

# CULLOMPTON

## TOWN CENTRE MASTERPLAN

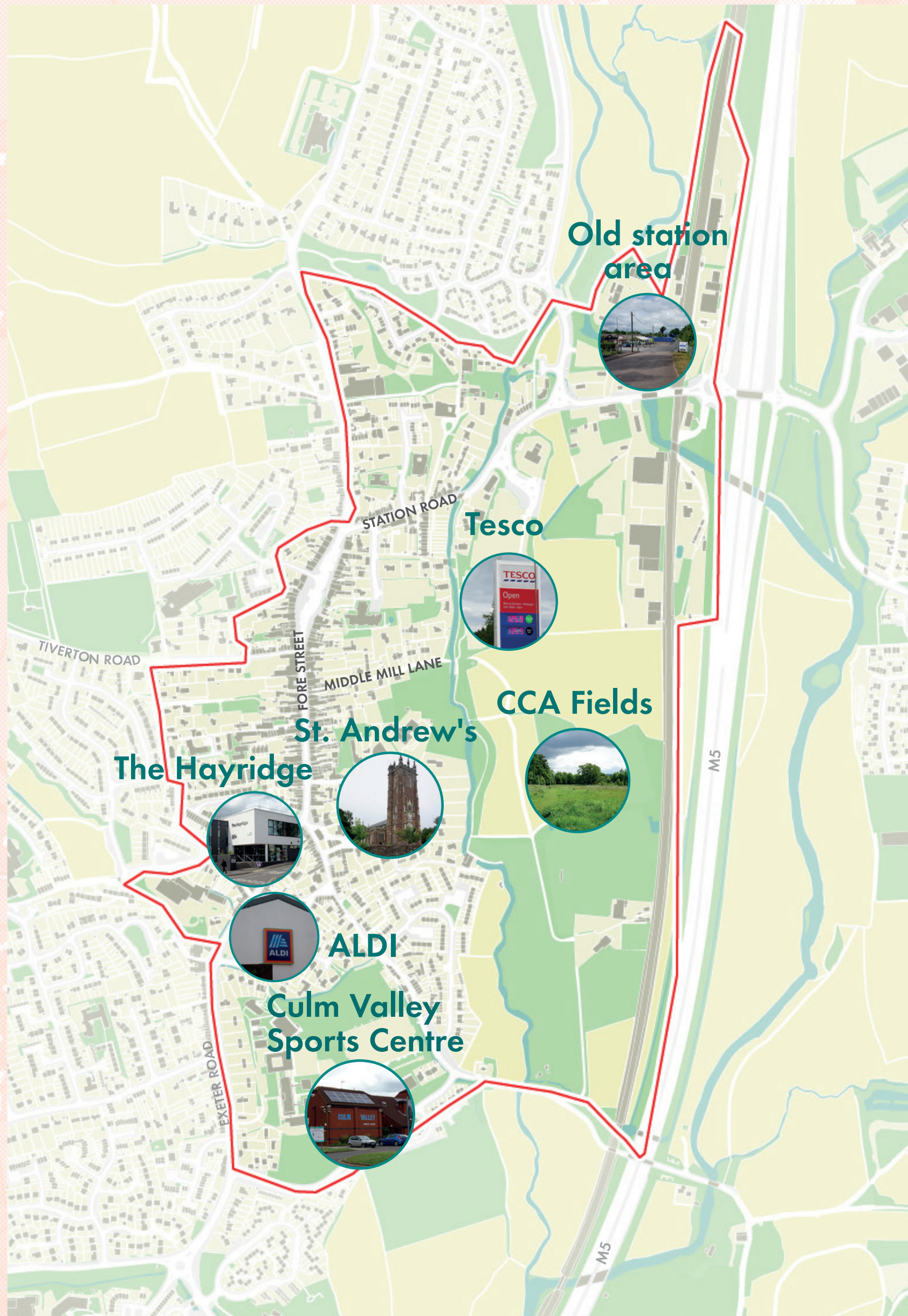
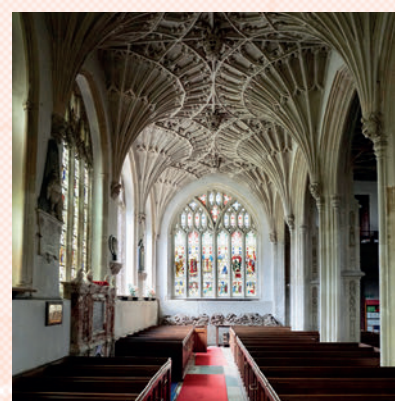


### Welcome

Thank you for taking your time to visit our pop-up exhibition.

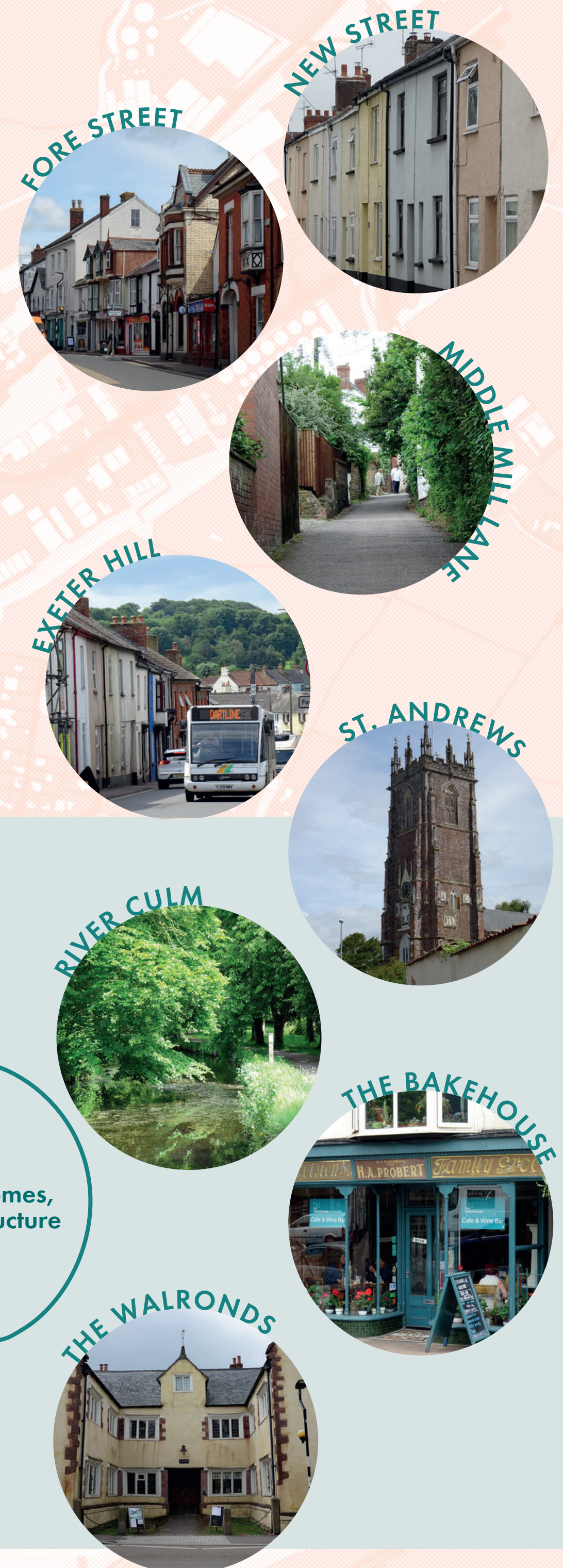
Mid Devon District Council is preparing a masterplan for Cullompton Town Centre. The document will identify a clear vision for the future of the town centre and guide future development and investment.

We are now asking local people what they think of the draft themes and principles for the masterplan. These are set out on the following boards. We would love to hear your feedback.



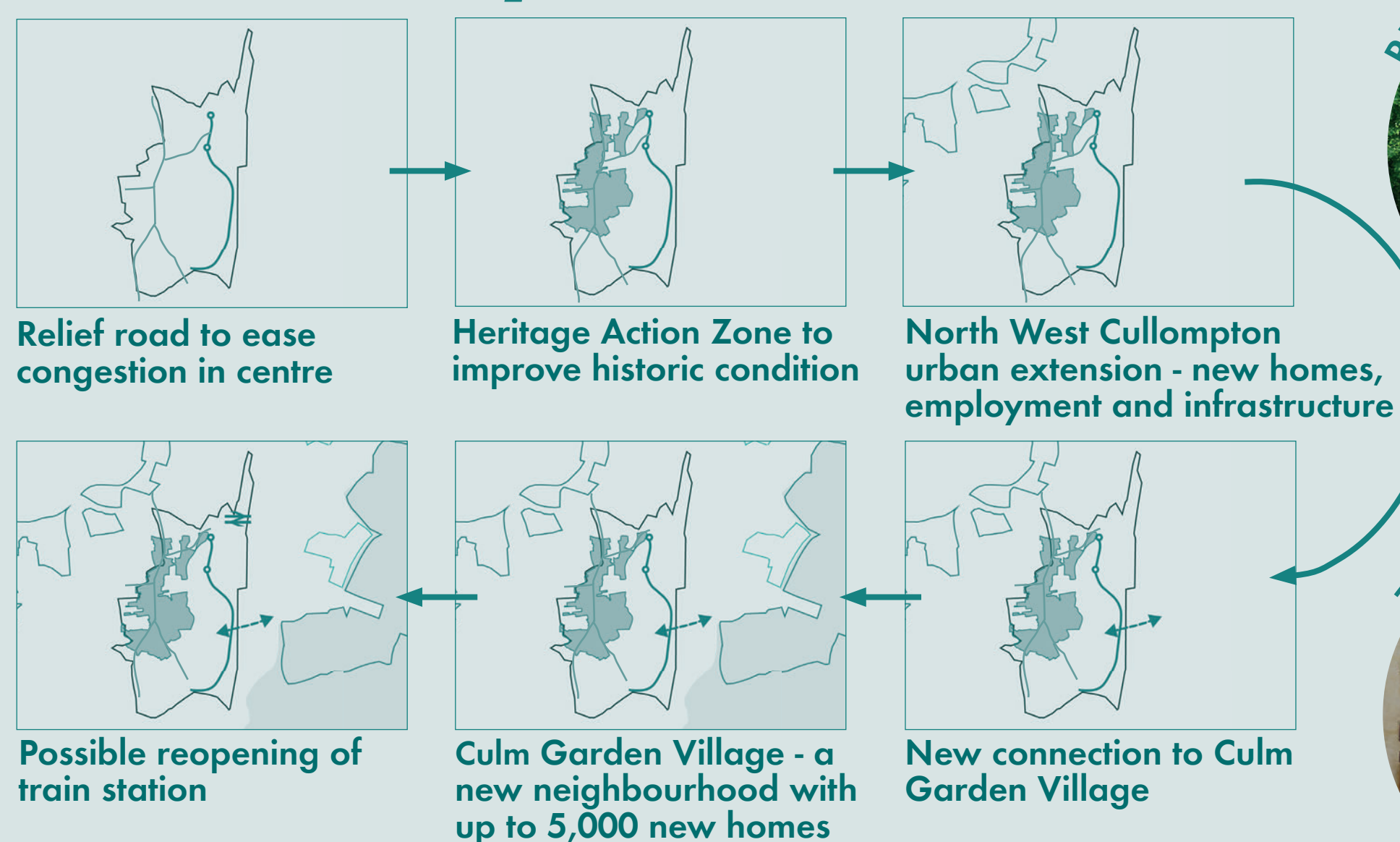
### The study area

The study area takes in the main spine of the historic High Street, the CCA fields, Culm Valley Sports Centre and the Station Road area to the north. The red line on the plan shows the boundary.



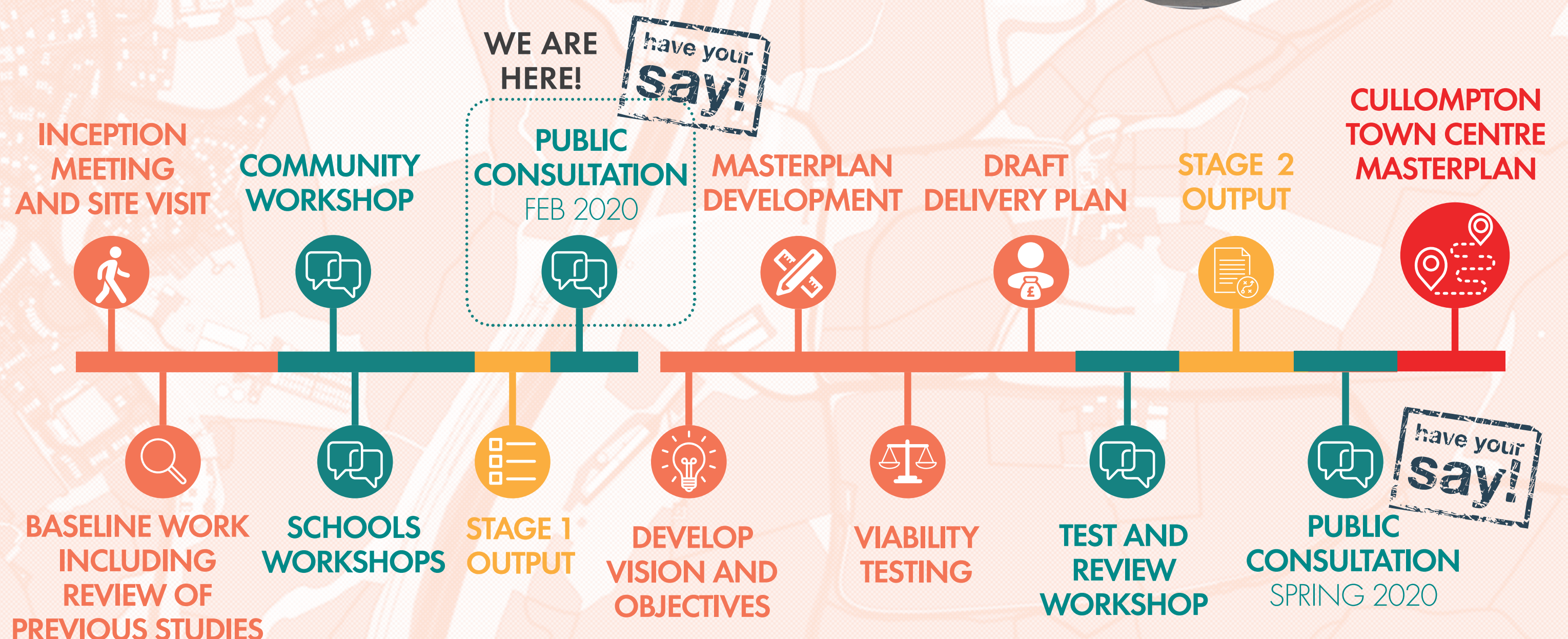
### What's planned for Cullompton?

The masterplan is being developed in the context of several strategic projects planned for Cullompton. It will set a framework for Cullompton town centre. Together with the strategic projects they will support one another and have a positive impact that can be greater than the sum of their parts. Please speak to a member of the team to find out more about the projects.



### What stage are we at?

This is our first round of public consultation where we are testing the draft themes and principles. There will be future community engagement at the end of Stage 2 in Spring 2020.





# CONTEXT

## PAST AND PRESENT



### Looking back...

Over its long history, Cullompton's fortunes have waxed and waned but its slow, steady growth has resulted in an exceptionally well-preserved street pattern. Its medieval market spaces; long, narrow Burgage plots; and lanes extending from both sides of the High Street are all still traceable.

Multiple fires over the centuries mean there are surprisingly few buildings before the Victorian period. But those that do survive are of high quality and include the newly restored Walronds and St. Andrew's Church - one of the finest churches in Devon. Both buildings have links to the cloth trade, which brought the town great prosperity in the 16<sup>th</sup> and 17<sup>th</sup> centuries.



### Cullompton today

Over the last few months we have undertaken a thorough analysis of the town. This has included mapping green spaces, land uses, and movement patterns; and assessing the current condition of its historic buildings. We have also engaged with local people at a community workshop, as well as workshops and site visits with children at St. Andrew's and Willowbank primary schools.

The list opposite summarises this baseline work into key issues and opportunities. This is a useful springboard from which to create a future vision for the town. The principles on the following boards set out an aspiration for change which is what we want to test with you today.



#### Assets

Cullompton is great!!

- Intimate and walkable
- Outstanding buildings
- River Culm and green spaces
- Fine landscape setting
- Weekly market and other events
- Yards and passages
- Views to St. Andrew's Church
- Rich and varied townscape
- Sense of community
- Independent shops and cafés
- Coherent street pattern
- Great location close to M5
- Historic shopfronts

#### Issues

- Litter and bins
- Poor accessibility
- Too much traffic
- Dangerous air pollution levels
- Poorly maintained historic buildings
- Impact of traffic on its heritage
- Deliveries and servicing

#### Opportunities

- Relief road will reduce traffic
- Possible new train station
- Vacant buildings could be repurposed
- New homes planned for edge of town
- Heritage Action Zone funding could help bring new life to old buildings
- Rediscover crafts and making





# A VISION FOR CULLOMPTON?



## 1 Cullompton's distinctive historic buildings and landscape should be enhanced and restored.



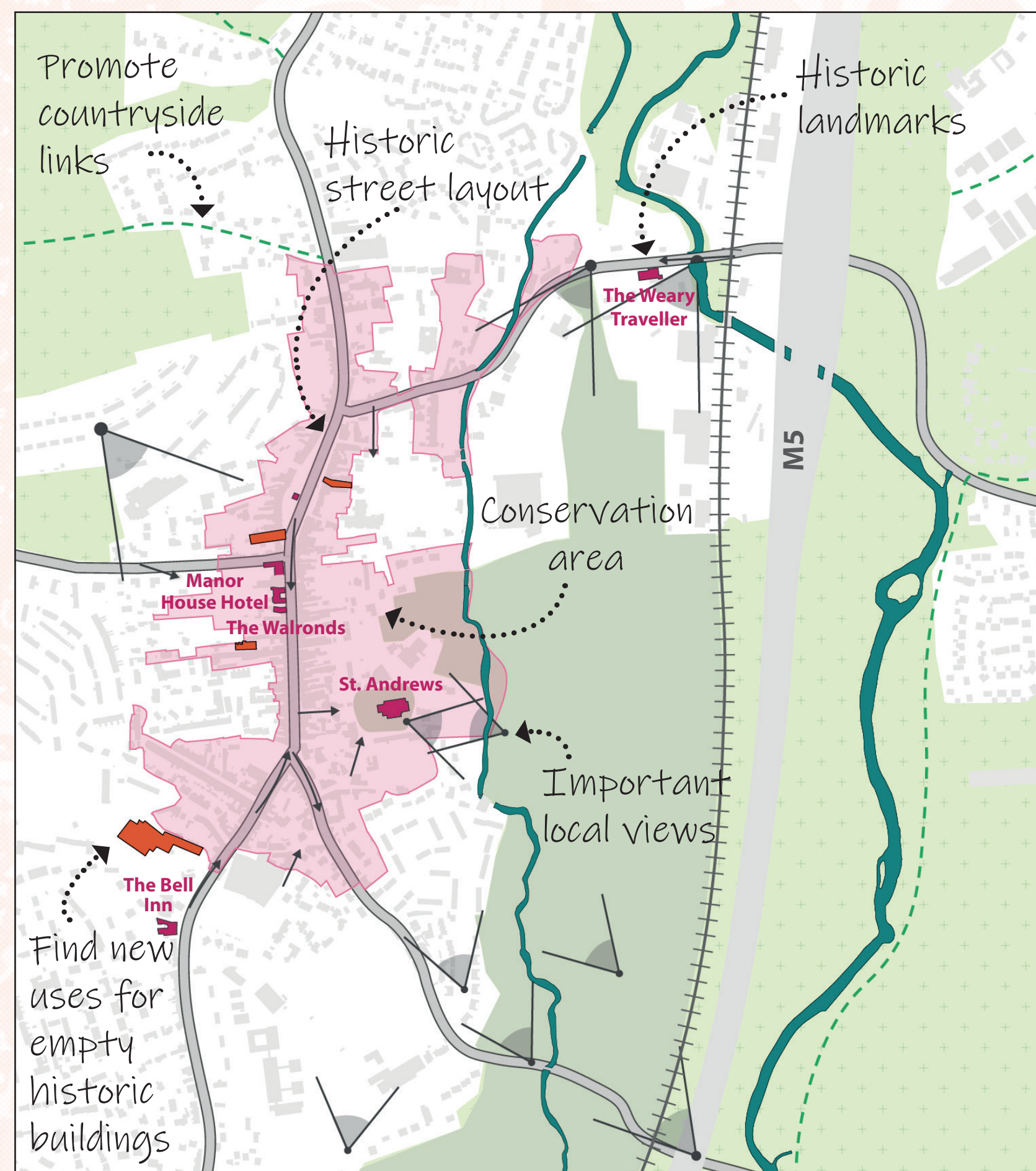
**Protect, enhance and create key views, green spaces and waterways**, with consideration of their biodiversity and amenity roles. Seek to provide more green spaces

**Minimise the impact on the CCA Fields** and invest in the remaining space following the delivery of the relief road

Find **viable uses for empty historic buildings**, including more and improved residential accommodation in the town centre

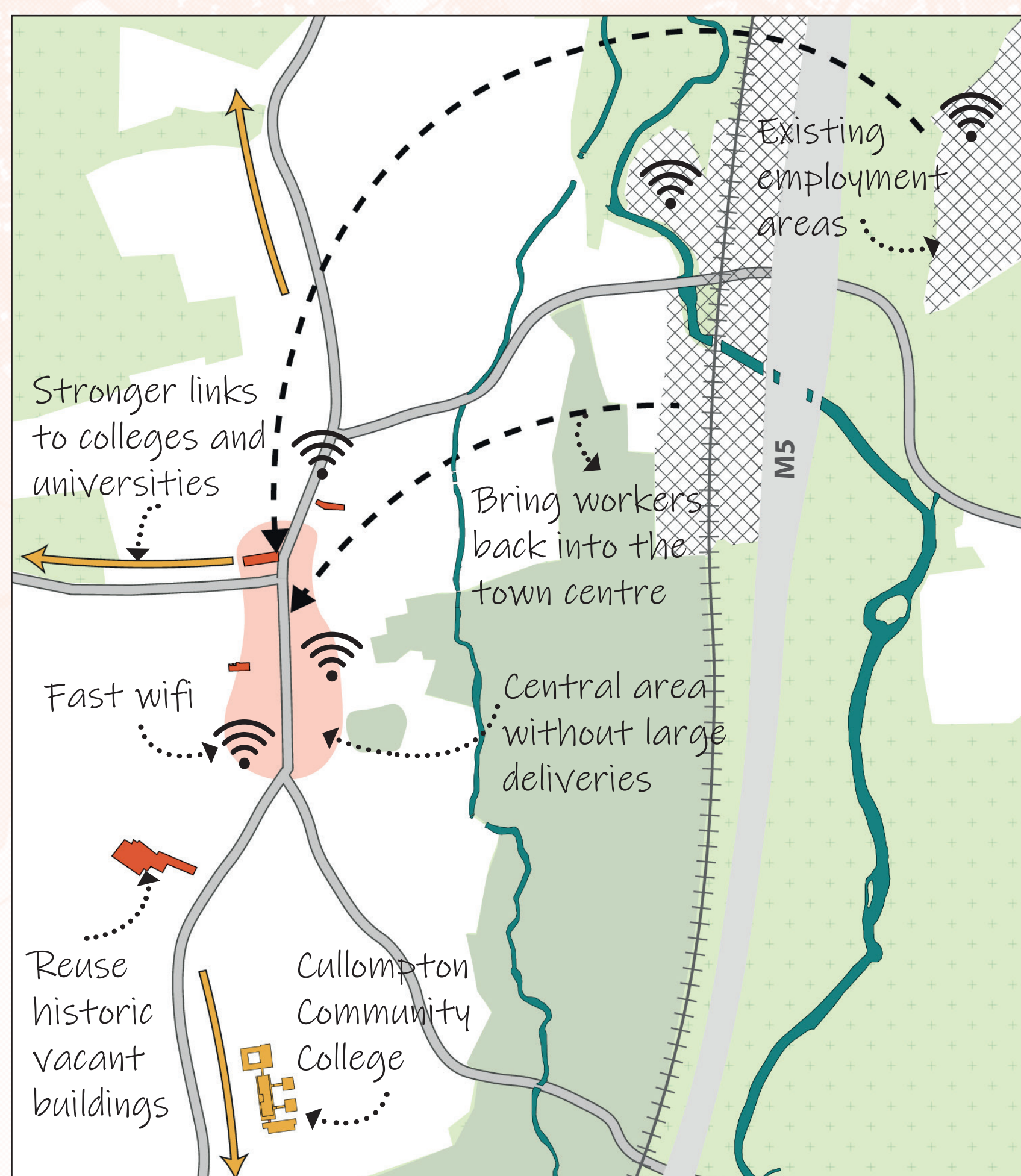
**Repair historic buildings and improve their setting**, to bring the conservation area off the Heritage at Risk register, with investment priorities identified and a shop front improvement scheme considered.

Signpost and **raise the profile of Cullompton's surrounding rural walks and cycle links**, to attract people for days out, and linked trips to the town.



Attractive but empty historic buildings in the town centre

## 2 Cullompton's centre should rediscover its historic role as a place of work and making.



Promote and celebrate craft and making

**Bring workers back into the town centre** by making use of vacant sites and buildings to provide different types of work space that meet today's needs.

**Promote craft and making and celebrate the town's history**, contributing to Cullompton's identity and offer. This could include diversifying the farmer's market.

Improve Cullompton's business infrastructure with **faster wifi** and an **efficient approach to deliveries and servicing**.

Improve physical links and the town centre's offer in order to **draw in workers from Cullompton's peripheral employment areas**

**Forge connections** between businesses and nearby higher educational institutions.



# A VISION FOR CULLOMPTON?



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## 3 An enticing experience for visitors will aim to draw people into Cullompton's town centre.



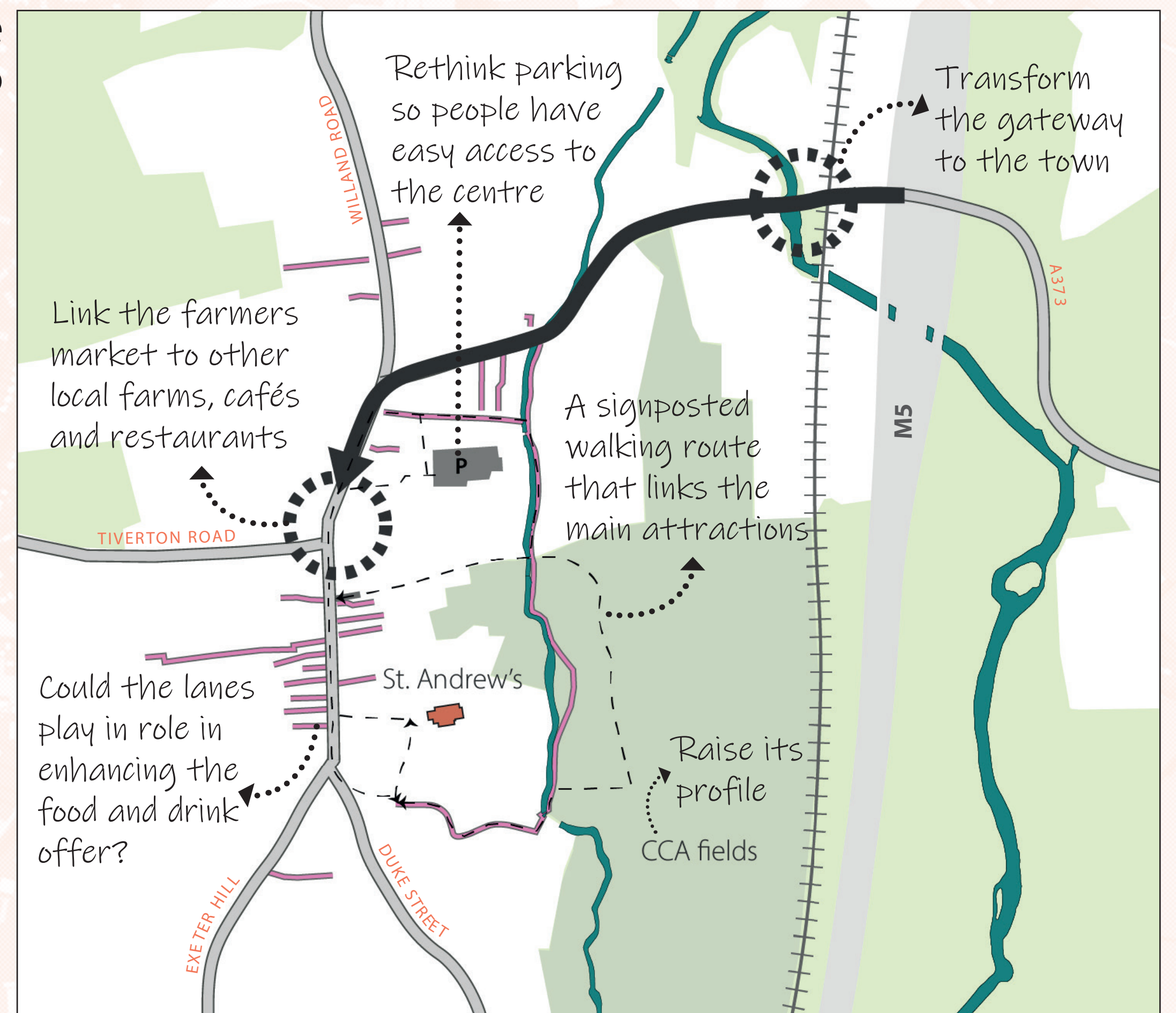
**Transform the 'gateway' to the town**, to create a positive first impression and encourage holiday makers en route to the south west to venture beyond the M5 service station.

**Raise the profile of Cullompton's main attractions:** the CCA Fields, St Andrews Church, The Walrond's and the historic courts and lanes, and consider opening St Andrew's Church and historic tower to the public at set times.

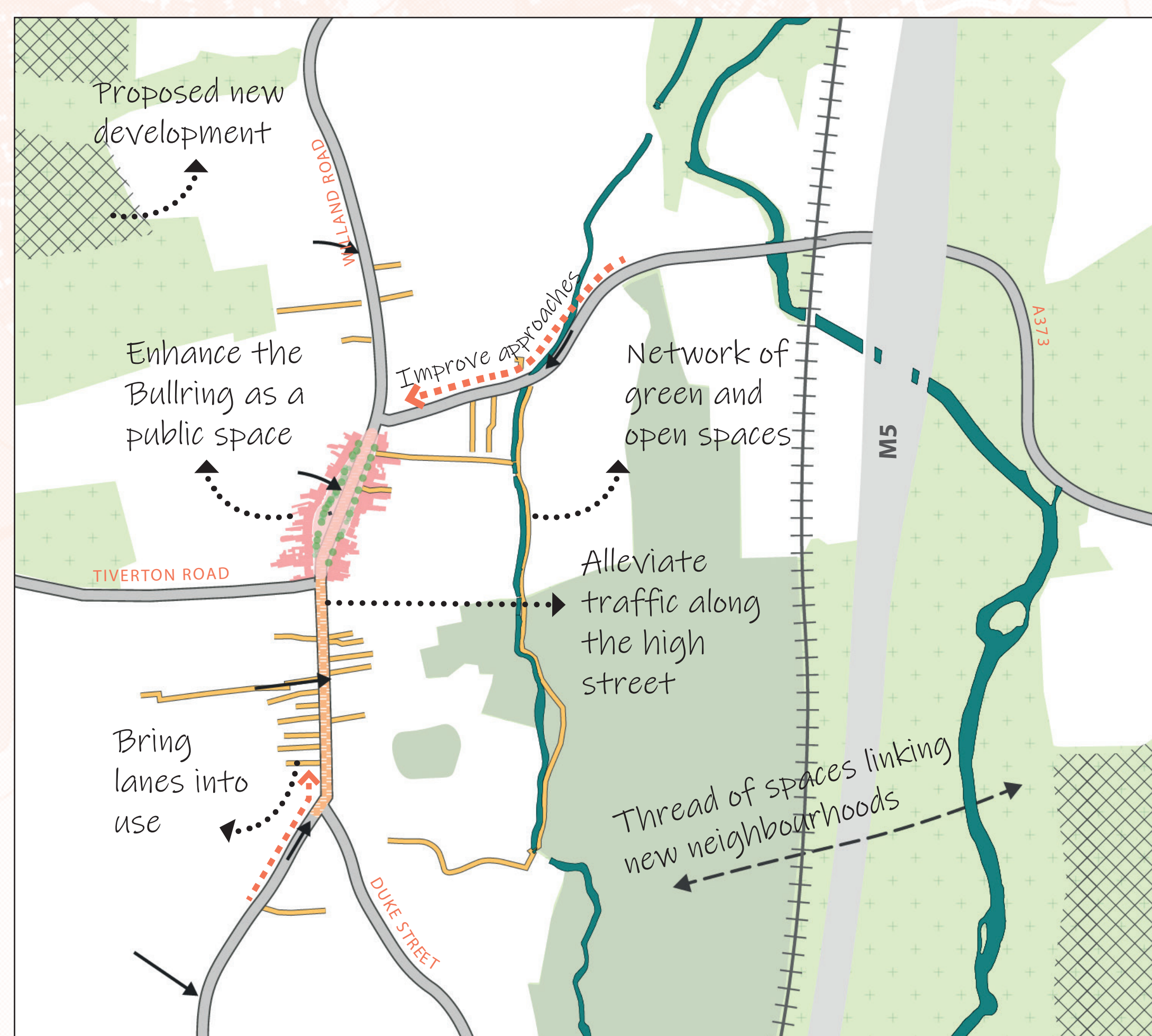
**Strengthen Cullompton as a food and drink centre** through the Farmers Market, links to surrounding farms and cafés and restaurants in the centre.

Take a **strategic view on improving the town's retail and food and beverage offer**, through joint working between the Councils and landowners.

**Balance parking** to ensure there are enough spaces, in the right spots and for the right time periods.



## 4 Cullompton's spaces should be reclaimed and redesigned to support a vibrant community life.



**Alleviate traffic along the high street**, and redesign the space, creating a better pedestrian environment.

**Invest in The Bullring** as the town's primary civic space framed by historic buildings, with flexible use of this such as the market.

**Upgrade the town centre approaches**, including the leat path on Station Road and The Hayridge area.

**Bring the historic courts and passageways into use**, with signage, surfacing and lighting improvements.

**Link new developments** through a network of attractive courts and spaces so that the town centre is also their centre.





# A VISION FOR CULLOMPTON?



## 5 Cullompton should be a sustainable town for its growing community: with education, community and recreational facilities.

**Make it easy for all new residents to shop locally** and identify with Cullompton as their home town.

Support Cullompton's **schools** and **encourage opportunities for life-long learning**.

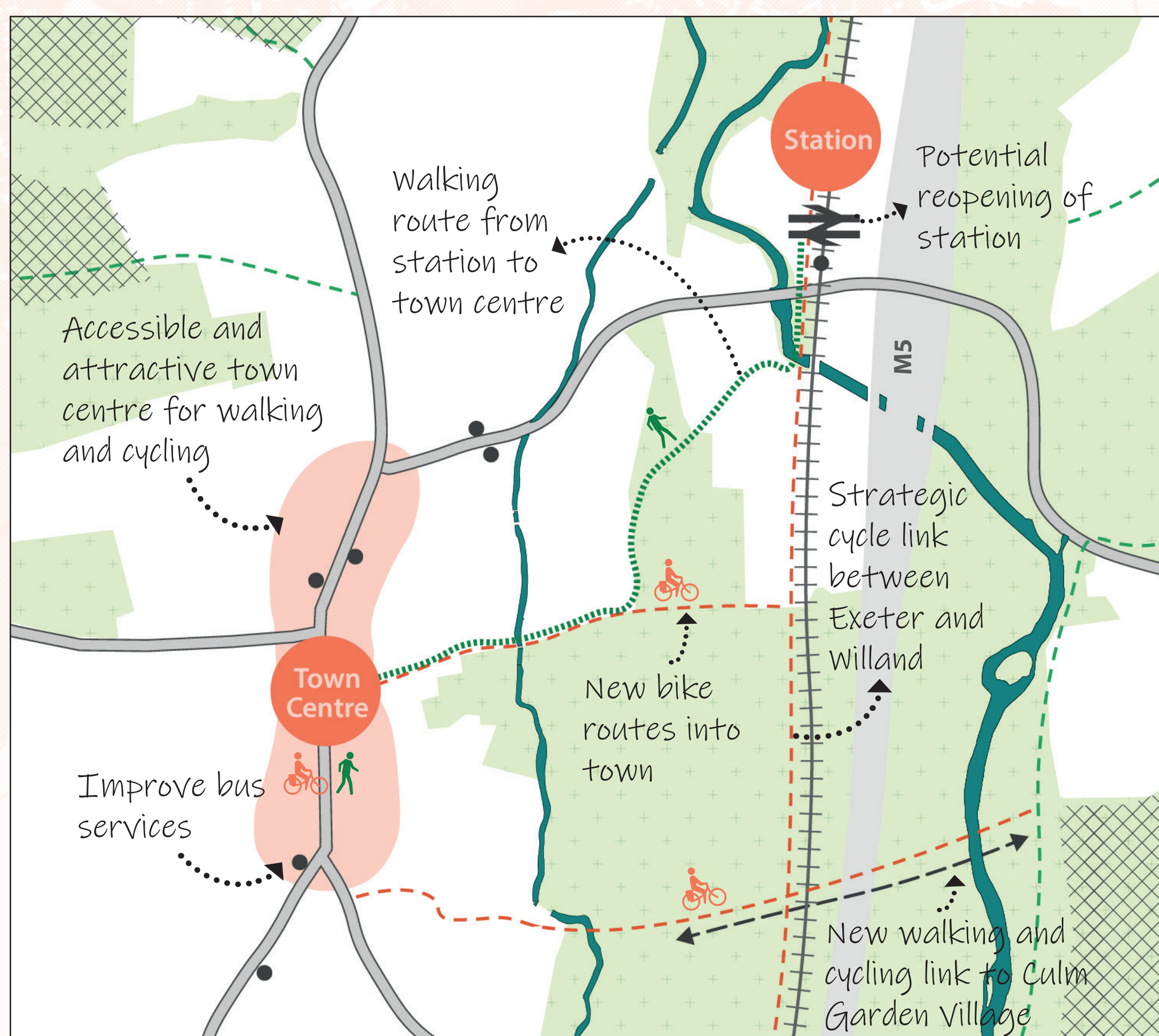
**Ensure recreational outdoor space and leisure facilities support healthy living and social interaction**, particularly for young people.

**Keep the town functioning well**, with regular rubbish, recycling and street cleaning services.

**Support and expand Cullompton's popular farmers and weekly markets** to cater to a growing community.



## 6 It should be easier to move around on foot, on bicycle, by bus and by train.



Create a **high-quality pedestrian and cycling link between the town centre and the Culm Garden Village** early in any development process.

Give more **space and priority to people getting around on foot, on bicycle and by bus** in Cullompton, making the most of the town's proximities.

**Relocate uses reliant on large delivery vehicles from the historic core**, where possible.

**Bolster Cullompton's bus services** and provide easy access to the train station, when it comes.

**Provide a comfortable walking route between the train station and town centre**

**Establish the missing strategic cycle link between Exeter and Willand**, running along the River Culm and through Cullompton.