

# CULLOMPTON TOWN CENTRE MASTERPLAN & DELIVERY PLAN

## Appendix 1

### STAGE 2 ENGAGEMENT

## ACTIVITIES AND DEMOGRAPHICS

**4**  
town centre events



**40+**  
survey responses



**15**  
email responses made



**50+**  
school children engagement  
at 2 local primary schools



### SUMMARY OF ENGAGEMENT ACTIVITY

A public consultation was held between 25 February and 15 April 2020.

#### Communicating

- The consultation was advertised via the council's website, email list, social media and was featured in Devon Live
- 6 A1 boards were displayed at the events and online

#### Events

- Wednesday 4 March, 10am-2pm, Cullompton Town Hall
- Friday 13 March, 2.30-6pm, Tesco entrance, Station Road
- Saturday 14 March, 9.30am-12.30pm, Farmers Market
- Monday 16 March, 4-7pm, The Hayridge Centre

#### Feedback options

- Survey - online or written at the events
- A written response - via email or post

#### Schools workshops

- Tuesday 19th November 2019, St. Andrew's Primary School, 5-11 yrs, 10 children
- Wednesday 20th November 2019, Willowbank Primary School, 10-11 yrs, 25 children

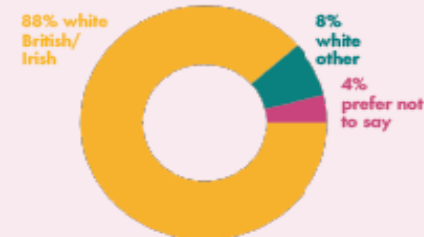


### DEMOGRAPHICS FROM THE SURVEY

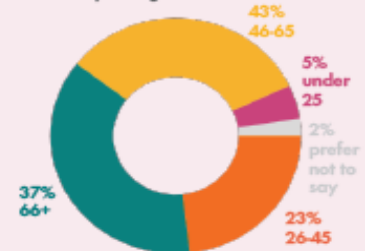
What is your gender?



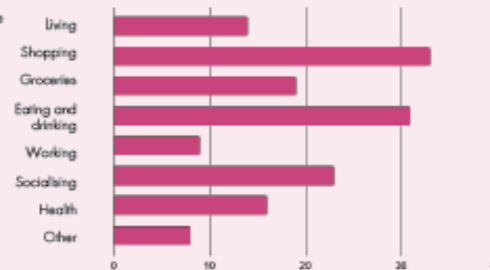
What is your ethnicity?



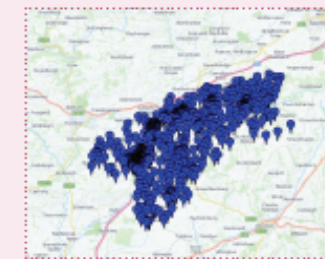
What is your age?



What do you use the town centre for?



What is your postcode?



## CULLOMPTON'S BEST CHARACTERISTIC

The column on the left provides a selection of the comments.

*"That it's an old town."*



## SURVEY RESULTS - ONLINE AND AT POP UP EVENTS

### WHAT ONE THING WOULD YOU CHANGE?

Survey respondents were asked: *If you were in charge of Culmington's future, what one thing would you change?*

This was an open comment question (not multiple choice).

42 people responded to this questions.

The responses were grouped based on a common key message or theme to understand what the priorities are for improvement.

The infographic on the right summarizes the responses, with the size of the dot related to the number of comments within the theme/ key message. The column on the right provides a selection of the comments from each theme.

*"Traffic flow through town centre one way only or time limited pedestrian zone."*

*"I would pedestrianise Fore Street - and have a proper relief road all the way around."*

*"Make the High Street one way."*

*"Stop as much traffic as possible driving through centre."*

*"Prohibit large vehicles such as lorries and tractors carrying silage."*

*"Encourage more individual shops into the town."*

*"Increase size and range of Markets. Shops to remain open Saturday afternoon"*

*"Activities and events during the evening."*

*"Open the train station."*

*"Sustainable transport... not just car access"*

*"Create a transport hub at Alexandrian Industrial Estate with a shuttle loop."*

*"Improve the look of Fore Street by smartening up those buildings and shop fronts which currently look so scruffy, and by putting in some greenery."*

*"Create a style guide for shop frontage to ensure buildings look good quality."*

*"Access to M5, New junction south of town"*

*"Enforce no parking on Fore Street but put some official bays in."*

*"The proposed scale of expansion."*

39% **Bring in traffic restrictions on the high street / the relief road**

16% **Improving the town's offer in terms of shops and activities**

12% **New railway station and sustainable transport**

10% **Improve the historic buildings and streetscape**

10% **Upgrade the existing or create a new motorway junction**

6% **Parking restrictions and enforcement**

4% **Decrease scale of new development**

## SURVEY RESULTS - ONLINE AND AT POP UP EVENTS

### PRIORITIES

Survey respondents were asked:

*What are your priorities for improving pedestrian and cycle movement in and around Cullompton?*  
36 people responded to this questions.

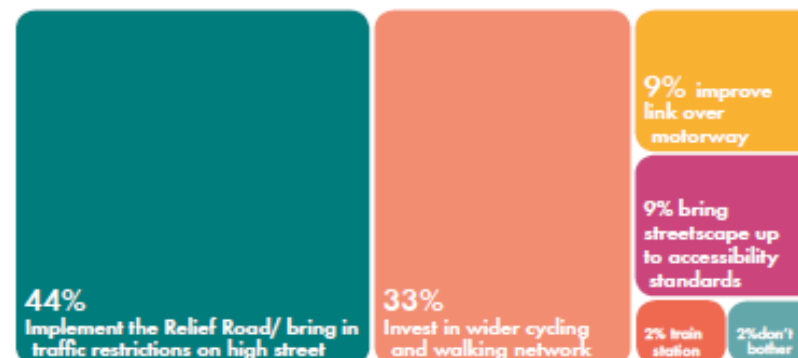
*What are your priorities for improving vehicular movement in and around Cullompton?*  
34 people responded to this questions.

*What are your priorities for making the most of Cullompton's heritage?*  
40 people responded to this questions.

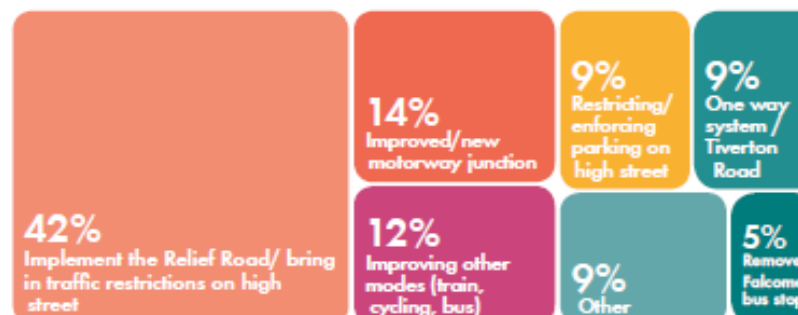
These were an open comment question (not multiple choice).

The responses were grouped based on a common key message or theme to understand what the priorities are for improvement.

...for improving pedestrian and cycle movement in and around Cullompton?



...for improving vehicular movement?



...for making the most of Cullompton's heritage?



## SURVEY RESULTS - ONLINE AND AT POP UP EVENTS

### PRIORITIES

Survey respondents were asked:

*What are your priorities for improving public and open spaces?*

39 people responded to this questions.

*How can we support the town centre's role as a focus for homes, shops, work and community life?*

39 people responded to this questions.

These were an open comment question (not multiple choice).

The responses were grouped based on a common key message or theme to understand what the priorities are for improvement.

...for improving public and open spaces in Cullompton?



How can we support the town centre's role as a focus for homes, shops, work and community life?





## SURVEY RESULTS - ONLINE AND AT POP UP EVENTS

### RELIEF ROAD

Survey respondents were asked:

*In answering the following question please assume that the proposed Relief Road will have been completed and be open for use:  
Do you think restricting traffic in High Street is a good idea?*

Yes  
No

42 people responded to this questions.

*If yes, what do you think should be done?*  
Access for homeowners and business only  
One way only  
Restricted commercial deliveries  
Restricted movement on Tiverton Road  
Other

38 people responded to this questions.

The responses to the multiple choice answers are displayed in the graphs, and the column on the left gives a selection of the comments.

*"Apart from access could be restricted to pedestrian only 9-5 during trading hours."*

*"Relief Road - definitely after gas works experiment. Restricted movement on Tiverton Road with junction - traffic lights. Fore Street one way with parking on one side. My ideal layout."*

*"I would like the town to maintain its history and personality. I would like to see the carnival reinstated and other Bullring events."*

*"I think the High St should be pedestrianised with limited access for deliveries and no car parking."*

*"Absolutely need Relief Road."*

*"Make it so we can close it off for festivals and markets."*

*"One-way. Change one lane to wider pedestrian areas, delivering spaces and parking."*

*"Parking on the high street must stop!"*

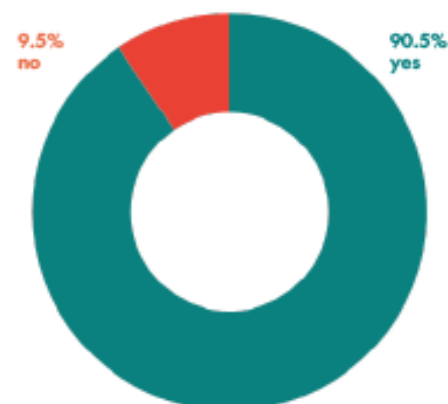
*"The town centre needs to be protected from through traffic mainly using it as a short cut to North & East Exeter. It needs better environmental conditions & the ability to develop a café culture"*

*"Get on with it quickly!"*

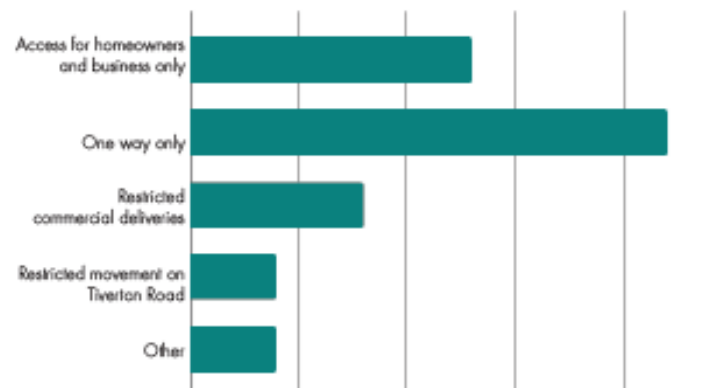
*"Please think sustainably. In terms of the environment, think of how the next generation lives. They are moving away from cars and road transport. They want homes near where they work - not a massive dormitory town (which the Garden Village would be) built an hours drive away... Love the plans to revitalise Cullompton - but a genuine sustainable development approach is needed."*

In answering the following question please assume that the proposed Relief Road will have been completed and be open for use:

Do you think restricting traffic in High Street is a good idea?



If yes, what do you think should be done?



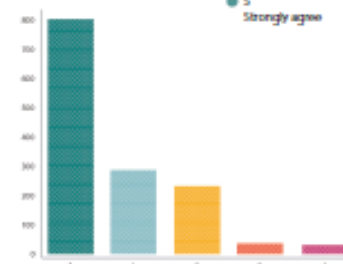
## SURVEY RESULTS - ONLINE AND AT POP UP EVENTS

# PRIORITIES

**The principles shaping the masterplan**  
Survey respondents were asked to state how strongly they agreed or disagreed with the emerging masterplan principles.

- People are generally very supportive of the principles. 58% of all responses fall within the 'strongly agree' category.
- People most strongly agree with the principle to protect green space, closely followed by the principle to alleviate traffic and improve walking, and finding viable uses for empty historic buildings.
- People most strongly disagreed with the principle to provide new town centre homes. 1/3 of all 'strongly disagree' responses are attributed to this one principle.
- This could be because people feel there is already a lot of new homes being built around Culmpton, or that people are concerned new homes will take away space for other important facilities, or be built on green space. Communicating the benefits of new homes in the town centre will be essential at the next stage of the masterplan process.

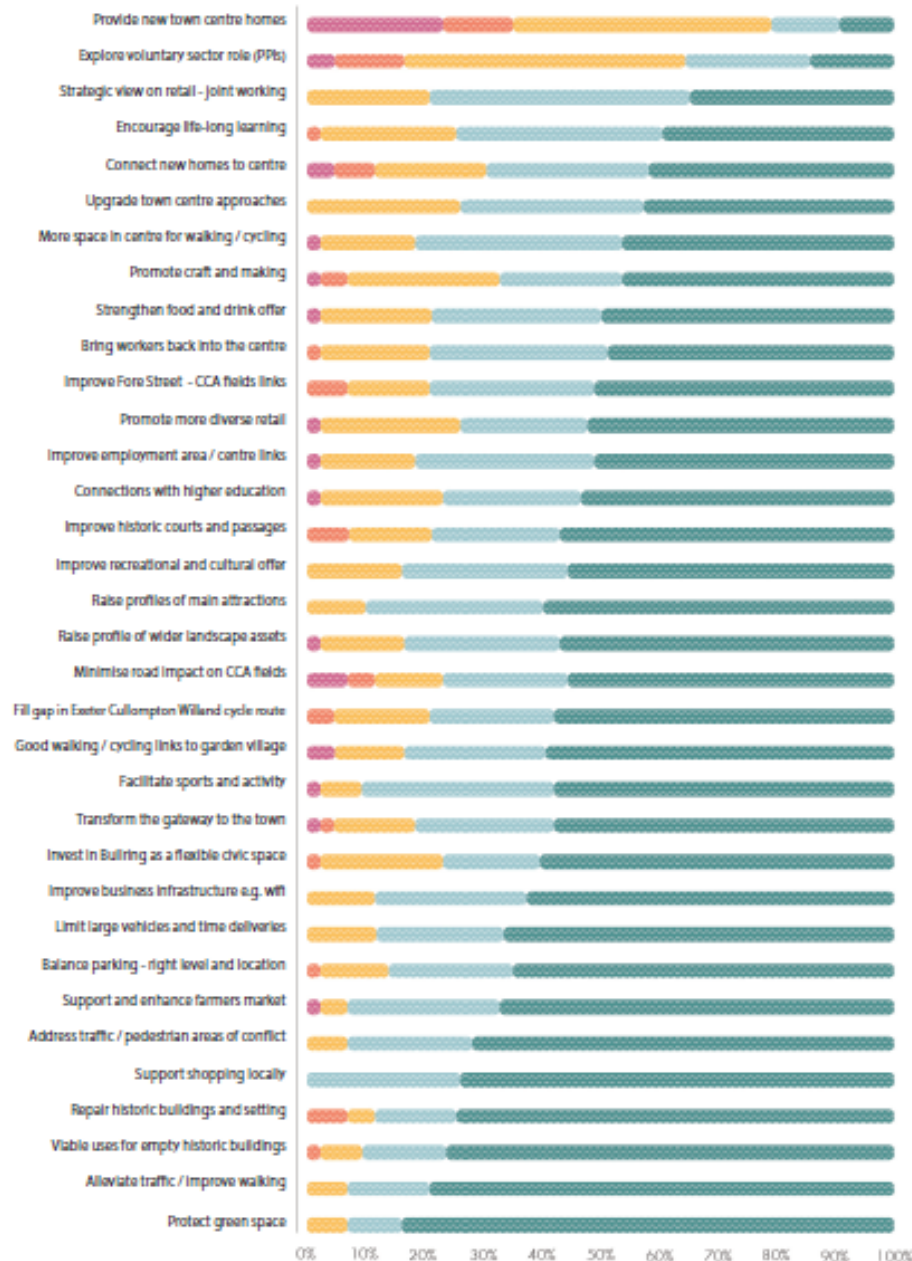
Graph showing the frequency of different responses across all principles



Five principles with the highest % of people who strongly agree



Three principles with the highest % of people who strongly disagree and disagree combined



# WORKING WITH LOCAL SCHOOLS

## FEEDBACK FROM TWO SCHOOL WORKSHOPS

In November 2019 we facilitated workshops with students at St. Andrews and Willowbank primary schools. At St. Andrews we worked with their School Council, and at Willowbank we worked with their Year 6s. We were keen to get their ideas on how Cullompton could be improved in the future.

The workshops included site visits to three important areas in Cullompton - the old station area, the Bullring, and the Mills. Prior to the workshop, students had undertaken historic research into an assigned area, by looking at old maps and photographs.

After the site visits, students were asked to reimagine how their area could look in the future, by reflecting on their findings from the historic research and considering the existing problems and opportunities from their observations on site. The spread on the following page showcases all the amazing designs and drawings.

1

A homework task was set to investigate the history of one of the three areas. Students had to identify three similarities and three differences between the old map of the area, and the current day map. They were then asked to look at the old photographs and write notes on how the area of town had changed, what activities used to take place there, and what life would have been like for the people in the photos. At the beginning of the session, we went through the questions and students shared their findings.



4

Students were asked to think about the future of their town. Back in the classroom, students wrote down some of the problems and opportunities they identified on their site visit. They thought about how the area used to be and how this might inspire new uses for each of the places. They then designed their big idea for the space and fed back their proposals to the rest of the group.



2

We started the session by explaining what urban planning and masterplanning was and introducing the Cullompton town centre masterplan process.



3

We went on a walk to visit the three areas and take observations. Students wrote down what they could see, smell, hear and feel. They were encouraged to think about the activities that were going on, and how the area has changed over time.





# WORKING WITH LOCAL SCHOOLS

## FEEDBACK FROM TWO SCHOOL WORKSHOPS

- The Mill area should be a place people can learn about the history of the Mills, whilst also providing activities for families to enjoy. Ideas included a museum, cafe, treasure hunt and playground. On the site visit they noticed rubbish and a lack of seating, and commented that it must be dark at night.
- Students felt there wasn't enough nature around the station area, not much to do and lots of noise and pollution from the cars. They didn't find it that welcoming and some students didn't feel very safe.
- Ideas for the station area included opening up the river to make it more peaceful and attractive for visitors when they arrive. From here there could be new and better connected cycling and walking routes to the town centre. The station area should also include a few new shops to support those making journeys by train, and also be a space to host popular events. Smaller interventions included an attractive sign to welcome people into town, free wi-fi, bins, trees and crossings.



Train station with a restaurant, toilets, and a big sign to welcome people to the town



Leo's big idea is to open up the river and make it more attractive for visitors when they arrive at the station



Joshua's park at the Mills area with a mega slide, spider man climbing frame and table and chairs



This idea aims to make the station area more welcoming by hosting popular events, including a funfair



Edward's big idea included a bunker, renewable energy and more crossings so people can cross safely



Erin's train station rebuilt with a station inn



The new station could include places to eat and leisure activities, for example a skatepark and pool



A zoo and new green space



Melissa's idea for a mini museum and new workspaces



This idea includes more plants around the train station area



New Cullington - with new shops, shortcuts and an automatic plant watering system



A new sign and improved lighting will welcome people into the town



A mini museum and scavenger hunt will help to improve the Mills area



Harrison's idea for the station area included a swimming pool, coffee shops and restaurants



Taylor's idea for new shops, places to eat and better crossings



- Students would like to see new green spaces and planting to make areas like the Bullring really inviting, as well as new links into the space. Better public spaces could also facilitate more events, for example a funfair, market stalls and outdoor play equipment. Students noticed how much noise and pollution there is along the Bullring at the moment, and some felt there wasn't enough scenery.
- Students are keen to see the old buildings well looked after and suggested repainting some of them and growing more flowers and plants to improve their setting.
- Students suggested lots of uses for buildings in the Bullring area, including a games store, vets, community buildings (e.g. for the Sea Cadets), a tech house and music store, as well as a museum and new shops.
- The majority of participants would like to see new leisure facilities. Ideas for this included new playgrounds, a zoo, swimming pool, skatepark and museum.
- Students would like Cullompton to be really sustainable. Great suggestions to achieve this included solar and water energy, and more public transport.



Emily's cafe and tour of the old mills - her idea includes a hunt to find different sites related to the Mill



New green space with trees, playground and skatepark at the train station



The Mill Museum - bringing the history of Cullompton's mills to life



Louisa-Rose's idea for the station area - a new sign and footpath to make the arrival to town better



Cleo's idea for the train station, with a cafe and welcome sign



Dylan's High Street of the future includes a museum, tech-house, pre-school and music store



Sophie's idea for the Bullring is about food, animals and market stalls to support local charities



Oli's reimagined Bullring - Higher Simpson Street, with a museum, Sea Cadets building and game store



The train centre by Unanue includes a shop, play centre, hotel, swimming pool and toilets



Maria's idea for the Mills includes a new seating area, coffee shop and a tour about the Mills history



Lily's idea is to add more shops, plants, restaurants, signs and lights to make the town more attractive



Lily's idea is called 'A lovely street that everyone wants to go to'



Theo's idea for the Bullring includes a new park



Lottie's idea for the Bullring includes improved crossings, more planting and lots of entertainment



This idea includes more trees and seating, a cafe, welcome sign and a map for visitors to the town

## WRITTEN RESPONSES

# COMMENTS

In addition to those that filled out the survey (online or in person at one of the events), 15 written responses were made directly to Mid-Devon District Council via email

## SUMMARY OF COMMENTS

### Natural England

- Natural England suggests that the biodiversity value of development sites is assessed to provide a baseline against which future net gain opportunities can be measured.
- Assessment of the proposal as low risk.

### Devon Countryside Access Forum

- DCAF shared a set of objectives for the masterplan to: reduce car use and improving health through the provision of access; protect existing Rights of Way and other access opportunities; and recognise the importance of other recreational space.

### Highways England

- Measures to encourage modal shift are strongly supported, to minimise traffic and reduce reliance on M5 Junction 28.
- The masterplan should consider how public transport services can be improved. The principle of investing in the improvement of the rail line is strongly supported by Highways England, due to its potential to reduce vehicular outbound commuting.
- To reduce commuting by car, the masterplan should encourage delivery of commercial development in town which is well connected by sustainable travel connections so that sustainable travel patterns are embedded from the outset.
- Highways England is supportive of the masterplans emerging themes and objectives related to movement (4 and 6).

- The transport implications if any proposed changes to the local road network need to be fully understood, to ensure there is no adverse impact on the safe and efficient operation of the strategic road network.

### Halberton Parish Council

- No further development should take place until the motorway J28 has been improved and congestion reduced at peak travel times.

### DCC Planning, Transportation and Environment

- Local transport - support for improvement of public spaces and supporting sustainable transport. Material and design of improved spaces (Station Road gateway, Bulling, and High Street) must make sure transport role is not compromised and must consider the integration of all modes and ongoing maintenance. In terms of the cycling network, connecting towns on the M5 corridor is a greater priority than to Exeter, as these are within cycleable distances.
- Historic Environment - welcome the focus on the enhancement and restoration of Cullompton's historic buildings and landscape in the Masterplan.
- Flood risk - any redesign of high street / new development should seek to provide SUDS. Historic courts and passageways should be permeable and could integrate rain gardens.
- Health and wellbeing - the masterplan would be strengthened by identifying measures to address the climate and ecological emergency, achieving zero carbon developments and creating 'healthy weight environments', in line with PHE guidance.
- Economic development - support for reinforcing Cullompton's role as a place of work and making. Identified additional demand for co-working space in the town centre.

### Historic England

- HE support the thematic principles in the report and exhibition but want to be sure that the

overarching vision and USP is clear;

- The masterplan will create a framework for delivery of planned projects and tease out Cullompton's character to boost the town's profile and performance;
- HE would like an accessible SPD with key messages readily discernible through boxes, a good balance of text and images, and themes that are clear to target audiences;
- The SPD should be clearly distinguish between 'aspirations' and 'deliverables'.

### Sport England

- Sport England encourage Mid Devon to carry out a playing pitch and sport facility evidence base and strategy
- Shared guidance on Active Design, which aligns with the masterplan's objectives of encouraging people to be active through their everyday lives through walking and cycling
- Support for the protection and enhancement of CCA Fields with formal and informal sport, but concern over potential loss/relocation of rugby and cricket clubs, requiring travel across the M5.
- The masterplan should consider evidencing and planning for future sports provision (pitch and non-pitch) to meet future demand - what sports, size, ancillary facilities, and where?

### Devon and Cornwall Police

- Relevant principles for designing out crime in Cullompton town centre: routes and spaces should be well-defined, overlooked, and well used; paths and parking courts at the rear of buildings should be avoided; blank gable ends should be avoided; active frontage encouraged; clear definition of where public space ends and private space begins; design for security and maintenance; and areas of deprivation should be a focus for refurbishment.

### South West Water

- No further comment