

## **PUBLIC CONSULTATION RESPONSES**

**Set out below are summaries of the public consultation responses on the two documents question by question. The questions in italics are those asked on the questionnaires that accompanied the consultation and exhibition materials**

### **1. Culm Garden Village Vision & Concept**

*Q1: 'Culm Garden Village' is a working name for the new settlement to the east of Cullompton. Do you have any ideas for a name for the new garden village?*

The top 5 most popular answers were:

Cullompton East/East Cullompton	20
Culm Garden Village/Culm Valley Garden Village	17
Stoneyford (Gardens/Green/Park)	15
Cullompton	12
Cullompton Garden Village	7

Other suggestions based on local features included Aller Village, Culm Brook, Estculme, Kenmarsh, Kingsford and Newlands.

*Q2: The map on page 9 of the Vision and Concept document shows issues and features that could influence the way the Garden Village is masterplanned. Are there any other issues and features that are not shown?*

The key points raised in response to this question were:

#### **Transport**

Route of the relief road; location of improved/new junction and related slips, feeder roads; impact on existing lanes; adequacy of Honiton Road; existing traffic queuing/problems; removal of Duke Street/Old Hill bridge; pedestrian/cycle routes into Cullompton; reality of delivery of railway station; and timing and delivery of transport infrastructure.

#### **Flooding/drainage**

Existing flood risk and adequacy of flood risk assessment; and sewage treatment facilities.

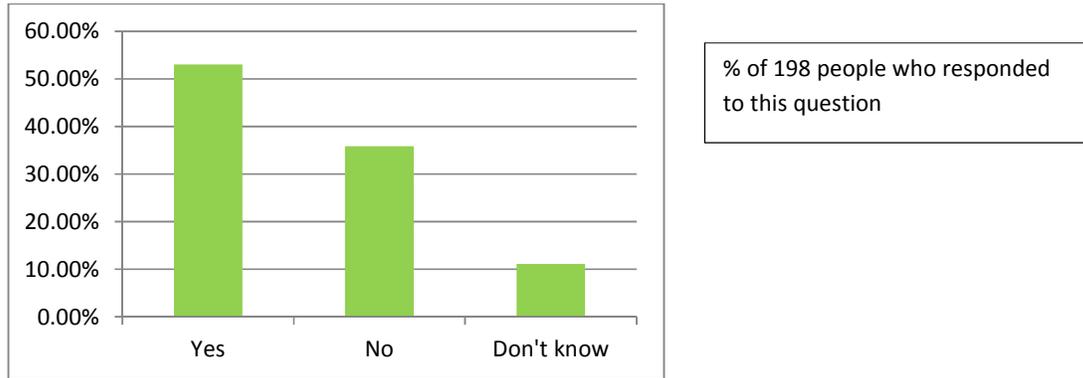
#### **Natural/rural/historic environment**

Sensitivities of surrounding villages and rural areas; agricultural land quality; views from Kentisbeare; quality wildlife and landscape areas to the south not shown, small ditches and watercourses not shown; traditional farm buildings not identified; heritage asset setting not explained.

Other issues raised included lack of analysis of healthcare provision, and lack of analysis outside of the Phase 1 boundary area.

This question was about existing issues and features rather than future proposals. A number of other points were raised relating to the future proposals that have also been included in responses to later questions.

Q3: The Vision for the Garden Village will express the type of *place we want the Garden Village to be*. Do you agree with the draft Vision shown on page 12 of the Vision and Concept document?



*Is there anything you would like to see prioritised or omitted?*

The 5 most cited things to prioritise were: early delivery of infrastructure (15); green buffer zone to Kentisbeare and other villages (13); improvements to local road network (11); new motorway junction (11); sustainable/low carbon buildings (10).

Disagreement to the Vision tended to be focused on the location, size and need for the development (34) and the proposals being unrealistic and not deliverable (11). Four people disagreed with integration with Cullompton.

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?

Embed the countryside within the Garden Village (bring the countryside into the developed area)				
	<b>Yes</b>	<b>No</b>	<b>Don't know</b>	<b>Total</b>
	78.36% (134)	16.96% (29)	4.68% (8)	171
A well connected and integrated new place (with good links, and integrated with Cullompton)				
	<b>Yes</b>	<b>No</b>	<b>Don't know</b>	<b>Total</b>
	80.81% (139)	15.70% (27)	3.49% (6)	172
Creating a healthy living environment				
	<b>Yes</b>	<b>No</b>	<b>Don't know</b>	<b>Total</b>
	89.70% (148)	9.70% (16)	0.61% (1)	165
Locally distinctive with well-designed neighbourhoods and places				
	<b>Yes</b>	<b>No</b>	<b>Don't know</b>	<b>Total</b>
	80.36% (135)	14.88% (25)	4.76% (8)	168
Community focused				
	<b>Yes</b>	<b>No</b>	<b>Don't know</b>	<b>Total</b>
	86.06% (142)	9.09% (15)	4.85% (8)	165

Great homes				
	Yes	No	Don't know	Total
	80.13% (125)	8.97% (14)	10.90% (17)	156
Ambitious employment opportunities				
	Yes	No	Don't know	Total
	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
	76.76% (109)	9.86% (14)	13.38% (19)	142
Delivery and stewardship (new ways to deliver development; involve the community)				
	Yes	No	Don't know	Total
	75.18% (103)	10.22% (14)	14.60% (20)	137

There were numerous comments on each of the principles, including ideas for refining these and potential issues around delivery.

*Q6: Under each of the 9 key principles, the Vision and Concept document (pages 14-31) sets out a series of objectives that explain further what the 9 key principles mean. Do you think these objectives are the right ones? Please provide your comments.*

Embed the countryside within the Garden Village: Comments included the need to ensure the proposals would provide quality space for wildlife and people, with attractive green walking and cycling routes and open space/parks that would actually be delivered. Other comments related to the countryside features already there being lost to development.

A well connected and integrated new place: The comments reflected concerns with the delivery of transport infrastructure (including a railway station) to address existing and potential future problems, providing quality walking and cycling routes into Cullompton, and ensuring the existing town centre is factored into plans.

Creating a healthy living environment: Comments focused on the need for local food production, provision for the elderly and those on low incomes, sport and leisure provision.

Locally distinctive with well-designed neighbourhoods and places: Comments focused on design for all, including disabled and blind people, and placing a stronger emphasis on creating social spaces that bring people together, catering for all age groups and sectors, as well as ensuring a commitment to quality of homes and public spaces.

Community focused: Comments focused on providing good community spaces and buildings in locations where people would naturally meet, sustainability and ensuring adequate funding for the future.

Great homes: Comments focused on the need for a good percentage of affordable (including social) housing, provision of decent housing with parking in a spacious setting.

Ambitious employment opportunities: Comments suggested the proposals were more ambitious and linked to existing education establishments in the area, as well as factoring in existing employment within Cullompton town centre.

Future proofed, SMART and sustainable: Comments stressed the importance of zero carbon and sustainability.

Delivery and stewardship: Comments focused on the need for more detail on this to ensure long term success of the community.

*Q6: With reference to Q5, do you think any of these objectives should be prioritised or omitted?*

The 5 most cited objectives to prioritise were: The connectivity and suitability of the roads including the M5 junction (21); timely delivery of infrastructure/services (12); integration with Cullompton, encouraging use of the town's facilities, and town centre parking (9); community pride and ownership/community focused (9); and green space (9).

There were few comments on omitting objectives but numerous concerns about successful delivery of the objectives.

*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?*

Many of the comments on the Concept Plan were to do with the potential size of the garden village (too big) and the need for it to be in this location. There were also comments on the need to provide safe walking and cycling links into Cullompton, improving roads and delivery of the railway station. The need to provide walking and cycling links to the wider area was highlighted and there were concerns around using the pylon runs as green links. The need for delivery of employment, schools, medical, sport, leisure and other facilities was also highlighted. Many commented on the potential buffer zone for Kentisbeare (see below), and there were concerns about costs, delivery and timing of infrastructure and facilities. Concern was raised that the Concept Plan lacked detail and did not provide clarity on the longer term proposals, or how Phase 1 fitted with the wider garden village proposals.

It was suggested that the garden village be developed as a number of hamlets and also that the plan was reworked to reflect the real needs of the area.

*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?*

The top 5 responses to where the boundary of the buffer should be were: Dead Lane (55), the Cullompton side of the Parish boundary with Kentisbeare (24), starts at Parish boundary (21), Horn Road (19), and as shown on the Plan (6).

*Q9: What type of facilities would be acceptable within the green buffer, for example, sports pitches?*

Responses were as follows:

Sport/formal recreation	99
None/farmland	59
Woodland/trees/parkland/meadows/wildlife habitats	42
Bridleways, footpaths, cycle tracks, trails	31
School	29
Housing	16
Swimming pool	5
Allotments	4
Dog exercise	3
Clay pigeon shooting, ploughing matches, hedge laying competitions, sheep dog trials	1
No particular preference	1

*Q10: Do you have any other comments on the document?*

Comments in this section reflected comments earlier in the questionnaire. The garden village was considered to be too big and many thought it should be restricted to Phase 1. The need for the scale of housing delivery for the local area was questioned, and concerns were raised about who would live there.

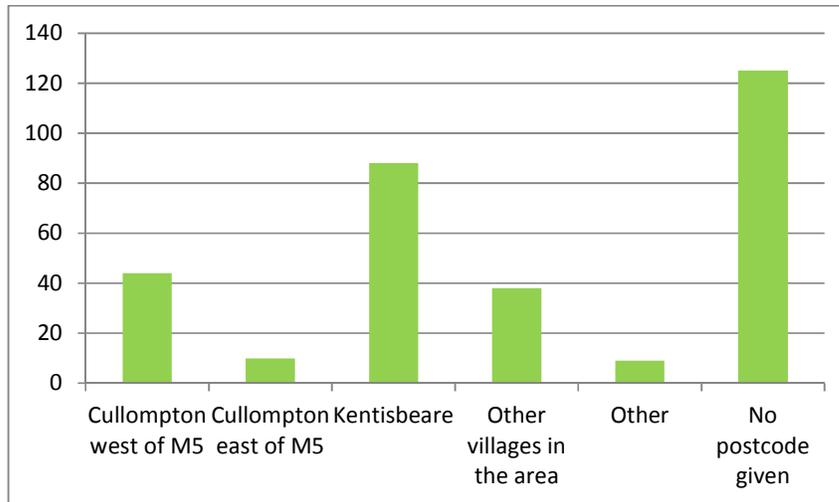
The loss of prime agricultural land and countryside was a key concern, as was the impact on nearby villages that had their own identity and community. The need for a strong buffer zone between the development and Kentisbeare was stressed in the responses. The impact of the development on the environment was another key concern, including the impact of the development on wildlife, flooding and pollution of the river Culm.

Transport concerns (including funding) were raised again, with the need to deliver improvements before housing is started a key message. The lack of clarity on transport proposals including an improved/new junction onto the M5 and any improvements to Honiton Road was a key concern. There was also concern that Network Rail has not included re-opening the railway station in its programme. Delivery of other infrastructure such as schools, healthcare, community facilities, the country park and sports facilities was a concern, especially around existing capacity for education and healthcare and the timescales for delivery of new facilities.

Some confusion was expressed over the relationship between the allocated East Cullompton (Phase 1) site and the remainder of the garden village with no planning allocation, including concern that no consultation has taken place yet on the principle of the garden village. The complexity of the documents and the questionnaire was also raised as a concern.

There were also many comments in support of the proposals and excitement about new sports facilities and affordable and self-build housing.

*Q10: Please tell us your postcode*



## **2. East Cullompton Masterplan SPD (Phase 1 Garden Village): Issues, Opportunities & Concepts**

*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 key points raised in response to this question were:

### **Transport**

Clear solution and strategy for infrastructure (transport and other infrastructure) required before masterplan can be progressed. Route of the relief road, location of improved/new junction and related slips, feeder roads and route for HGVs from Kingsmill Industrial Estate not shown; impact on existing lanes; adequacy of Honiton Road; Honiton Road not shown correctly; existing traffic queuing/problems; removal of Duke Street/Old Hill bridge not clear; pedestrian/cycle routes into Cullompton; reality of delivery of railway station; and timing and delivery of transport infrastructure; existing rights of way not shown.

### **Flooding/drainage**

Existing flood risk understated; inadequacy of flood risk assessment; more detailed/catchment based flood risk assessments needed; sewage treatment facilities and existing domestic sewage treatment plant not shown.

### **Natural/rural/historic environment**

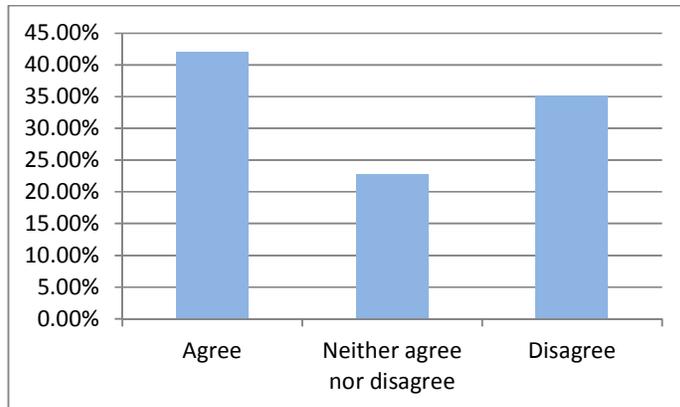
Agricultural land quality; views from Kentisbeare; small ditches and watercourses not shown; hedges containing protected species identified as low importance; wildlife sites missing; more detailed wildlife surveys needed; more detail of topography and landscape useful.

### **Other**

Pylons not correctly plotted. Issues have been understated.

This question was about existing issues and features rather than future proposals. A number of other points were raised relating to the future proposals, location of country park, and infrastructure delivery that have also been included in responses to later questions.

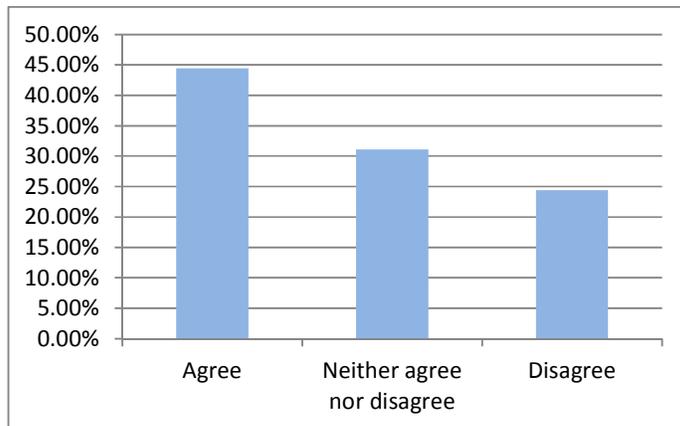
*Q2: Two powerlines cross the East of Cullompton development area as shown on the map on page 21 of the Masterplan SPD. These could form wide, green corridors as part of a green network running through the development. Do you agree or disagree with this approach?*



% of 88 people who responded to this question

Concern was raised in the responses about the health risks of siting public green space under the pylon runs and suggestions that the cables should be underground where possible. Concern was expressed that using the pylon runs for green space would reduce the provision of more suitable facilities elsewhere, and suggestions that larger areas of green space would be better, for example, a country park and sports facilities.

*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?*



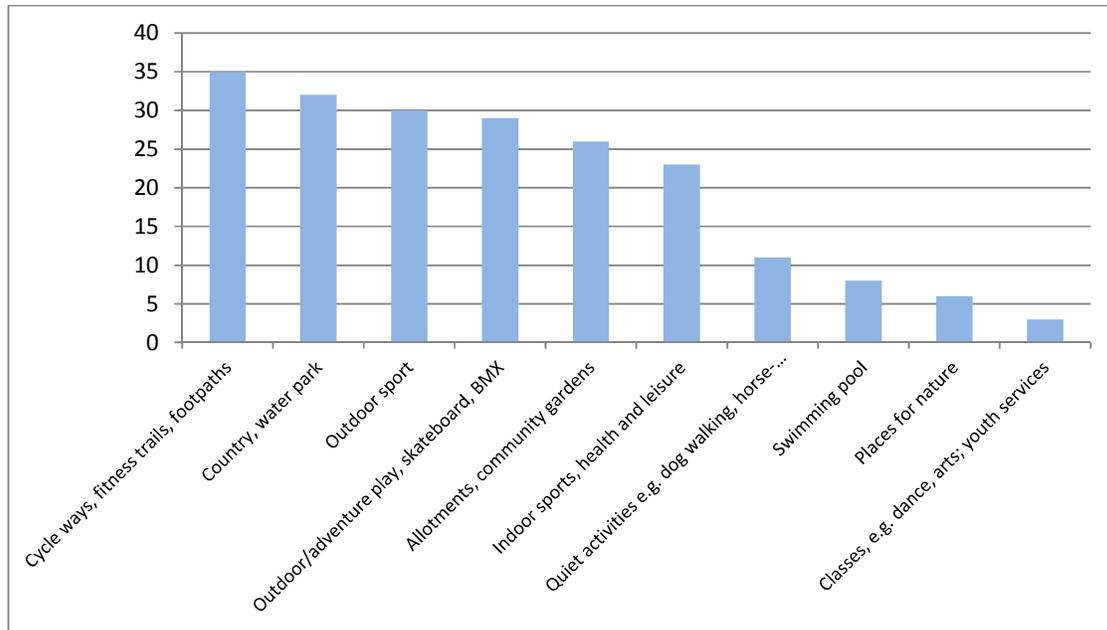
% of 90 people who responded to this question

Concerns about the suitability of the surrounding road network and access to the M5 were raised again in response to this question, with delivery of road and junction improvements and re-opening of the railway station needing to be planned, costed and prioritised before moving forward with the masterplan. Finalising the route of the improved/new motorway junction and feeder roads should be a priority. The provision of better bus services was important and concerns were expressed about the treatment of Honiton Road. There was a suggestion that the roads should go under the pylon runs.

Respondents were particularly concerned about the ability to cross the M5 motorway, railway and river via a safe walking and cycling route, particularly if Old Hill/Duke Street bridge were to be removed. Suggestions were made that new

routes are designed to link into the wider garden village and extended to meet existing walking and cycling routes, e.g. Sustrans routes. Provision for new bridleways should be included.

*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.*



Comments included ensuring the facilities do not flood, are not under the pylons and are easy to access. A number of people were concerned about the “green node” to the east of the allocation (coinciding with the potential location of Cullompton rugby club), this being outside the allocation and separate from its development. Several respondents were concerned about potential for traffic and flood lighting from new sports facilities. Several respondents were concerned about the ongoing management and maintenance of facilities and others thought it would be for the new community to decide what they wanted.

*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?*

Respondents considered that the local centre should be near the centre of the development with easy access from Honiton Road. The local centre should be co-located with the primary school, enabling parents to use facilities such as the health centre, and provide a focal point and meeting place.

Respondents wished to see local shops, comparison retail, leisure and sports facilities, healthcare, cafés, Post Office, food pub and community building. There should be plenty of free parking and space for the local centre to grow organically. Community facilities should be clustered so that walking and cycling between them is straight forward and pleasant. The local centre(s) should be designed to discourage anti-social behaviour, with no late night activities to disturb residents.

The local centre(s) should facilitate the amount of homes being provided in the overall garden village, with the potential for more than one local centre. All buildings should be highly energy efficient and incorporate renewable electricity technology as standard.

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

Family homes to buy (3, 4, 5 bedroom)				
	<b>Yes</b>	<b>No</b>	<b>Don't know</b>	<b>Total</b>
	80.60% (54)	11.94% (8)	7.46% (5)	67
Starter/smaller homes (1, 2 bedroom)				
	<b>Yes</b>	<b>No</b>	<b>Don't know</b>	<b>Total</b>
	83.33% (60)	11.11% (8)	5.56% (4)	72
Apartments				
	<b>Yes</b>	<b>No</b>	<b>Don't know</b>	<b>Total</b>
	54.69% (35)	31.25% (20)	14.06% (9)	64
Affordable homes				
	<b>Yes</b>	<b>No</b>	<b>Don't know</b>	<b>Total</b>
	86.42% (70)	9.88% (8)	3.70% (3)	81
Extra care apartments				
	<b>Yes</b>	<b>No</b>	<b>Don't know</b>	<b>Total</b>
	76.92% (50)	13.85% (9)	9.23% (6)	65
Self-build				
	<b>Yes</b>	<b>No</b>	<b>Don't know</b>	<b>Total</b>
	57.14% (36)	26.98% (17)	15.87% (10)	63
Adaptable/lifetime homes				
	<b>Yes</b>	<b>No</b>	<b>Don't know</b>	<b>Total</b>
	69.35% (43)	12.90% (8)	17.74% (11)	62
Live/work units				
	<b>Yes</b>	<b>No</b>	<b>Don't know</b>	<b>Total</b>
	54.72% 29	16.98% 9	28.30% 15	53
Highly energy efficient homes				
	<b>Yes</b>	<b>No</b>	<b>Don't know</b>	<b>Total</b>
	84.48% (49)	5.17% (3)	10.34% (6)	58

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

Respondents wanted to see bungalows with easy access to facilities and end of life care provision. Reference was made to the RNIB Building Guide and the Design Council's Wheelchair Access housing guide.

There should be good mix of types and tenures with well-spaced, good quality, characterful housing, not “boxes” as on modern housing developments. There should be no high rise apartment blocks.

There should be an emphasis on priority being given to local people and a good proportion of affordable housing, particularly social rented housing. Types and tenures should depend on housing need in the area. There should be a mix of self-build plot sizes, but respondents were concerned about consistency and quality of appearance of self-build homes.

All homes should be energy efficient with renewable energy and battery storage, with a high proportion of eco-homes.

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

Industrial units				
	<b>Yes</b>	<b>No</b>	<b>Don't know</b>	<b>Total</b>
	47.46% (28)	40.68% (24)	11.86% (7)	59
Offices				
	<b>Yes</b>	<b>No</b>	<b>Don't know</b>	<b>Total</b>
	69.70% (46)	18.18% (12)	12.12% (8)	66
High tech/digital/low carbon companies				
	<b>Yes</b>	<b>No</b>	<b>Don't know</b>	<b>Total</b>
	80.30% (53)	12.12% (8)	7.58% (5)	66
Small/flexible workspaces				
	<b>Yes</b>	<b>No</b>	<b>Don't know</b>	<b>Total</b>
	80.65% (50)	12.90% (8)	6.45% (4)	62
Hubs providing services for home workers				
	<b>Yes</b>	<b>No</b>	<b>Don't know</b>	<b>Total</b>
	61.67% (37)	16.67% (10)	21.67% (13)	60
Homes with workspaces				
	<b>Yes</b>	<b>No</b>	<b>Don't know</b>	<b>Total</b>
	63.79% (37)	20.69% (12)	15.52% (9)	58
Retail/leisure/tourism				
	<b>Yes</b>	<b>No</b>	<b>Don't know</b>	<b>Total</b>
	69.35% (43)	20.97% (13)	9.68% (6)	62

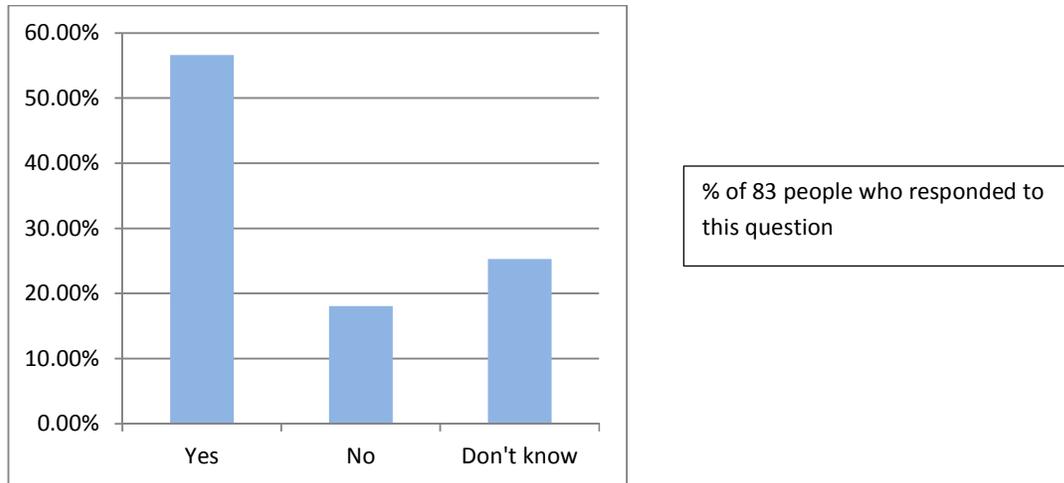
*Are there any other employment opportunities/workspaces you would like to see?*

Respondents wished to see high skilled jobs, rather than low paid employment, to balance the mix of high and low skilled jobs across the area. There needs to be a more ambitious vision based on a thorough understanding of business needs, flexible spaces on flexible terms, an attractive environment and a focus on businesses of the future and links to Exeter Science Park, training and apprenticeships. There needs to be incentives to encourage new businesses.

Respondents commented that employment buildings should have renewable energy and high speed broadband as standard, and housing should be provided to cater for home working, and trades persons with space for vans and storage.

Some respondents thought that expanding existing industrial estates and regenerating Cullompton town centre were preferable strategies.

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



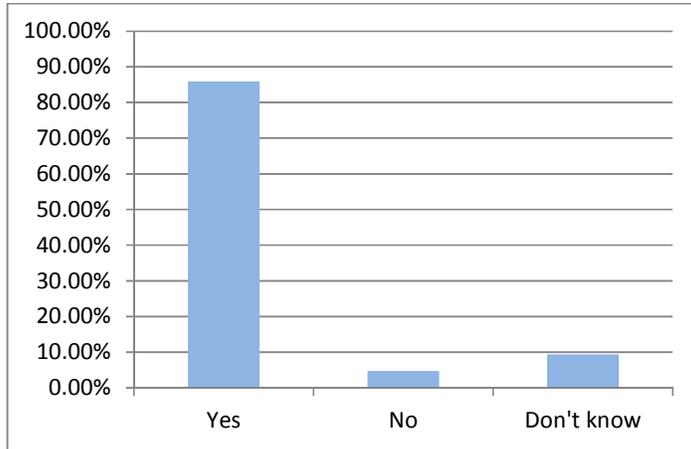
*Do you know of any existing community groups that might be interested in this or can you suggest how this might work?*

Respondents suggested the following organisations might be interested in managing facilities: Cullompton Town Council, St Andrews Church, the YMCA, Cullompton cricket and rugby clubs, Young Farmers.

Respondents were mostly in favour of communities managing facilities themselves but were concerned that sufficient funds be available to set up and continue to run these facilities and that this requirement is not under-estimated. Working models elsewhere should be considered.

St Andrews Church has a strong community building focus and would be interested in helping with this aspect.

*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.*



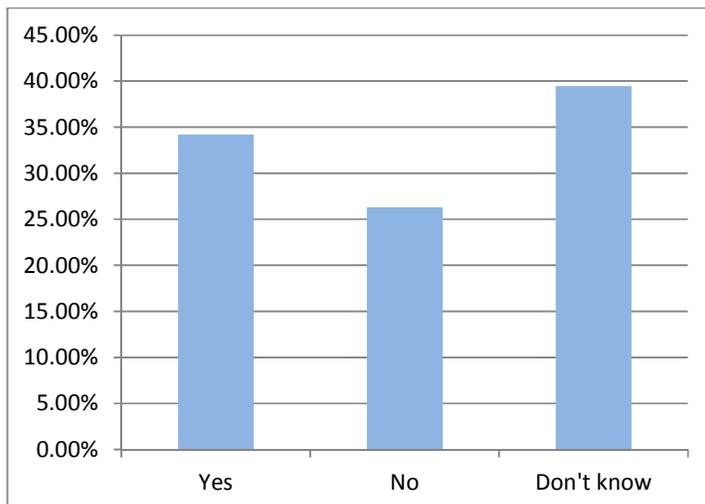
% of 85 people who responded to this question

Comments in answer to this question included the need to think about the future and prepare. High speed broadband, solar panels, energy efficient and climate-adapted buildings are essential, and low carbon construction and use of local materials are also important considerations.

Respondents considered that unless this was planned carefully and implemented properly, and developers are required to deliver on these aspects, additional housing, employment and vehicles on the road would not equal smart or sustainable development.

Some respondents thought this was too futuristic and there should not be driverless cars or architecture that did not respect the character of the area. Other respondents did not think that building houses on green fields represented sustainability.

*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?*



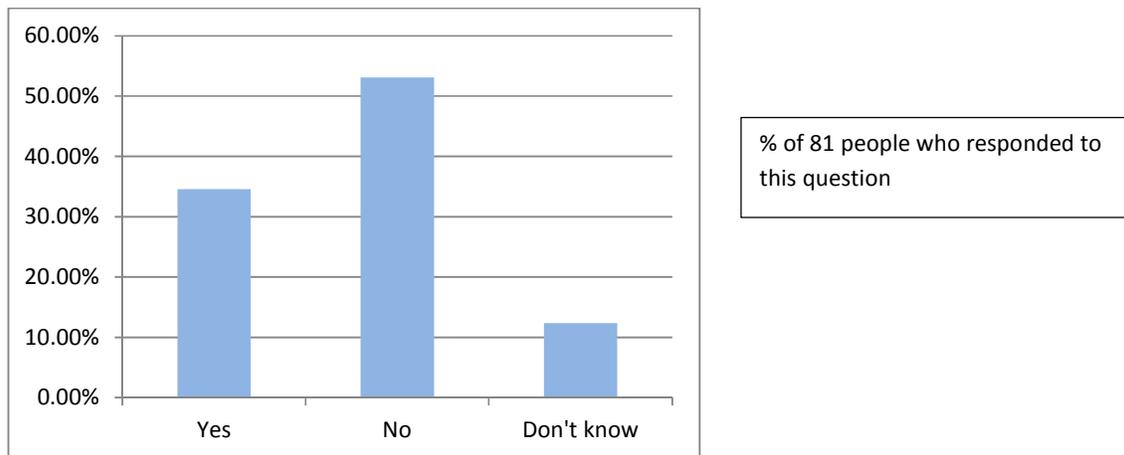
% of 76 people who responded to this question

Comments in response to this question included support for the ambition Vision but concerns about actual delivery. There was concern that the plan for a high quality, green, new place, would be watered down by developers and the development would end up the same as countless other new housing estates.

Timing and delivery of infrastructure was considered essential for the development to meet the Vision and Principles. Linked to this, respondents thought that priority should be given to delivery of essential infrastructure (needed now) rather than production of an attractive Vision, and emphasis given to ensuring that transport infrastructure can be delivered. There was concern about the level of detail and the substance behind the words.

Some respondents considered that development of the East Cullompton allocation area was more palatable than development of a much larger garden village, and did not consider that the housing numbers had been justified for a larger development. Several respondents considered the larger garden village should not be taken forward.

*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?*

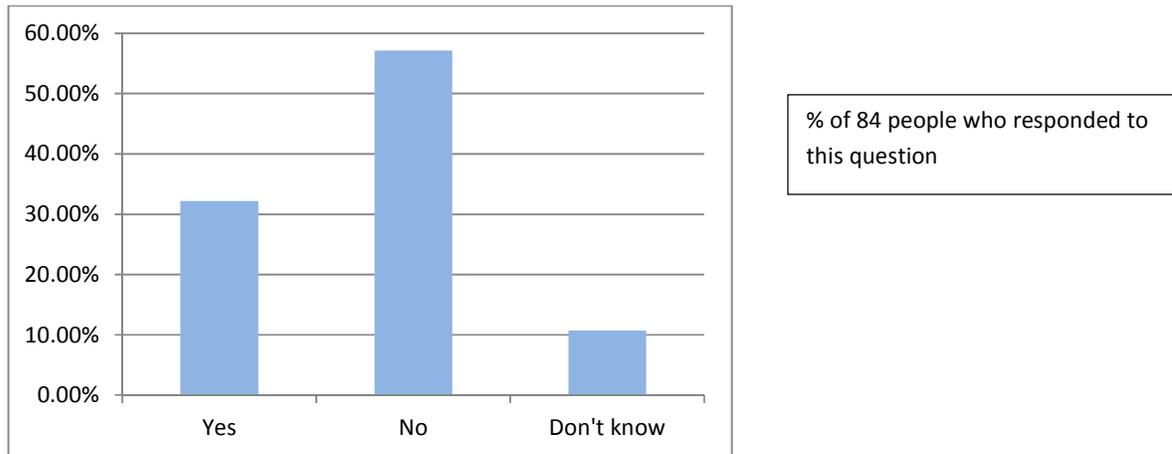


Most of the responses to this question reflected the concerns expressed in answers to other questions: the key points relating to the existing transport infrastructure issues and delivery of transport solutions. Respondents wanted to see infrastructure provided before housing and fears were expressed that the housing would be provided without the necessary physical and social infrastructure.

Most of the negative responses to this question focused on the overall size of the potential wider garden village, i.e. a strong view that the East Cullompton allocation should not form Phase 1 of the wider garden village, but the entire garden village. Some respondents commented that the garden village should not extend into Kentisbeare Parish.

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

This question was intended to gather opinions on the proposed contents of the Masterplan SPD as listed on page 37 of the document. However, the “scope” seemed to have been taken to mean “scale” of the development and the majority of responses were focused on this aspect.



Many respondents commented on the principle of development (should not go ahead) or that the proposal was far too large. It is not clear whether the size of the development being commented on was in relation to the East Cullompton allocation or the potential wider garden village. There were also comments that residents had not been asked if they wanted the garden village in the first place. This comment must be in relation to the wider garden village which has not yet been allocated for development, as the public consultation process has been followed for the Local Plan Review allocation.

There were comments on the lack of quantified justifications for the proposals, transport issues, integration with Cullompton, and the need to consider Cullompton town centre (as previously summarised). Where key areas of the SPD were identified in the responses, again these related to prioritising transport and other infrastructure delivery.

*Q13: Do you have any further comments on the Masterplan SPD document?*

Comments in this section reflected comments earlier in the questionnaire and in the Vision and Concept questionnaire. Some respondents commented that the proposal was too big and should not cross the Kentisbeare Parish boundary, the housing need had not been proven, and there had been no consultation on the principle of the wider garden village.

Comments on the East Cullompton proposals included taking care in locating green space (not under pylons); a focus on providing jobs for people to work locally; providing shops to reduce journeys over the M5; ensuring adequate drainage and sewerage provision; flood risk assessment and natural flood management; good education facilities; and a place designed to promote physical and mental health and

cater for all ages and abilities. Respondents commented that there is no mention of emergency services and policing.

Respondents wanted prioritisation of infrastructure delivery (particularly transport infrastructure), to address current problems with lack of capacity on the roads and lack of facilities in Cullompton. Respondents highlighted the lack of detail in the plans and the proposals and uncertainty over the extent of the wider garden village.

*Q14: Please tell us your postcode*

