

EX15 2RS

Thank you for completing this survey

Summary results from the survey will be published on the Culm Garden Village website at

[www.culmgardenvillage.co.uk](http://www.culmgardenvillage.co.uk)