

5070/S11/mod  
5070/CU1-CU6  
5070/CU7-CU12  
5070/GV

5070/S27/mod

---

**From:** Local Plan Review  
**Subject:** FW: Local Plan consultation  
**Attachments:** Local Plan Review Jan 2017 (3).docx

---

**From:** Andrew Southall  
**Sent:** 07 February 2017 15:59  
**To:** DPD  
**Cc:** Andrea Pethick  
**Subject:** Local Plan consultation

Dear Sirs,

The attached is a short note produced by Mrs Andrea Pethick and Mr Andrew Southall as churchwardens of St Andrew's Cullompton. You have us previously listed under Mr Ian Jarman who responded to the last consultation but he stood down as warden nearly two years ago. The full postal address for St Andrew's is: Church Office, Cullompton Community Centre, Pye Corner, Cullompton EX15 1JX

I trust this provides the necessary information for the consultation process and we would like confirmation that our submission has been received

Kind Regards

Andrew Southall  
churchwarden  
St Andrew's Cullompton

## Local Plan Review – St Andrew's Cullompton

Dear Sirs,

We are writing with reference to the Local Plan Consultation and understand we need to submit our response by 14<sup>th</sup> February 2017. This submission represents the combined views of the Churchwardens as representatives of St Andrew's parish church in Cullompton and we assume that a number of church members will be making their own representations.

We understand that the remit is to comment on the updates to the local plan rather than the whole plan but it is important to say that some issues may well cut across the whole plan.

The church welcomes development to Cullompton and as a very active stakeholder in the community we think that development may enhance our ability to undertake "church services" in a variety of new settings rather than just in the main parish church. As you are well aware we undertook to demolish our church halls over 5 years ago and raise £1.8M of funds to redevelop the site as an open-access community centre. The footfall through the community centre has exceeded 6,000 people per year over the last two full years and the variety of meetings conferences and community initiatives is staggering. However we foresee that with the proposed development of 1,350 new houses in the NW extension the new primary and the new community facilities could provide essential additional space in which we as a parish church reach out into our community. We already work in all the schools and run KidZone at St Andrew's school midweek and we will consult on what additional services we could provide in new settings as they develop.

We understand that the East Cullompton development is currently revised to 1750 new houses in the plan period to 2033 but that the Garden village EOI suggested the overall development could extend to 5,000 new houses. Again we would be looking to be a major stakeholder in framing how new facilities could be "multi-modal" and accommodate acts of worship and other key services we provide (food bank, coffee mornings etc.).

Areas of concern with respect to the development of Cullompton include:

1 Infrastructure – how is the key infrastructure going to be forward funded and when will the relief road be decided upon? The issue of the road infrastructure through the NW development is a key concern too. As Cullompton is designated as a Critical Drainage Area the assumption is that the development will also fund necessary infrastructure upgrades – such as the sewage pump station at Culm Lea and the sewage treatment works in Cullompton?

2 Flooding – a number of members have raised issues with respect to flooding and the questions appear to centre on: letting the functional floodplain operate as it should, providing compensatory floodplain where critical infrastructure has to be built in the functional floodplain; developing a holistic approach to the design and placement of SuDS schemes (rather than a patchwork approach as development areas are built out) and taking a Catchment Based Approach to the whole issue of flooding – these appear lacking in the current updates to the local plan. Furthermore there seems to be no commentary on what any development at J27 might have on the overall flooding issues.

3 Phasing – when will the NW extension commence presumably once key road infrastructure is agreed as the current highways situation both across the town and at peak periods around J28 are extremely difficult?

We have limited our submission to a small number of issues and we hope to be a continuing and important stakeholder as Cullompton grows over the plan period to 2033 and beyond. We are NOT

concerned about the lack of any specific "space" allocated for religious purposes in the Local Plan BUT we want to strongly represent to you that we hope that all new community facilities will be flexible enough to allow for "acts of worship". We currently run an informal service in the community centre and have had up to 200 people attending at one time so we trust the vision for new community facilities will be appropriately scaled. If this is more for consideration as part of the Garden Village please ensure we are included as and when consultations proceed.

Yours Faithfully,

Andrea Pethick – churchwarden

Andrew Southall - churchwarden