



East Cullompton Masterplan

Supplementary Planning Document

January 2023

East Cullompton Infrastructure Delivery Requirements

Highways and Accessibility

| Infrastructure Requirement | SPD Position | Local Plan Policy | Timing | Mechanism |
|--|--|----------------------------|--|--|
| Capacity improvements at M5 Junction 28 | Masterplan designed to work with options for J28 – sets design principles for active travel connections across J28 and safeguarded routes to provide connection | Policy CU8 Policy CU12 | Informed by capacity studies completed to assess the impact of the traffic generated from the site - provision likely to be required after first 500 homes completed and delivery of the Town Centre Relief Road | Funded through a combination of developer contributions and public funding |
| Cullompton Town Centre Relief Road | Masterplan provides design principles and locations for active travel routes and connection to the Town Centre. | Policy CU12 Policy CU20 | To be delivered first prior to new homes being completed | Funded through a combination of developer contributions and public funding |
| Local highway enhancements to ensure any traffic impacts are mitigated | Determined through transport assessment work but to include early works to improve Honiton Road and introduce traffic calming (particularly around Fordmore Farm) which forms a strong place function in the Masterplan. | Policy CU8 Policy CU20 | Delivered in Phase 1 (to be defined in the agreed phasing and delivery strategy) and then in step with development | Developer contributions towards identified works. |
| Reopening Cullompton Railway Station | Active travel links and safeguarded routes across the M5 and J28 to access the railway station shown on Masterplan. | Policy CU8 | MDDC intention for the Station to be operational by 2025 | Funded through a combination of developer contributions and public funding |