



Town Clerk: Mrs Judy Morris BA(Hons)

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Mrs Jenny Clifford
Head of Planning and Regeneration
Mid Devon District Council
Phoenix House
Phoenix Lane
TIVERTON
EX16 6PP

9 October 2015

Dear Jenny

The Cullompton North West Extension building Programme.

Cullompton Town Council is in support of the North West Extension provided the building development delivers the appropriate infrastructure in a timely manner.

The Infrastructure expectations are;

- A relief road from Tiverton Road to Willand Road, a road that is between 7m and 8m wide and is suitable for ALL modes of transport.
- A primary school.
- Allotments, community orchard, health garden, community composting and recycling centre.
- Various sports and leisure facilities.
- Football pitch/playing field for St Andrews Primary School,
- Sufficient land for an indoor swimming pool (swimming pool to be constructed by others
- Shops,
- A food pub and other community facilities including a community hall.

- It is expected that there will be a cohesive network of pedestrian / cycle routes to provide access throughout the NW extension and link with the town centre.

- It is expected that there would be appropriate pavements, and that the Royal National Institute for the Blinds guidance on streets, and street furniture for partially sighted and blind people will be taken into account.

- It is expected that house sizes will be such to accommodate traditional families of 4/5 people, houses / bungalows for elderly people, upmarket 4/5 bed roomed houses as well as smaller starter homes and affordable houses and allocation of some self-build land.

- It is expected that a variety of building materials are used to make attractive and diverse buildings.

More detailed comments.

Cullompton Town Council will be referred to as CTC.

Roads and car parking;

- A relief road (distributor road) from Tiverton Road to Willand Road. The expectation is that this will be a road and not a street and that it will be between 7m and 8m wide and suitable for ALL modes of transport.
- Cullompton is a market town which has a large agricultural hinterland. This means on a regular basis, and particularly at harvest time, large agricultural vehicles use Cullompton's roads and streets, particularly Tiverton Road and High Street. These vehicles such as combine harvesters and tractors are bigger (wider) than HGV's and double decker buses. It is therefore critical that the road from Tiverton Road to Willand Road is wide enough to carry these vehicle and to be able pass parked cars without obstructing the road.
- CTC expects that appropriate pavements are provided along the main roads. (Note the RNIB gives guidance on the width of pavements needed for a blind person and guide dog to safely progress), CTC expects the NW extension to pay attention to this criteria.
- CTC anticipates that in some of the small residential streets modern design provides that no pavements can be provided. However given the increase of car parking on the road outside houses CTC would want guarantees that such roads were safe for pedestrians, the elderly and children.
- CTC is concerned that some small residential streets are designed as children play safe streets, yet with extensive on-street car parking this ideal does not work. CTC would like these concerns resolved before final detailed plans are submitted.
- CTC expects appropriate off-road car parking to be provided throughout the NW extension development. Especially given the constantly increasing numbers of cars per household.
- CTC points out that unlike a major urban city, bus services from and within Cullompton are limited. (As of 2015 Cullompton bus services are being cut). This puts even more pressure on residents to have cars and work vehicles and park these outside their houses on the road. So effective off-road car parking is essential.
- CTC supports the provision of traffic calming along Willand Road to deter drivers from accessing the town centre via this route. This should also include appropriate footways along the entire length of the road to enable safe passage for pedestrians.

Primary Schools.

- The primary school building site must be accessible to builders almost immediately the site is broken open, so that the school construction can be started immediately the site is open. This would ensure the school is built and can be open early to take pressure off the two existing primary schools in Cullompton and the primary school in Willand.
- A range of community sports facilities to be provided adjacent to the primary school. The expectation is that this will include a floodlit MUGA (similar to the Moorhayes development in Tiverton), two floodlit tennis courts and a school and community shared grass football pitch.
- The primary school location on the top of Rull Hill should act as a community hub for sport and leisure and there should be adequate off-road parking for the school, leisure users, allotments and other public leisure activities.
- The expectation is that the primary school will have adequate sized playgrounds for nursery / reception, KS1 and KS2 and a suitable grass football sports field for outdoor sports. (Note neither of the two existing Cullompton primary schools were built with an adjacent sports field and this has caused the schools problems over the years).
- St Andrews Primary School has formally written to Cullompton Town Council requesting a new sports field / football field for St Andrews Primary School. The expectation is that this would be located within the NW Extension, behind the cemetery with road access from the new relief road and a new pedestrian access from St Andrews Estate possibly through part of the allotment field above the cemetery. It is expected that this would include toilet facility suitable for school pupils.

Public open space, allotments, orchards and recreation;

- That there should be a large area / areas of public open space which will include: allotments, community orchard, public walk ways with appropriate seating, litter bins and dog bins.

NOTE: UK photo trails advise that short sections of tree trunk set carefully alongside footpaths provides adequate seating and can make use of on-site trees that are cut down.

- Public walking access should be possible through St Georges View though as this land floods it may be too wet to walk through during periods of heavy rain. This would open up a new area of public green space for the public and could provide a new green walkway/footpath as due to the area being in the floodplain houses cannot be built on it.
- Page 31 of the master planning document shows a photograph of a raised wooded walkway through low level development. Such a facility might be appropriate for parts of the St Georges Well flood plain area to provide an attractive and scenic footpath route.
- Land for a community garden to be provided adjacent to the Centre for Integrated Health in Willand Road.

- CTC currently have allotments behind the cemetery. The new relief road will run close to the rear of the cemetery and CTC request that a spur road is taken from this road to the allotments behind the cemetery in order to provide access to both the cemetery and the allotment field. There is also an expectation that a turning circle and extra green space land will be provided for a community composting recycling adjacent to the existing allotments. (Note St Andrews Primary School is also requesting a football field in this area.) This would mean that one road to this area would provide access for several leisure areas.
- Play parks. Rather than lots of small play parks it would be preferable to have one or two large play areas. These should include facilities for children aged 10 to 14 and if possible a grass football 5 a side area with goal posts.
- CTC supports the proposal that part of the sport pitch provision is located off site to meet local demand with the proviso that this provision adds to what already exists and is not instead of.

NW Extension Community Hubs;

- CTC anticipates that there may be two or three community hubs, focussed locations within the NW extension one of which will include a community hall.
- CTC anticipates the first community hub would be around the primary school at the top of Rull Lane, the second would be at a location between Tiverton Road and the Primary School and the possible third would be at the extreme north edge of the development near Willand Road.
- There should be a second location within the NW extension which also acts as a community hub, providing shops (similar to the rank of shops at Moorhayes Tiverton, but perhaps better), community facilities, car parking, land for swimming pool and car parking.
- This second community hub should provide support not just for the NW extension but other building developments e.g. Knowle Lane. And future expansion of NW extension.

Public Footpaths, existing and new,

- The expectation is that the public footpaths that currently exist within the NW extension will be improved and become key pedestrian friendly walking and cycling routes to enable car free movement through the NW extension and connect with the town centre.
- Changes to DCC public footpaths to be carried out in consultation with DCC and all legal processes to be complied with. In principle DCC would not object to footpath routes being changed and gradients reduced (hence the need to alter the alignment of some footpaths e.g. Bluebell Walk from St Georges Well Avenue (FP 8) and parts of Goblin Lane (FP9), and tarmac surfaces introduced if it could be shown this substantially improved the public footpaths within the NW extension. Cullompton Town Council wishes to see these improvements take place as part of the NW extension.

- Within the brand new open green space area there is the potential to create new public footpaths within these areas, linking to both existing and new pedestrian and cycle routes.
- Cullompton Town Council expect that the NW extension will provide a cohesive and integrated footpath / cycle route network within the development in line with the town council's policy on footpaths cycle routes throughout the parish of Cullompton.

Cullompton Swimming Pool;

- It is expected that land for the building of a swimming pool complex, including buildings, maintenance areas and adequate car parking will be provided within the NW extension. (Note the Cullompton Swimming Pool Campaign group have met with James Turner of the developers and been shown a probable location for the swimming pool.)

Flooding and flood risk;

- The NW extension has a hilly topography, developing around three hills. There are several local streams and areas of flood plain. It is essential that appropriate flood measures are undertaken, critically they should be aesthetically pleasing to look at and safe. CTC has well documented written concerns with MDDC planning regarding some attenuation basins within existing Cullompton developments.
- There are flooding relief schemes around England that both include flood relief but make the area scenically attractive and accessible to the public.

Housing type and quality and ultra-fast broadband...

- It is expected that there will be a good range of different size houses and building types within the development, to encourage families, the elderly and first time buyers.
- It is expected that house sizes will be suitable for traditional families of 4/5 people, houses / bungalows for elderly people, upmarket 4/5 bedroomed houses as well as smaller starter homes and affordable houses plus the allocation of some self-build land. It is expected that a variety of building materials are used to make attractive and diverse buildings.
- It is expected that there would be appropriate pavements, and that the Royal National Institute for the Blinds guidance on streets, and street furniture for partially sighted and blind people will be taken into account.
- CTC expects that all properties, residential, commercial and communal will have the appropriate built in cables for ultra-fast high speed broadband as part of the build programme and that house owners and business tenants will not have to install this after completion of the building.
- Solar panels on roof space. CTC expects that all suitable properties will have the correct electricity meter for solar panels and standard electricity installed as part of the building. It is hoped that as part of the sales programme home owners and other property owners will

be offered the option of installing solar panels as part of the building programme. (An optional extra offered to buyers). Cullompton being in the South West generates a lot of sunny days which offers considerable solar panel benefits.

- Trees and hedges. CTC accepts that some trees will need to be cut down as part of the development but there are some mature trees that if left will add to the quality of the environment and help improve the visual environment.

Your sincerely

Mrs Judy Morris



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Mrs Jenny Clifford
Head of Planning and Regeneration
Mid Devon District Council
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TIVERTON. EX16 6PP

15 December 2015

Dear Jenny

NW Cullompton urban extension

Thank you for your letter dated 23 November 2015. At its meeting on 10 December 2015 Cullompton Town Council resolved to support the points raised in your letter as follows:

- (i) Cullompton Town Council supports the accelerated delivery of the proposed road linking Tiverton Road with Willand Road.
- (ii) Cullompton Town Council supports the sale of land equating to 500 dwellings with the proviso that the emphasis is "on the sale of land equating to 500 dwellings" NOT "the occupation of 500 dwellings" i.e. sell the land for 500 dwellings but only permit 300 dwellings to be occupied before the road is completed, with the proviso that a maximum of 40 dwellings is permitted to be built from the St Georges View access the remaining 260 dwellings to be divided between the Willand Road access and the Tiverton Road access.
- (iii) Cullompton Town Council supports a temporary access from St Georges View in order to build housing towards the southern part of the North West Extension site as a means of achieving earlier delivery of the through road with the proviso that conditions are put in place that include the following:
 - Restrictions on parking in Willand Road.
 - Time restrictions on the building site e.g. Monday to Friday 8am-5pm.
 - Temporary car park created for site workers who cannot be permitted to park in St Georges View.
 - Controlled access for HGVs.
 - Regular cleaning of the public highway and footways.
- (iv) Cullompton Town Council supports the phasing proposals and infrastructure triggers as set out within section 5 of the draft masterplan with the exception of the Gypsy and Traveller site which should be deleted.

I hope this clarification is sufficient to understand the position of Cullompton Town Council but should you require any additional clarification then please do not hesitate to get back to me.

Yours sincerely

Mrs Judy Morris

Jenny Clifford

From: Judy Morris <[REDACTED]>
Sent: 28 September 2015 16:28
To: Jenny Clifford; [REDACTED]
Cc: [REDACTED]
Subject: NW Extension

Dear Jenny

NW Extension: Health Garden

At its meeting on 24 September 2015 Cullompton Town Council resolved to support the request for land adjacent to the Culm Valley Centre for Integrated Health in Willand Road to be allocated in the masterplan for the North West extension as a 'health garden'.

If you require any additional information with regard to this proposal then please do not hesitate to contact me.

Kind regards

Judy Morris
Cullompton Town Clerk

