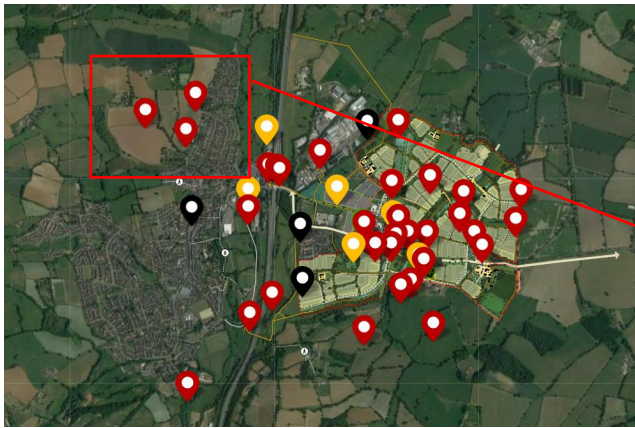


- ✓ Something I like
- ✓ Something I want to see improved
- ✓ An idea



Town centre, fore Street



Where is this?

Town centre, fore Street

Your comment or suggestion:

We have all the houses being built but no mention of a relief road for Cullompton town , it only takes one vehicle to stop in the town and within minutes you have a standstill, this still needs to be address asap



5 people like this

Town Centre but comment here to reinforce other comment



Where is this?

Town Centre but comment here to reinforce other comment

Your comment or suggestion:

Not just one vehicle to stop but one to be parked there all day. Because traffic can pass n the other carriageway there is no obstruction according to the Police



Nobody has liked this yet

Comment

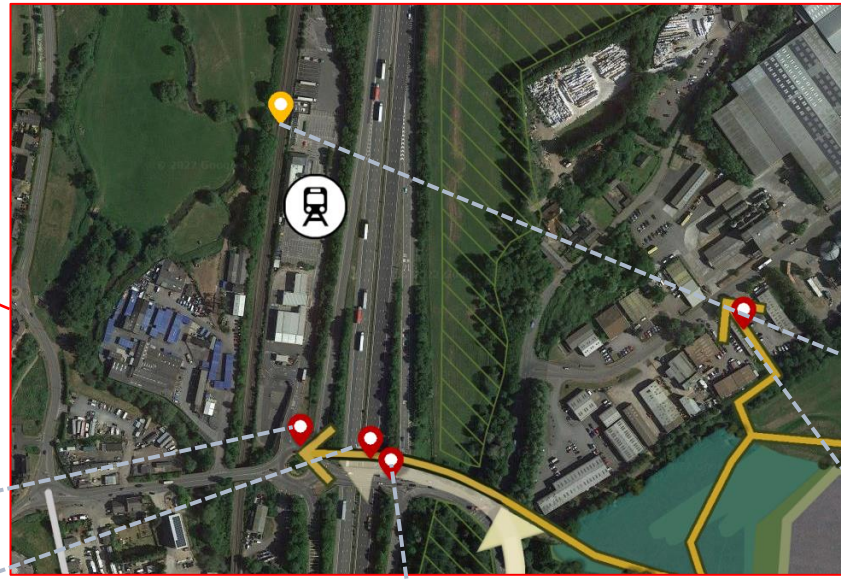
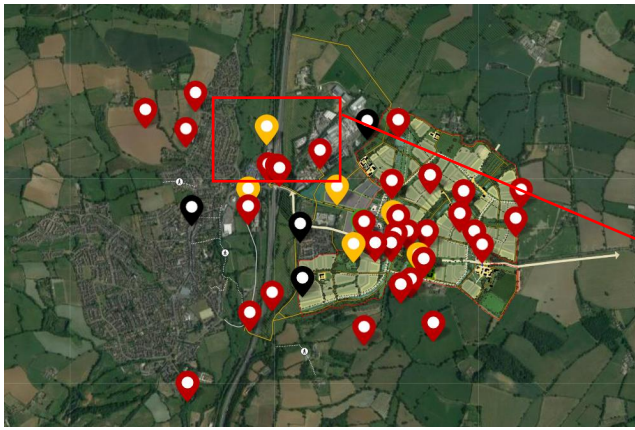


Your comment or suggestion:

What about allowing these houses. That's more than 2000 houses in Cullompton. No justification for allowing another green field sites to be bricked over



5 people like this



New railway station site ✕

M5 Junction 28 ✕

J28 ✕

Kingsmill industrial estate ✕

Cullompton Train Station ✕

Where is this?
New railway station site

Your comment or suggestion:
I read in the local media yesterday that the new railway stations gone from 2023 to 2025 for being developed. This is far too late. With over 2k in houses in North cully being built and the 5k in the east you'll need the railway ASAP. Cullompton always been a commuter down people are going to be attracted to the M5 corridor not the sense of community. It's vital to have more sustainable transport options for all these people

Where is this?
M5 Junction 28

Your comment or suggestion:
The lack of hard commitment to contain development until adequate infrastructure is in place is depressing. No hard commitment that I can see about the Link Road, and the reference to what Network Rail may or may not do re the Station is pitiful. With events to date, its difficult to have confidence that adequate constraints/conditions will be exercised on the developers. I have worked across the UK on significant infrastructure projects over the last 40 years and have seen what effective planning controls can leverage from Developers so why so lack-lustre here?

Where is this?
J28


Your comment or suggestion:
What will be done to improve this junction? With all the added traffic, from the new houses that will be created, this junction will be unable to cope with rush hour traffic and commuters. Traffic already backs up at peak times everyday at this junction and through to town. Will the road improvements be prioritised and put in place before the bulk of the construction work takes place?


Where is this?
Kingsmill industrial estate


Your comment or suggestion:
What is this? Is the plan to demolish the existing industrial estate to make a new road?


Where is this?
Cullompton Train Station


Your comment or suggestion:
Reopening of Cullompton train station is vital as part of this development. This should be completed before the houses are finished and should also include a cycle network so that people can get safely to the train station on bike. A CHEAP car park should also be included in the train station to encourage people to use the train rather than driving in to Exeter or Taunton.

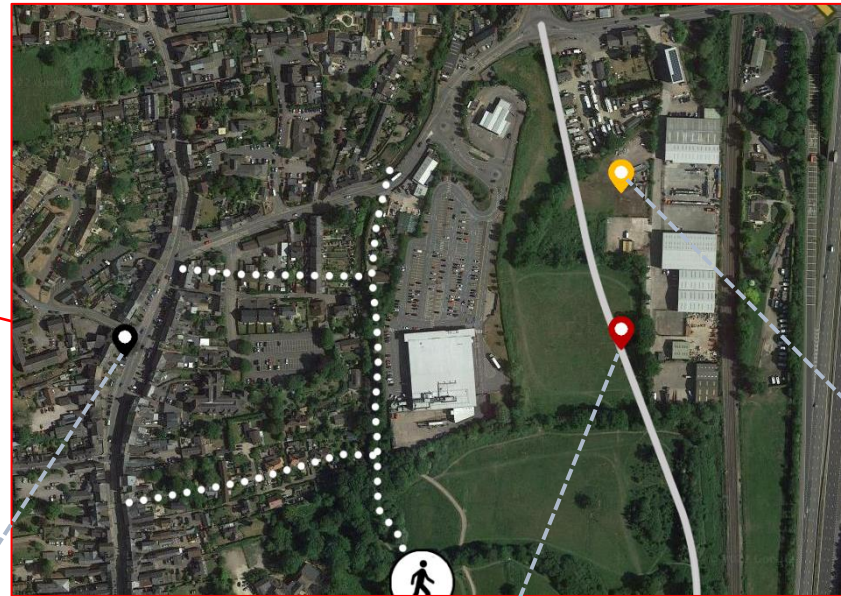
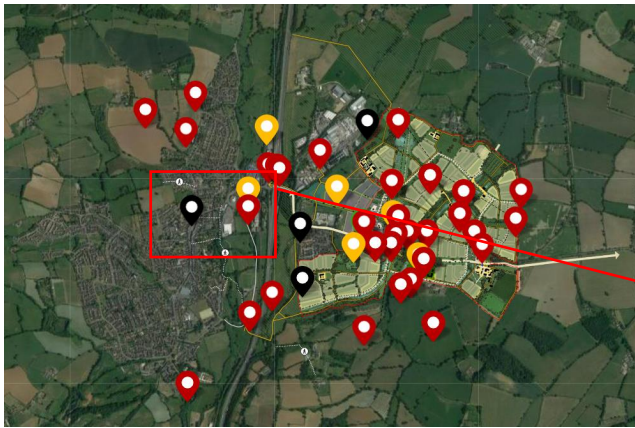
 Nobody has liked this yet

 1 person likes this

 1 person likes this

 Nobody has liked this yet

 3 people like this



Higher Bullring Cullompton



Where is this?

Higher Bullring Cullompton

Your comment or suggestion:

All the people that live in East Cullompton or are part of the Garden Village will not be able to easily park when they drive to Cullompton About 10 spaces are being removed from the Higher Bullring to "improve" the area for bigger events for more people to attend. Not Sure where any on of them will park



1 person likes this

Inner Relief Road (via CCA fields)



Where is this?

Inner Relief Road (via CCA fields)

Your comment or suggestion:

No obvious comment linking this long overdue development to the SPD. At Kentisbeare presentation it was stated that the Inner Relief Road (via CCA Fields) had to be completed BEFORE the Garden Village was STARTED. Recommend that it be clearly stated in the SPD that the Inner Relief Road be completed BEFORE the Garden Village is started. Indeed a section for such preconditions be added to the SPD document.



7 people like this

Cullompton Inner Relief road and Cullompton railway station.



Where is this?

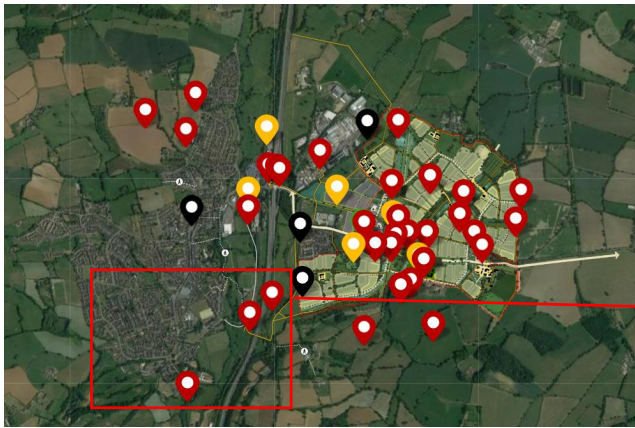
Cullompton Inner Relief road and Cullompton railway station.

Your comment or suggestion:

I feel that the Cullompton inner relief road needs to be completed and the Cullompton railway station re opened (should never have closed in 1960s) before any houses are built in the Cullompton Garden Village. Please please look first at the infrastructure.



3 people like this




B3181 to Exeter ✕

Where is this?

B3181 to Exeter

Your comment or suggestion:

There should be plans for this route to Exeter to be accessible without going through Cullompton town centre. There is already too much traffic in the town centre as it is.

 Nobody has liked this yet

Southern end of Inner Relief Road ✕


Where is this?

Southern end of Inner Relief Road

Your comment or suggestion:

No obvious provision for the possibility of linking the southern end of the Inner Relief Road (through CCA fields) to the relief road shown by Jenny Clifford when presenting the Garden Village running to the south of Honiton Road starting just east of the last house in Honiton Road and running close behind the existing houses to S Cullompton

Clearly if both roads are implemented then it would be COST EFFECTIVE to arrange for the intersection to be implemented at the same time. This should be a condition not an afterthought.

 3 people like this


Motorway junction ✕

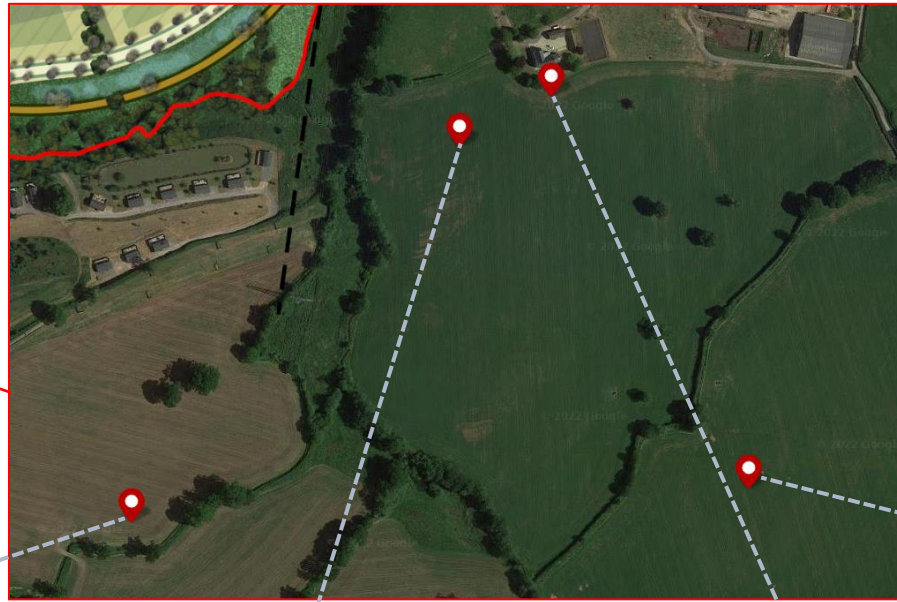
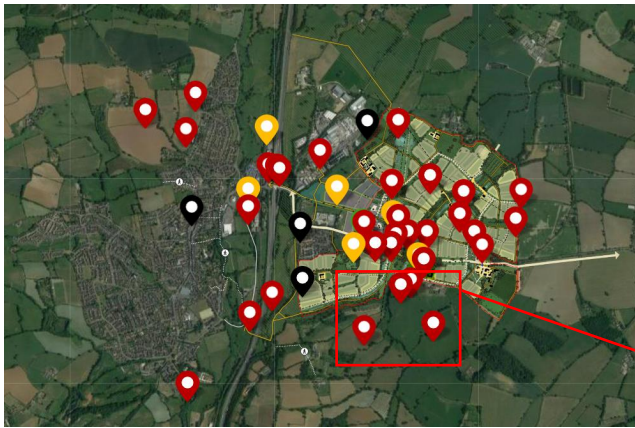
Where is this?

Motorway junction

Your comment or suggestion:

There is no way this motorway junction is going to cope with the amount of traffic these housing developments are going to generate. The motorway closed today and as usual the town bottle necked within minutes. The relief roads must be built before any more developments. Traffic congestion is not going to contribute to your eco plan. Also the bridge as a pedestrian is a nightmare to cross due to the volume of traffic and lack of crossings. That needs to be taken into consideration if you are expecting people to walk and use green corridors

 Nobody has liked this yet



Comment on the whole plan ✕

Where is this?

Comment on the whole plan

Your comment or suggestion:

Developments as big as this will only be successful long term if the infrastructure is properly designed and executed. Main areas where cost is not happily accepted by the developers are drainage, sewage and flood prevention. It is important that these aspects are properly sized, even oversized, based on the prediction of further expansion. Do not see and real assurance that this will be the case.

 1 person likes this


This development is too big, too many house too fast ✕

Where is this?

This development is too big, too many house too fast

Your comment or suggestion:

We've already had 2k odd in houses going in right now into North cullompton. The works at Mill Gardens already cut our Internet off for a month and the college practice is on a generator again because their cables been cut...again. the houses going in at the blood site made that road a nightmare to navigate with them developing entrances on to the main road at the same time as Mill Gardens. It's too much disruption to local residents and wildlife at once. These developments need to be staged over years not months. It's too much and the towns existing community are going to suffer as well as the wildlife. Its awful, kind if regretting moving back here to be honest

 Nobody has liked this yet


Aller Barton ✕

Where is this?

Aller Barton

Your comment or suggestion:

How can you build a housing estate right up to a large working dairy farm? Not only will it be rife with people wandering into the farm creating a theft risk but there's also issues from a health and safety perspective. It's completely brainless.

 5 people like this

The Whole Plan ✕

Where is this?

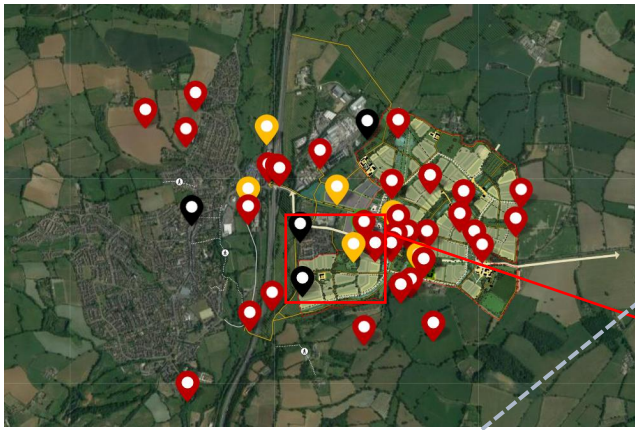
The Whole Plan

Your comment or suggestion:

Having selected the tag to read the comment I am unable to select the "like button". No wonder there are no "likes" for any of the comments - smacks of a stacked deck!!!

Side note: I can select the other buttons in the bottom row (for example Facebook)

 1 person likes this



Honiton Road (A373) X

Field just south of 29 Honiton Road (last house) X

Cummings Nursery Site X

Comment X

Honiton Road (A373) X

Where is this?

Cummings Nursery Site

Your comment or suggestion:

Is this temporarily closed meaning it will reopen again? With so much money being made from development a little extra on getting the right information on the map may help.

Nobody has liked this yet

Your comment or suggestion:

Isn't this area subject to flooding?

2 people like this

Comment X

Your comment or suggestion:

Is access via Greenhouse Gardens to be permitted for delivery of building materials and general building work? Access direct to building site from Honiton road (A373) would be preferred option by majority of residents.

Nobody has liked this yet

Where is this?

Honiton Road (A373)

Your comment or suggestion:

Buried in the planning is a bit on the need for changes to Honiton Road. No detailed plans are evident but it proposes the use of 20mph speed restrictions. Just wondering how this will be enforced. The road currently has a 30mph limit but many motorists blatantly flout this limit. On the rare occasion we have speed cameras the traffic flows very slow compared to the norm. Are we still having the Garden Village relief road that was planned to run from A373 (between last house and farm entrance) that runs south of the existing houses to south Cullompton? This will reduce load on the road.

Nobody has liked this yet

Where is this?

Honiton Road (A373)

Your comment or suggestion:

Clearly the existing plans show that unless the southern relief road discussed when the Garden Village was first mooted (or a northern relief road as suggested at the Kentisbeare presentation) is implemented the traffic on Honiton Road will substantially increase. All of the houses at the eastern end of Honiton Road have individual direct vehicular access onto Honiton Road. For these houses it is already difficult to get onto the road, especially if turning right). Given the failure of other traffic schemes to limit traffic speed in Cullompton (for example High Street, Silver Street in Willand, Tiverton Road) it is questionable that any traffic calming scheme will work. This is especially true if it is remembered that Highways may impose other restrictions on this road which is classed as an A road.

2 people like this

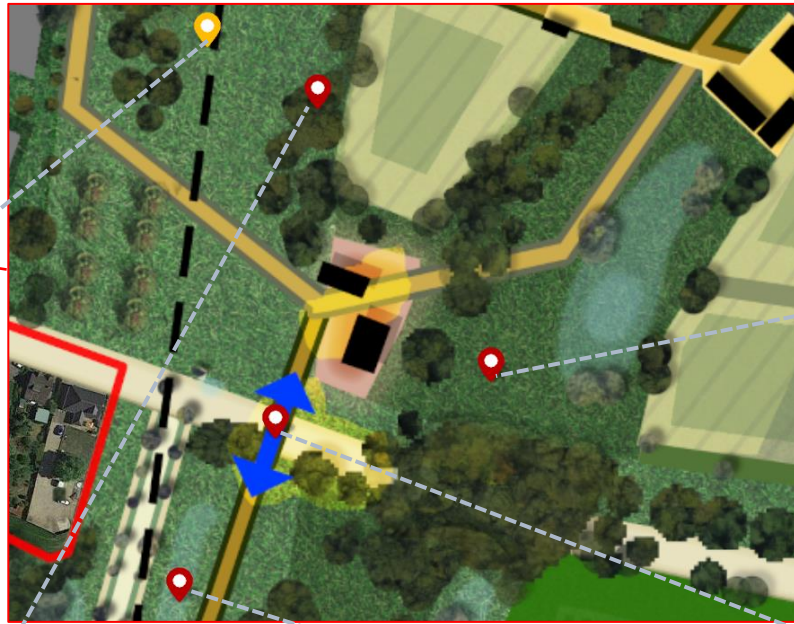
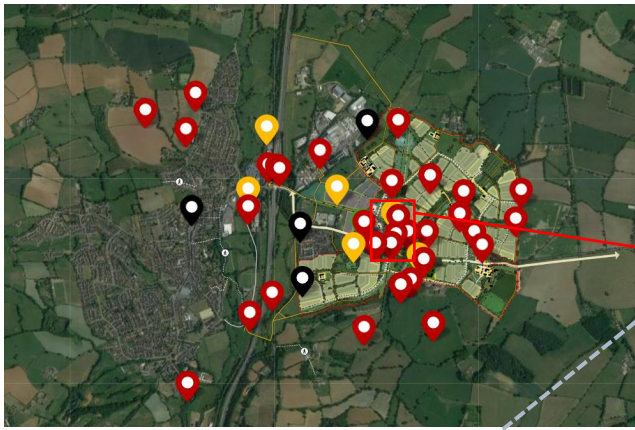
Where is this?

Field just south of 29 Honiton Road (last house)

Your comment or suggestion:

When the Garden Village was first presented by Jenny Clifford there was a relief road linking the A373 starting just east of the last house in Honiton Road and running to the north of the road shown in this presentation. It just clipped the corner of the field behind 25 - 27 Honiton Road. There is no reserved area for this item that was voted on in the previous presentation. If I understand the plan correctly the area is designated for housing. For some not a significant change but quite relevant for those living in Honiton Road. If this significant modification from the original plan what other "adjustments" have been sneaked into the plan?

Nobody has liked this yet



Zones for nature, ecosystem services, enjoyment, water catchment management etc

Where is this?
Zones for nature, ecosystem services, enjoyment, water catchment management etc.

Your comment or suggestion:
At first glance there seems to be a few broad green spaces / corridors reserved within the Masterplan map. However, I am curious about why broad corridors are missing / weak in other areas e.g. southern end. Please seek to improve?

I wonder how the layout was informed by ecological evidence and recommendations - plus, on the other hand the (emerging) Nature Recovery Strategy would help inform opportunities for habitat enhancement. Stakeholders need to understand this aspect. Also there is an argument to optimise NOW because the nature gains can't be put back in at a later stage. Bear in mind the baseline landscape was perhaps not ideal - so there are potentially opportunities not identified (some species/groups and habitats would not be found in the surveys).

Any land you don't build on

Where is this?
Any land you don't build on

Your comment or suggestion:

Would be great to allocate some land for allotments that people could use to grow their own fruit and veg locally to reduce the amount of miles our food travels and to become more self sustainable. There are limited existing allotments with lengthy waiting lists and not all of lush have the garden space needed to have a veg patch

Nobody has liked this yet

Relief rd

Where is this?
Relief rd

Your comment or suggestion:
Where's the new relief road
This council should get its priority's right
Before making big plans

4 people like this

Between last house in Honiton Road and Farm entrance

Where is this?
Between last house in Honiton Road and Farm entrance

Your comment or suggestion:
Some time ago it was determined that there would be a relief road that linked Honiton Road (about where the 40mph sign is) around the southern side of the houses and linking up to existing roads in the southern end of town. This would then allow the Garden Village traffic that wanted to go to S Cullompton (for example Aldi or Bradnich) to avoid the M5 bridge. Has this relief road been cancelled thus forcing all traffic along the existing road (A373/Honiton Road) to add to the chaos at the M5 Junction?

Nobody has liked this yet

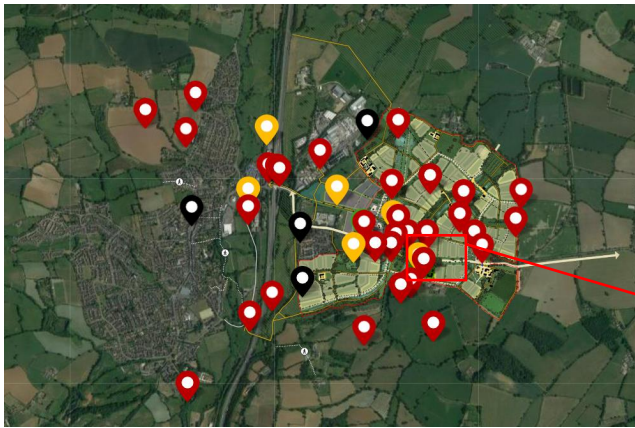
Blue Double Headed Arrow across Honiton Road

Where is this?
Blue Double Headed Arrow across Honiton Road

Your comment or suggestion:
What is this? Not detailed in the key for the illustration

2 people like this

2 people like this



just off Honiton Road close to Primary School site. ✕

Where is this?

just off Honiton Road close to Primary School site.

Your comment or suggestion:

East Cullompton needs some food shops. Suggest a large supermarket goes in this location, ASda or Morrisons, also East Cullompton needs a new food pub for the very large community. Pub should be built in early stages of construction, so should supermarket. East Cullompton also needs other retail, eg, halfords, screw fix, homebase, shoe fare, currys, superdrug, The Works or WH Smith stationers. If there is no retail in East Cullompton it will just turn into a commuter village and everyone will get in their cars and drive to Taunton or Exeter. So the point of the GV being a cycle friendly zone will be lost. Cullompton High street is very small and all the shop units are very small, so big new retail will not detract from High Street but make East Cullompton a destination point.


School - are you going to put in a secondary school? ✕

Where is this?

School - are you going to put in a secondary school?

Your comment or suggestion:

Cullompton secondary school has struggled for years with the space it has left to expand. We barely had room for all our years when I was there over 15 years ago. Could the secondary school be relocated to this site with new facilities that can accommodate the growing student population?

 Nobody has liked this yet


A school next to an 'A' road ✕


Where is this?

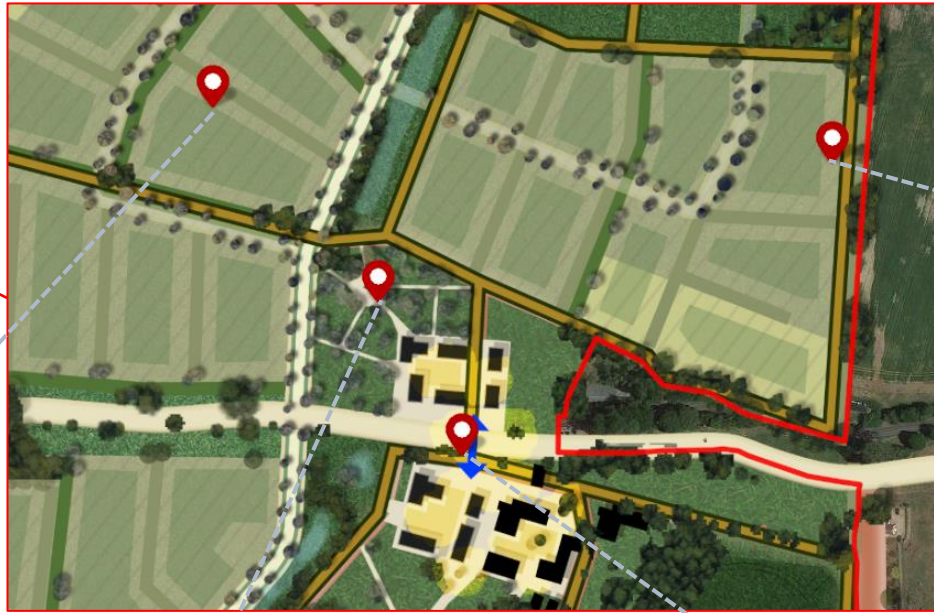
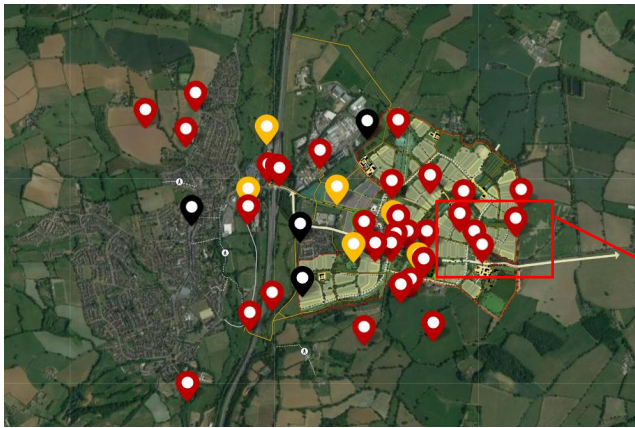
A school next to an 'A' road

Your comment or suggestion:

It looks like a blundells road problem in the making!

 3 people like this


 Nobody has liked this yet



Comment ✕

Your comment or suggestion:

I saw in the FAQs that there is a requirement that at least 28% of the new homes built must be affordable, 28% is a pathetically small proportion of the new homes to be allocated to affordable housing, I hope that this can be increased in the final plan. Also will this affordable housing be shared ownership only? What will the fees be? A lot of the time shared ownership is just as unaffordable due to the extra monthly costs of rent, ground and service charges. Will this affordable housing be ring-fenced for local buyers, with a connection to the area?

 **1 person likes this**


Who's going to pay for these 'green landscaping places' to be maintained? ✕

Where is this?

Who's going to pay for these 'green landscaping places' to be maintained?

Your comment or suggestion:

Will this site be subject to maintenance fees on top of council tax? Personally these kind of schemes but me off buying new builds, its like paying rent for the land your house is built on which for people who already struggle to get on the housing ladder is off putting. Especially when there is no regulation on these charges and they can just be upped whenever the developers like with no cap. We've recently moved back here and it was so hard to find a house free of this entrapment. If the council wants to grant permission for large housing developments they need to pay for their maintenance. Its like buying a pet then expecting the breeder to pay for its lifelong care when you're thr registered owner. They need to take some accountability and foot the bill.

 **Nobody has liked this yet**


A373 crossings for pedestrians ✕

Where is this?

A373 crossings for pedestrians

Your comment or suggestion:

I hope these are bridges to accommodate safe access across the busy A road as the plan is to make every where accessible within 20 walking or cycling minutes.

 **1 person likes this**


The entire perimeter of the proposals ✕

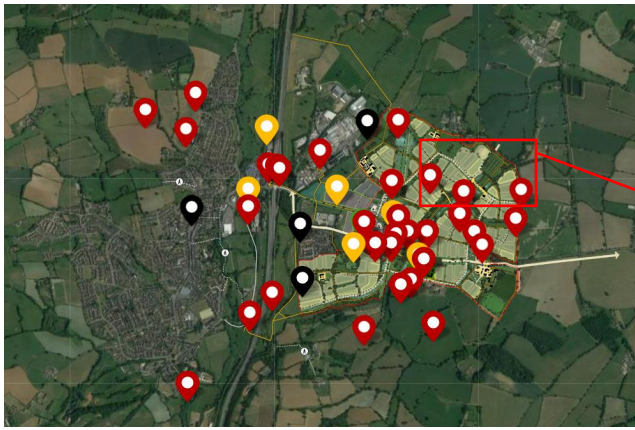
Where is this?

The entire perimeter of the proposals

Your comment or suggestion:

A large part of the perimeter of this masterplan is a perimeter road with housing behind. There is no feathering of the masterplan out into green lungs, or softening down into parks or recreational areas needed by this scale of housing. What this does point to is further and further expansion in the future, bolting on more housing and desecrating farmland and existing habitats. Put a softer, greener edge to this masterplan so that the abruptness of the buildings is contained, don't use perimeter roads and provide evidence of the curtailment to the future expansion further outwards; or be truthful about the intention for this masterplan to be part of an even greater, even worse addition to an already disjointed, problematic unsuccessful small town. Fix the existing town problems/connection, use brownfield land first and provide a measured masterplan solution. This is none of those things.

 **7 people like this**



Comment ✕

Your comment or suggestion:


Will any of this new housing actually be affordable for local people like myself? All of the recent new developments created in and around Cullompton have focused on "luxury" 3,4 and 5 bed homes that are vastly more expensive than the average budget of local people. These new homes seem to be intended to house people from outside the local area, putting more pressure on our already over stretched local services and infrastructure. Please focus on providing the housing that is actually needed by local people who have grown up in this area first.

 1 person likes this

Comment ✕

Your comment or suggestion:

Will these new homes have adequate parking? I understand that the plan is that every part of the development will be accessible via walking/cycling, however, people living here will still most likely need a car/vehicle to commute to and from work or to get to Exeter and Taunton etc.

 1 person likes this


Eastern boundary ✕

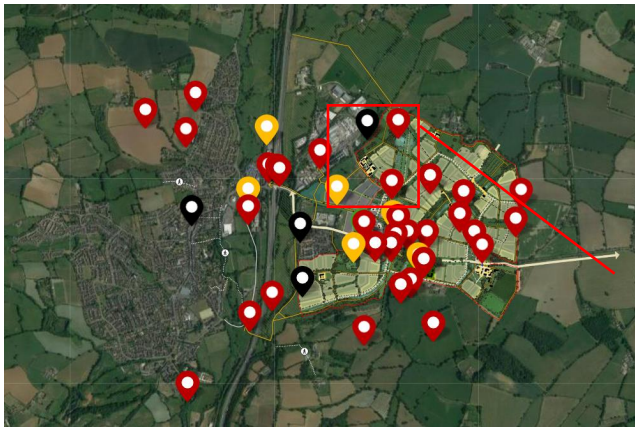
Where is this?

Eastern boundary

Your comment or suggestion:

Not entirely sure this will be the boundary and the pledge not to encroach onto Kentisbeare Parish will be broken intentionally.

 2 people like this



Are these reservoirs or admitting you know the area will flood? ✕

Where is this?

Are these reservoirs or admitting you know the area will flood?

Your comment or suggestion:

Have you reached out to southwest water to discuss future water supply for these vast developments? Considering most our local reservoirs are still at 20 % shouldn't we be focusing on reducing the strain on our water resources until a planned action has been implemented?

A new road from Kingsmill Lane behind East Cullompton jopining Honoiton Road with a roundabout in th Aller Barton area. ✕

Where is this?

A new road from Kingsmill Lane behind East Cullompton jopining Honoiton Road with a roundabout in th Aller Barton area.

Your comment or suggestion:

Honiton Road is a very busy A road. Making it a 20mph zone is crazy if there is not an alternative route for large HGVs and other routes. So build a new Road from Kingsmill Lane up behind the back of Est Cullompton connecting to Honiton Road by a roundabout in the area of Aller Barton. This would take all the heavy traffic off the exsting Honiton Road. WHEN THERE IS A NEW ROAD TO TAKE HEAVY TRAFFIC AND ONLY WHEN THAT IS BUILT AND OPEN COULD THE EXSTING HONITON ROAD BECOME A 20MPH ROAD.


Yellow line parallel to Honiton Road ✕

Where is this?

Yellow line parallel to Honiton Road

Your comment or suggestion:

This route is still an outline plan. There is plenty of scope for making this route a bespoke alternative to Honiton Road rather than trying to modify Honiton Road. For example ensure that all vehicular access is via service roads and not directly onto the road

 1 person likes this


The Culm Garden Village ✕

Where is this?

The Culm Garden Village

Your comment or suggestion:

May be someone could show the original outline of the Culm Garden Village on the same map so that we can see how it fits into what is now being called East Cullompton. I think the whole area for East Cullompton is Much bigger than the Culm Village and people will be confused and think it inly refers to the same area as it is not being shown as different.

 Nobody has liked this yet


Fordmore farm shop this is due to be expanded ✕


Where is this?

Fordmore farm shop this is due to be expanded

Your comment or suggestion:

A problem. Even when fully expanded Fordmore farm shop will never be able to provide the range of goods such as a supermarket like Asda or Morrisons. Therefore there should be plans in East Cullompton to bring in a new large supermarket store.

 Nobody has liked this yet

 Nobody has liked this yet