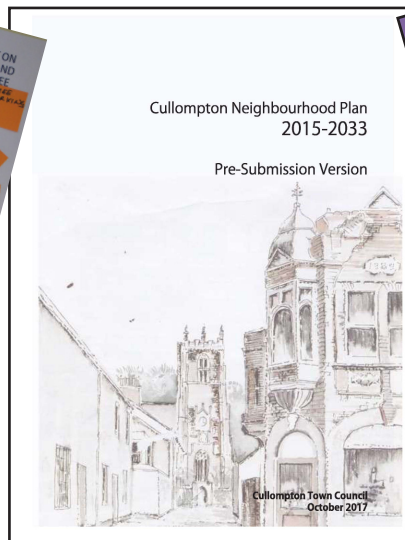


Cullompton Neighbourhood Plan



Consultation Statement



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Preface

This Consultation Statement has been prepared by the Cullompton Neighbourhood Plan Steering Group to conform to the legal obligations of the Neighbourhood Planning Regulations 2012.

Section 15(2) of Part 5 of the Regulations sets out what a Consultation Statement should:

- (a) Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan
- (b) Explain how they were consulted
- (c) Summarise the main issues and concerns raised by the persons consulted
- (d) Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan

Part 1 of this Consultation Statement summarises all statutory and non-statutory consultation undertaken with the community in developing the Cullompton Neighbourhood Development Plan.

The aims of the Cullompton Neighbourhood Plan consultation process were to:

- 'front-load' the consultation, so that the Plan could be informed by the views of local people and other stakeholders from the earliest stage
- ensure that consultation events and drop-in sessions enabled people 'have their say' and get feedback on the emerging plan at key points in the process and when decisions were required
- engage with as wide a range of people as possible, using a variety of events and communication techniques
- ensure that the results of consultation and updates on the neighbourhood plan were provided for local people as soon as possible after consultation events through the most appropriate and widely read media

1. Background to Consultation on Neighbourhood Plan

The decision to establish a Steering Group was taken at a Town Council meeting in November 2013. The level of consultation that has been undertaken for the Neighbourhood Plan goes beyond that required by legislation as the Town Council and its Steering Group has continuously sought to work with the local community to make the Plan, as much as possible, reflect their views and wishes.

In preparing the Cullompton Neighbourhood Plan the Steering Group has consistently ensured that residents and other stakeholders including local authorities, interest groups, land-owners, businesses and statutory bodies have regularly been consulted and that their comments have been noted and where appropriate incorporated into the Plan as it evolved. In order to make available information, minutes and notices, and update residents and stakeholders on the progress of the Plan an early decision was taken to produce a Neighbourhood Plan website so that as much as possible could be made easily accessible online and an easy method of feedback could be established.

2. Summary of Consultation Approach to Engage the Community

A number of key community consultation stages were identified at the outset and set as key milestones in the Project Plan. A Community Engagement Strategy (Appendix 6), including method statements was agreed. Its purposes included:

- enabling each consultation stage to be properly planned for
- ensuring the community at large understood when and why they were being consulted

The Community Engagement Strategy for the Cullompton Neighbourhood Plan is included as Appendix 6 to this report. It is founded on a number of important principles:

- Publicising as widely as possible
- Utilising a variety of methods
- Applying the right method to the task and the required outcomes
- Providing appropriate levels of assistance, explanation and interpretation
- Maximising access and opportunity
- Encouraging reaction and feedback
- Reporting back on what was said and how it has been interpreted

Aside from these highly programmed and organised consultation 'events'. The Steering Group has been keen to facilitate a continuous two-way dialogue between the planning group and the community at large. This has been achieved by:

Communication Methods:	Brief Description:
Website	Regular updates with progress and reports
Reporting in person	Updates at Town Council meetings
Social Media	Facebook and Twitter posts
Local newspapers and newsletters	Articles in Cullompton Town Crier and Mid Devon Gazette
Radio	Radio interviews on local radio stations

3. Equality and Inclusivity

We recognise that the foundation of a good neighbourhood plan is an effective and inclusive programme of consultation and engagement. Our aim was to reach everyone with a stake in the future of the area including people living, working or doing business here, those who deliver services to the local communities and people who have influence over the future of the area. We wanted to communicate and listen to everybody with a view; regardless of gender, ethnicity, colour, disability, religion, family responsibility, age, occupation, marital status, sexual orientation or trade union affiliation. We made efforts to reach those that others have traditionally found hard to reach and hard to hear. We agreed a communication strategy as part of an overall consultation and engagement plan, both to guide our approaches and monitor our effectiveness.

4. Initial Launch Event

It was decided to recruit steering group members by holding a 'open meeting' which would focus on raising awareness and informing the community about the process and timetable; what a neighbourhood plan is and can achieve; and asking representatives of key community groups and agencies to get involved in producing the Plan. It was also intended to explore some of the key planning and development issues that residents felt could be addressed in the Plan.

Around the same time, to maximise the effectiveness of the launch period, the full range of local and strategic stakeholders were informed about the Parish Council's intentions and the launch event. (We report on their response in Part 2 of this Consultation Statement.)

Cullompton Neighbourhood Plan Launch Event	
Date(s)	22nd January 2014
Location(s)	The Hayridge Library, Cullompton
Attendance (Nos.)	22

4.1 Who was consulted?

The steering group put together a list of 'interested parties' to invite to the meeting which can be found in Appendix 3.

4.2 What did they say?

They were concerned about traffic in the Town Centre and felt that a relief road was a priority if this was to be alleviated. There was concern that there was currently not enough infrastructure to accommodate the new housing being built, now and in the future. They felt that there was a lack of leisure facilities within the town and also expressed their worries about losing valuable 'open space'.

The provision of a swimming pool was something supported by the group, as was building a new railway station to improve public transport links in the town. Improving walking and cycling links throughout the town was also something the group wanted to see in the future.



4.3 How were the issues and concerns responded to?

SWOT analysis produced at the event, helped to inform the questionnaire design, along with information taken from the evidence base¹

¹ <http://www.cullomptonneighbourhoodplan.co.uk/Evidence%20Report%20final%20draft%20mar14.pdf>

Community Survey

We distributed a community questionnaire² which:

- provided some feedback from work we have done on understanding the key issues for the area (i.e. help to set out some context)
- asked questions about some of the local issues which have come to light so far during the process
- asked questions to help fill gaps in our understanding of key local issues and problems
- asked about people's aspirations for their themselves and their neighbourhood

The questionnaire/survey was delivered to each household in the Parish.

Cullompton Neighbourhood Plan Community Questionnaire	
Date(s)	April-October 2014
Deliver Method(s)	Inserted in Town Crier to all households in Parish and left in public places such as doctors surgeries and libraries
No. of questionnaires delivered	4000
No. of completed questionnaires completed	458
Return Options	Post, deliver to TC, website

5.1 Who was consulted?

An email link to an on-line version of the survey was also sent to interested parties and local groups. The link was also placed on the Neighbourhood Plan and Town Council websites and included in all publicity relating to the community survey.

5.2 What did they say?

We asked local people their opinion of a number of important planning issues that may affect future response to the Mid Devon Local Plan as well as neighbourhood planning. On most of them local opinion seems quite clear. To summarise:

- . More business and commercial development should be facilitated
- . Cullompton should have a relief road
- . The car should be far less intrusive within the town
- . The motorway junction has to be improved

4.3 How were the issues and concerns responded to?

The survey responses were analysed and a report produced³. This was taken to a workshop held with members of the local community and members of the steering group. It was here that the results of the community were studied and out of these a set of draft aims and objectives were agreed.

³ <http://www.cullomptonneighbourhoodplan.co.uk/Cullompton%20NP%20Community%20Questionnaire%202014%20Report-1.pdf>

Young People Survey

It was decided that it was important to gauge the views of young people within the parish. This was achieved by producing a 'Young People Survey' (Appendix 9)

5.4 Who was consulted?

The survey was distributed to students in years 7, 8 & 9 attending the local community college.

5.5 What did they say?

- 66% of respondents did not think there were enough activities for young people to do in Cullompton.
- The most commonly suggested activities the students would like to see in Cullompton were a swimming pool (70%) and a cinema (12%). Other activities suggested were tennis courts, bigger parks, football pitches and bowling.
- 80% of respondents suggested that 'cycle lanes' could be provided for cyclists.

5.6 How were the issues and concerns responded to?

A Young People Survey report⁴ was produced and used in assisting with producing the first draft of 'aims and objectives'.

Young People Survey	
Date(s)	July 2014
Deliver Method(s)	Hard copies were delivered to Cullompton Community College and completed by students aged
No. of questionnaires delivered	250
No. of completed questionnaires completed	202
Return Options	Completed questionnaires were collected from the college.

Business Survey

In order to gain the views of local businesses, a 'business survey' was produced (Appendix 9)

5.7 Who was consulted?

The survey was sent out to all business on the 'Cullompton Traders Association' and an on-line link was put on the 'Neighbourhood Plan' website to a 'Survey Monkey' version of the questionnaire. The Neighbourhood Plan Administrator visited most businesses within Alexandria and Kingsmill Industrial estates and the majority of business in the High Street, to encourage business owners/directors to complete the survey. Despite these efforts, the survey was completed by 28 businesses, 11 of those businesses being classed as 'stand alone' businesses. Therefore, the results of this survey were treated with caution due to low response rate. A business survey report was produced.⁴

⁴ <http://www.cullomptonneighbourhoodplan.co.uk/Cullompton%20Neighbourhood%20Plan%20Young%20People%20Survey%20Report%202014.pdf>

⁵ <http://www.cullomptonneighbourhoodplan.co.uk/Cullompton%20Neighbourhood%20Plan%20Business%20Survey%20Report%202014.pdf>

5.8 What did they say?

- A Cullompton relief road, and better road network generally, was what most people considered the most beneficial to local business.
- Encouraging more tourists and visitors was also considered to be an important factor.
- The poor overall image of the High Street was considered to be the biggest barrier to businesses moving into the Cullompton area, or existing businesses expanding.
- Traffic in the Town was also considered to be a constraint. Improvement in these areas was also considered to be the most important elements to improve to attract more local businesses to the area.

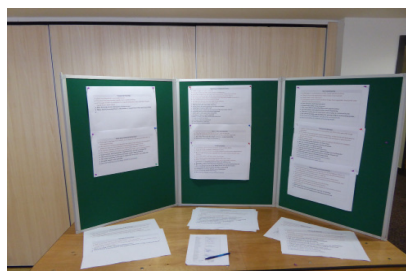
5.9 How were the issues and concerns responded to?

Comments were considered and taken into consideration when producing the first draft of 'aims and objectives'.

Business Survey	
Date(s)	March 2014
Deliver Method(s)	Delivered and emailed (via link) to businesses within the Parish. The survey could also be completed electronically and emailed back or could be completed on-line.
No. of questionnaires delivered	102
No. of completed questionnaires completed	28
Return Options	Offered to collect completed questionnaires or could be dropped off at Town Hall.

6. Community Context

Alongside the community questionnaire we wrote to all the community-based organisations, groups and local businesses on several occasions. Our initial communication was aimed at ensuring that all such bodies were aware of neighbourhood planning in the area and had an opportunity to make a contribution. We also asked them to encourage their 'members' to participate in the neighbourhood planning process. A copy of the initial standard letters are included in Appendix 11. Further consultation letters (normally emails) reported on progress and invited comment. With the assistance of the steering group, focus groups were formed and these reported back from meetings they had held on specific topic areas.



7. Community Follow-up

The Cullompton Neighbourhood Plan Steering Group made it known that it was prepared to hold a series of specific consultations with local groups and organisations as necessary, to ensure that their views and opinions were heard. The steering group compiled a list of members of the local community and community groups to be invited to an 'Vision, Aims & Objectives workshop (Appendix 12). Focus groups were also set up and a series of meeting were held. A schedule of meetings and events can be found below:

Meeting/event	Date
Arts & Culture Focus Group	08/04/2014 & 20/05/2014
Natural Environment Focus Group	30/04/2014
Town Team	17/07/2014
Vision, Aims & Objectives workshop	17/09/2014

7.1 Who was consulted?

The Arts & Culture and Natural Environment Focus Groups and Town Team met on a few occasions, as detailed above and produced reports⁶ which they emailed to the steering group. Informal meetings were also held with various sports clubs, including Cullompton Rugby Club and Cullompton Cricket Club.

7.2 What did they say?

- The **Town Team** produced a report⁷ which suggested specific policies relating the preservation and enhancement of Cullompton Parish.
- The **Natural Environment Focus group** produced a report⁸ which suggested that the Neighbourhood Plan should include policies which:
 - Protect historical footpaths
 - Create footpaths for the community by compensating landowners
 - Create permissive footpaths with agreement of landowners
- The **Arts and Culture Focus Group** felt that 'Communicating more successfully the opportunities to participate and enjoy activities must be a major priority in addition to the current good communication work.
- The Rugby Club and Cricket Club both expressed an interest in moving to a bigger site as their existing premises are already over capacity and this will only get worse when the new planned development goes ahead.

7.3 How were the issues and concerns responded to?

All consultation from the various meetings and events was carefully studied by the steering group and the issues taken into consideration when producing the first set of 'aims and objectives'



⁶ <http://www.cullomptonneighbourhoodplan.co.uk/A&CFocus%20Group%20Reports.pdf>

⁷ <http://www.cullomptonneighbourhoodplan.co.uk/Town%20Team%20report.pdf>

⁸ <http://www.cullomptonneighbourhoodplan.co.uk/Natural%20and%20Rural%20Focus%20Group%20Report.pdf>

8. Vision, Aims and Objectives Consultation

We held a 'community consultation drop-in exhibition', which presented our findings and set out, for the public to consider, the key neighbourhood planning and development issues and opportunities presented to us to date. The consultation also set out the key emerging themes for the Plan. We shared what we considered could be the Vision, Aims and Objectives of the Plan. We asked the community if these set the right agenda and direction for the Plan. Our purpose was leave this phase of consultation with a good idea and some certainty of the sorts of policies and proposals that the Plan should contain and, importantly, which the community support. From the consultation we also wanted to be in a position to draw-up a range of options, where options were possible, for certain policies and proposals that might be in the Plan.

Cullompton Neighbourhood Plan NP Vision, Aims and Objectives	
Date(s)	4th – 12th December 2014
Location(s)	The Walronds, High Street, Cullompton
Attendance (Nos.)	118

8.1 Who was consulted?

The 'drop-in exhibition'¹⁰ was open to all members of the community and advertised in the 'Town Crier', as well as in the Mid-Devon Gazette. Posters were also put up in various positions within the Parish, including local shops, notice boards, the library and Community Centre.

8.2 What did they say?

- . Cullompton should have a relief road
- . Improvements need to be made to J28 of M5
- . Any relief road shouldn't go through the CCA fields
- . Cullompton needs a railway station
- . Cullompton needs a swimming pool
- . Development plans need to include sizeable open spaces for play
- . Need to plan for footpaths and cycle routes and parking in open spaces
- . Cullompton should develop an open art house bistro/gallery in the town
- . Need to reduce traffic through the town centre
- . Need to encourage diversity of evening entertainment provision to attract all groups
- . Need to ensure parking provision is rounded up to 2 spaces in new developments
- . Need to reduce vehicle usage when planning new developments
- . Need to restore High Street buildings

8.3 How were the issues and concerns responded to?

A report was produced and its findings and recommendations were discussed at the steering group meeting and from that the first draft of Cullompton Neighbourhood Plan was produced



⁹ <http://www.cullomptonneighbourhoodplan.co.uk/Cullompton%20NP%20Workshop%20Report%20Final%20Sep14.pdf>

¹⁰ <http://www.cullomptonneighbourhoodplan.co.uk/Exhibition%20boards%201-10.pdf>

9. 1st Draft Plan - Informal Consultation

Cullompton Town Council decided that it would like to carry out an informal consultation on the first draft of the Neighbourhood Plan prior to the formal Regulation 14 Pre-submission consultation stage.

9.1 Who was consulted?

An email, including a link to the Draft Neighbourhood Plan (Appendix 16) was sent to local groups and individuals who had indicated an interest in being kept informed of the progress of Cullompton Neighbourhood Plan (Appendix 15). All of those consulted were lead to a short survey (Appendix 16) which asked questions specific to the draft policies within the Plan. The steering group also decided to invite representatives from neighbouring parishes to a presentation on the 1st Draft Neighbourhood Plan on 27th January 2017 (Appendix 17). Letters were also sent to those who may be directly affected by a particular policy in the plan, an example of which can be found in Appendix 19.

9.2 What did they say?

29 comments were received from the Town Council, following 2 meetings, 15 comments submitted on-line and 9 written submissions were received. There were 45 responses to the 1st Consultation Draft Survey. The majority of comments were supportive of first draft policies within the Plan.

A full schedule of consultee comments can be found in Appendix 18.

Landowner responses can be found in Appendix 20.

9.3 How were the issues and concerns responded to?

Results from the 1st Draft consultation survey were analysed and a report produced¹¹. Along with responses received, they were then taken into account in the preparation of the regulation 14 Pre-submission version Cullompton Neighbourhood Plan.

¹¹ <http://www.cullomptonneighbourhoodplan.co.uk/CNP%201st%20Draft%20consultation%20survey%20analysis.pdf>

10. Regulation 14 (Pre-submission Stage) Consultation

Neighbourhood Plan regulations require that a statutory consultation period of 6 weeks is undertaken by the qualifying body (the Parish Council) on the final draft plan prior to its submission to the Local Planning Authority in advance of their statutory Regulation 16 consultation.

10.1 Who was Consulted?

The Regulation 14 consultation is specific about organisations and stakeholders that should be consulted. The legislation requires that prior to submitting the Plan to the local planning authority the qualifying body (the Town Council) must:

- publicise it in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area
- consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan
- send a copy of the proposals for a neighbourhood development plan to the local planning authority

All of the residents and businesses within the parish area were consulted together with a range of statutory bodies (Appendix B). A copy of the plan was also sent to the Local Planning Authority, Mid Devon DC, although its officers had been involved in the consultation process and finalising the draft plan.

10.2 How were they Consulted?

A notice and article was published in the Town Crier promoting the consultation which directed people to an online copy of the plan¹² or hard copies could be viewed at various locations in the parish, or an individual copy could be requested. The consultation was also put onto the Facebook page. The Cullompton Town Council website also directed people to the Plan from its home page. The steering group decided to hold an exhibition to promote the consultation, which was held at the local library over a two week period.¹³ The exhibition was manned by members of the steering group for a 2 hour period each morning and afternoon to enable questions to be answered from attendees. There was also a mini-exhibition placed at the Rugby Club and Cricket Club in the hope that this may be viewed by more people. The comment forms (Appendix 22) were held at all venues named as places the plan could be viewed, as well as on-line.

The plan was also sent by email to a list of local bodies and groups (See Appendix 21) with explanation of what was required for the consultation and the date when responses were required by. All consultation responses which received an invalid response message via email were followed up and alternative respondents were obtained. During the course of the consultation the key consultation stakeholders were contacted to enquire whether a response would be made. Reminder emails were also sent out 2 weeks

Date:	
6th October 2017	Press release sent to Mid Devon Gazette
8th October 2017	Email sent to statutory and non-statutory consultees
8th October 2017	Consultation published on Town Council and Cullompton Neighbourhood Plan's websites
11th October 2017	Posted on Cullompton Neighbourhood Plan Facebook page
9th October 2017	Posters put on 5 of the Town Council 'sheep' notice boards
10th-October - 23rd October	Exhibition held at The Hayridge Library
6th October 2017	Mini exhibition and Hard copies of the NP and comments formed placed at Cullompton Rugby Club and Cullompton Cricket Club

¹² <http://www.cullomptonneighbourhoodplan.co.uk/Cullompton%20Neighbourhood%20Plan%20Submission%20Version%20Feb18-1.pdf>

¹³ <http://www.cullomptonneighbourhoodplan.co.uk/reg%2014%20exhibition%20final.pdf>

10.3 What did the Consultees say?

A total of 36 responses were made by members of the general public, local organisations and businesses (which included 4 returns from agents of landowners or developers). A summary of the responses received is set out in a schedule at Appendix 23.

10.4 How were the issues and concerns responded to?

The response to the consultation has been used to review and revise the policy statements and as evidence in support of many of the policies. The comments were sorted into topics and policies and each comment assigned a separate reference number. Following advice from the consultant the NP Steering Group met on the 19th December 2017 and decided how it wished to react to the comments on each policy in the Plan.

11. Conclusions

The level of community consultation and engagement undertaken during the production of the Cullompton Neighbourhood Plan has been varied and extensive. It has reached a wide range of the local population especially through a variety of methods and mediums. A wide variety of groups and different sections of the community have participated or commented on the emerging draft Neighbourhood Plan.

The comments received at each stage of the Neighbourhood Plan have been fully considered and have helped to guide and shape the form of the Plan so that it is truly reflective of what local people wish to see happen for their village.

This Consultation Statement and the supporting appendices are considered to comply with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations.

11. Post Regulation 14 Consultation

11.1 Who was Consulted?

A considerable number of amendments to the Cullompton Neighbourhood Plan were agreed by the Steering Group after the Regulation 14 consultation. Prior to submission it was shared with the IPE¹ Team, of experienced planning examiners, for a 'health-check'.

It was thought prudent to take advantage of the offer of a 'health-check' on the latest version of the Plan. This was offered by Locality as part of its package of technical support. *"The health-check will look into whether your draft plan meets the basic conditions (conditions which must be met before the plan can be put forward to referendum and made) and provide advice on any potential amendments required to ensure the conditions are met, prior to submission of the plan to the Local Planning Authority"*².

11.2 How were they Consulted?

The draft Submission Version of the Cullompton Neighbourhood Plan (February 2018) was sent to IPE for scrutiny. The health-check report was received in April 2018.

11.3 What did the Consultees Say?

The health-check report concluded that the policies in the Plan were, on the whole, in general conformity with the strategic policies of the Mid Devon Local Plan Review and accord with national guidance and the aims of sustainable development. *"We feel that in some instances this results in policies that do not substantively add to those of the Mid Devon Local Plan Review and therefore, they do not take the opportunity to provide a more local dimension to the CNP policies. However, the policies appear predominantly reasonable, justified and generally reflective of the community's wishes"*. The health-check report made several suggestions for minor changes to the Plan *"to reinforce the Plan as it progresses for submission and examination"*.

11.4 How were the issues and concerns responded to?

The 28 suggestions made in the health-check report were considered by the Steering Group and a further number of changes to the Plan were agreed. The suggestions and the Steering Group's response to them is set out in Appendix 23.

11.5 The Swimming Pool Policy (W106)

The final stages of preparation of the Submission Version of the Cullompton Neighbourhood Plan were delayed because of representations by and on-going discussions with representatives of the Cullompton Swimming Pool Campaign. Throughout 2017 and 2018 the Swimming Pool Campaign Group had been engaged in discussions with land-owners and developers in the hope of identifying a suitable site and a substantial tranche of funding towards the construction of a Swimming Pool Complex for Cullompton. The Steering Group's intention has always been to include a policy in the Neighbourhood Plan that would help facilitate the ambitions of the Swimming Pool Campaign and reflected the verified position of the project. At December 2018 after scrutiny of the available evidence, and following discussions with the local planning authority, an appropriate policy (W106) was agreed by the Steering Group. Despite investing considerable resources in exploring and assessing the options, the policy is not as detailed or as prescriptive as was hoped for, but it represents a clear statement of support for the policy and for the development of a Swimming Pool Complex in Cullompton. Whilst it has not proven possible to allocate land for the swimming pool complex and associated enabling housing, as well as other allocations for sports facilities within the Neighbourhood Plan because they would require still further delays in publishing, the work done remains relevant to the parish area and future support to local projects.

¹ Intelligent Plans and Examinations

² <https://neighbourhoodplanning.org/about/technical-support/>

Cullompton Neighbourhood Plan Steering Group

Terms of Reference

1. Background

- 1.1 Cullompton Town Council has tasked its Planning Committee with the production of a Neighbourhood Plan (The Plan) and has determined that The Plan shall cover the entire area within the Cullompton Parish boundaries.
- 1.2 The Cullompton Town Council Planning Committee, whilst retaining full management of the production of The Plan recognises that the main work on The Plan needs to be conducted outside of the normal committee meetings and needs to involve additional skills and expertise drawn from the community.
- 1.3 A Neighbourhood Plan Steering Group (NPSG) has been created to move the project forward.

2. Name

- 2.1 The name of the organisation shall be the **Cullompton Neighbourhood Plan Steering Group (NPSG)**

3. Purpose

- 3.1 The main purpose of the Steering Group is to undertake the preparation of a Neighbourhood Plan and associated tasks.
- 3.2 In undertaking this, its further objectives will be to:
 - Develop policies to inform the future development and use of land in the area
 - Identify and define the development boundaries applicable to the plan, including establishing if further development boundaries are required
- 3.3 Identify sources of funding
- 3.4 Take responsibility for planning, budgeting and monitoring expenditure on the production of the Neighbourhood Plan
- 3.5 Liaise with relevant authorities and organisations to ensure the plan is as comprehensive and inclusive as possible
- 3.6 Identify ways of involving the whole community and gather the views and opinions of as many groups and organisations in the community as possible
- 3.7 Determine the types of consultation and information gathering to be used
- 3.8 Be responsible for the analysis arising from such consultation and the production and distribution of the final report
- 3.9 Have regard to relevant national policies, be in general conformity with the strategic policies of the district council, EU and Human Rights legislation when developing the plan
- 3.10 To report back regularly to the Cullompton Town Council Planning Committee on progress and major issues arising and outcomes from the exercise, including the ongoing budgetary implications
- 3.11 Present the draft Neighbourhood Plan for consultation with the Cullompton Town Council Planning Committee, local residents and businesses, and the Independent Assessor, and assist in arrangements for the Referendum.

4. Membership

- 4.1 The Group will be formed from current town councillors and local members of the community and shall include not less than six and up to 12 members.
- 4.2 The Group may co-opt additional support to carry out specific tasks for as short or long a period as necessary.
- 4.3 Membership is voluntary.
All members of the Working Group must declare any personal interest that may be perceived as being relevant to the decisions or recommendations made by the Group. This may include membership of an organisation, ownership of interest in land or business or indeed any other matter likely to be relevant to the work undertaken by the Working Group.
- 4.5 A person shall cease to be a member of the Group having notified the Chairman in writing of their wish to resign.

5. Officers

- 5.1 The Chairman of the NPSG will be appointed by Cullompton Town Council Planning Committee. Other officers, as required, will be elected by a simple majority of the NPSG; to include a Vice-chair, Secretary and Treasurer.

6 Meetings

- 6.1 The Group shall meet monthly or more frequently as required. At least five clear days notice of a meeting will be given to members by email and such notice shall detail the matters to be discussed.
- 6.2 Matter requiring a vote shall be decided by a simple majority of votes of the NPSG present. The Chairman of the meeting has the casting vote.
- 6.3 The Group is quorate provided at least one officer and minimum of four members are present at a properly convened meeting.
- 6.4 The secretary shall keep a record of meetings and circulate minutes to Group members and the Clerk of the Council not more than 14 days after each meeting.

7. Finance

- 7.1 The NPSG will apply for grant assistance with costs and submit a budget proposal to Cullompton Town Council for support financing.
- 7.2 The treasurer shall keep a clear record of expenditure, where necessary supported by receipted invoices, in collaboration with the Town Clerk. The NPSG will not have its own bank account.
- 7.3 Members of the NPSG may claim back expenditure, which has been properly and necessarily incurred during the process of producing the Neighbourhood Plan. This includes printing, postage, stationery and travel. Where possible, non-personal expenses should be paid on invoice by the Town Council
- 7.4 The treasurer will report back to the Group and the Town Council on planned and actual expenditure, and liaise with the Town Clerk regarding payments and record keeping.

8. Changes to these Terms of Reference (ToR)

- 8.1 Should any amendments be required to these ToR, the changes must be ratified by Cullompton Town Council Planning Committee

9. Affiliations, Interests and Contributions

- 9.1 The NPSG shall not be affiliated to any political party but will, by invitation, welcome the involvement of ward councillors as community representatives.

- 9.2 The Localism Act and Cullompton Town Council's Code of Conduct will apply to all members of the NPSG. All members of the Group must declare any pecuniary interest that may be perceived as being relevant to a decision of the NPSG. This may include membership of an organisation, ownership of land or a business, or any other matter that may be considered to be relevant. Such declarations to be recorded and publicly available
- 9.3 Organisations and businesses may assist in the production of the Neighbourhood Plan and may contribute to the cost of producing it. Details of any donations or assistance must be made publicly available and must not influence the recommendations of the Plan.

10. Freedom of Information

- 10.1 In accordance with the Freedom of Information Act (2000), as an extension of the Town Council, the Group will make available to the public, minutes of meetings, policies and procedures, its organisation and structure and information on budget, expenditure and allowances. All meetings of the NPSG will be open to the public and will make available 10 minutes at the beginning of each meeting for questions from the public.

11. Dissolution of the Group

- 11.1 The duration of the Group is two years or completion of the Neighbourhood Plan project, whichever is the sooner.
- 11.2 Upon dissolution of the Group any remaining funds will be passed to Cullompton Town Council,



Tell us what you want—what you really, really want! Have YOUR say on the future of Cullompton

Neighbourhood Plan

On every new property built in Cullompton there will be a Community Infrastructure Levy (CIL) amount to be paid towards providing local amenities and services. Cullompton will automatically get 15% or 20% (whichever is the lower) of this levy per property and the rest goes to MDDC and DCC. However, if we have a Neighbourhood Plan, we will get 25% of this levy, with no cap! It is a no brainer. The Town Council is creating a Neighbourhood Plan.

To get a Neighbourhood Plan accepted, it needs to be shown that it represents the wishes, hopes and aspirations of the majority of the people of Cullompton. This means you have to tell us what you want and then vote for it. So, talk to your family, friends, neighbours, people you meet at work, or the school gate or the pub and come up with your wish list. Think big, think of the future. Everybody can have their say.

The Neighbourhood Plan is planning driven—it is to do with the allocation of land for housing, leisure and commercial development, plus any directives or restrictions we want to place on such developments. We have to remain everything already in the Mid-Devon Local Plan (www.middevon.gov.uk/index.asp?articleid=7922) and comply with national and EU planning frameworks, so we do not have a free hand! Nevertheless, we can make an impact on our town.

- Headings for the Neighbourhood Plan are likely to include:
- **Housing:** plus associated highways, flooding, foot and cycle paths and in-development play areas.
 - **Commercial development:** plus related job creation, as well as infrastructure which might impact, such as Junction 28, a railway station and the relief road.
 - **Education and Medical services:** ensuring adequate provision and access to them.
 - **Tourism:** how do we make the most of local attractions and create new ones?
 - **Marketing Cullompton:** what do we want to say and how do we reach both residents and visitors; including signs to help people find their way about.
 - **Leisure facilities:** what, where and for which groups in our community—under 12s, 12 to 18 year-olds etc.
 - **Town Centre for the future:** what shops and, if not shops, what? When should they be open? What do you want to lead in the high street?
 - **Transport:** road, bus and rail; what do we need?
 - **Environment:** join the debate about the CCA Fields, how we prevent flooding and look after our open spaces.

This is a lengthy (18 months+) process with a lot of consultation built in. Lets start with:

You are invited to
the **Annual Parish Meeting**
Have your say **Thursday 25th April** in the
Town Hall at **7.00pm**

You can also give us your ideas and comments on our website www.cullomptonmunicipal.gov.uk
Or post/drop in written notes to The Town Clerk, Cullompton Town Council, Town Hall, 1 High Street, Cullompton EX15 1AR

Cullompton Town Team

As the Government reduces the amount of direct grants to local authorities, it is making more money available through grants, which Cullompton will have to bid for. In addition, there are lots of grant making bodies, ranging from the lottery to a huge number of charitable trusts. To spearhead Cullompton's bids for these funds, a Town Team is being created. Independent of local government, the team will be made up of representatives from various groups in the community—Cullompton Traders Association, Federation of Small Businesses, Landlords, Town, District and County Councils, charities, schools, health practices, venues and maybe others.



The Town Team's job will be to identify projects that will improve the lives of people living in Cullompton, look for sources of funding, put together bids for the money and then project manage making it happen. As with the Neighbourhood Plan, the Town Team will need your input—ideas, projects, community needs. One project, just underway, will be inherited from CRAIG—the £51,000 grant funded cloth trade trail centred on the Waltons and showing tourists along a trail from Tapsam and Exeter to Cullompton and Ulcombe. Other projects might range from expanding events in the town and its venues to improving the appearance of the town and its environment; boosting shopping in the town and its night time economy; through to supporting projects by other groups, such as the swimming pool. Again it is your town, so put your ideas forward and show support for the idea by getting other like minded people to join you in lobbying for your idea. To get funding, projects have to show popular support and often a small amount of local fundraising contribution.



£1 a year for the CCA Fields from you?

Town Hall for Hire

Ideal for children's parties, with room to play and no worries about mess or broken ornaments

Hire is only £50 per session, including use of kitchen and heating.

Call 01884 38249

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Grants	Page 3
Cullompton Festival	Page 3
Parish Meeting	Page 4
Super MARKET day	Page 4
CCA Year Vote	Page 4

INTERESTED PARTIES INVITED TO CULLOMPTON NEIGHBOURHOOD PLAN PRESENTATION
22nd JANUARY 2014

Appendix 2 of Part 1

Positive Response

Dave Haslett, Cullompton Swimming Pool Campaign
John Berry, DCC
John Parkin, Thorne & Carter
Nikki Woollatt, MDDC
Simon Atherton, Head, Willowbank
Steve Russell, Devonshire Homes
Martin Smith, Town Team
Judy Smith
Linda Holloway, MDDC
Steve Hellier, Devon Highways
Alex Grave, NW Urban Extension Developers
Penny Bayer
Nigel Middlewick
Ann McClements, Senior Voice

Invited but no response so far:

Jerry Allen, Cullompton Traders
Neil Vaughan, FSB
Terry Snow, MDDC
Matthew Turpin, Remarkable Group

Bryan White, Head, St. Andrews School – unable to attend
Chris Prentis, FSB – unable to attend

To be invited today – 9.1.14

John McKenzie, St. Andrews Church
Julie Phelan, Principal, Cullompton Community College
Ruth Tucker, Culm Valley Integrated Centre for Health
Corinne Parnell, Cullompton Leisure Centre
Duncan Wood, Involve
Andy Stuthridge, Cullompton Police
Womens Institute
Judy Morris



Interim Town Clerk: Nick Randle OBE FILCM

The Town Hall
1 High Street
CULLOMPTON
Devon
EX15 1AB

www.cullomptoncouncil.gov.uk
town.clerk@cullomptoncouncil.gov.uk
01884 38249

24 October 2013

Jonathan Guscott
Head of Planning & Regeneration
Mid-Devon District Council
Phoenix House
Phoenix Lane
Tiverton
EX16 6PP



Dear Sir

Town and Country Planning Act 1990
The Neighbourhood Planning (General) Regulations 2012
Designation of Neighbourhood Area: Cullompton

I am writing to request the designation of a neighbourhood area under Section 61 of the above Act.

The application is made by Cullompton Town Council, which is a qualifying body within the terms of Section 61.

Having considered options for the neighbourhood area, Cullompton Town Council considers it to be appropriate to designate the whole parish area because:

- the Town Council is a properly elected democratic body representing the entire local community within the parish and is committed to ensuring that the community's views are fully reflected in future local planning decisions within the parish; and
- it is entirely within the remit of the Town Council.

Please find enclosed a map indicating the proposed neighbourhood area boundary and a supporting statement.

Yours faithfully

A handwritten signature in black ink, appearing to read 'N. Randle'.

Nick Randle
Interim Town Clerk OBE FILCM
Cullompton Town Council

Cullompton Neighbourhood Area Designation Application

Supporting Statement:

Designation of the whole parish as a neighbourhood area will ensure that the Plan can consider and take fully into account planning issues across the whole parish, both urban and rural, within the strategic framework of the Mid-Devon Local Plan.

The neighbourhood planning process will develop further the vision for our neighbourhood that was agreed by the Town Council in August 2013. We support the expansion of Cullompton alongside a sustained programme of revitalisation and re-imaging. We aim to ensure that our area will develop and grow in an appropriate and sustainable way that will lead to greater prosperity and an improved quality of life locally.

The neighbourhood planning process will consider in particular:

- The location and scale of new housing developments
- Provision of additional retail and commercial development
- Development of integrated transport facilities
- An extensive cycle network
- Expansion of local leisure facilities
- Enhancements to the CCA fields
- Revitalising and extending the attraction of the town centre
- Providing for additional education and health facilities
- Alterations to the highway network
- Enhancements and increased access to the local countryside



October 2013



Cullompton Town Council
The Town Hall
1 High Street
Cullompton
Devon
EX15 1AB

Planning Services
Forward Planning & Conservation
Phoenix House
Phoenix Lane
Tiverton
Devon
EX16 6PP

Tel: 01884 234344
Fax: 01884 234235
e-mail: pwilliams@middevon.gov.uk
DX: 49011 Tiverton

Date: 8th May 2014

Contact: Peter Williams
Forward Planning Team
Leader

Dear Mrs Morris

Decision regarding designation of Cullompton Neighbourhood Area under Section 61G of the Town and Country Planning Act 1990 (As Amended)

This letter confirms that the Council agreed, at a meeting on 30 April 2014, to designate the area shown on the submitted Map (24 October 2013) attached as the 'Cullompton Neighbourhood Area' for the purposes of preparing a Neighbourhood Development Plan by Cullompton Town Council under section 61G of the Town and Country Planning Act 1990 as amended. It was decided not to designate the area as a business area under section 61H of the Act as it is not primarily or wholly business in nature. The relevant designation information is set out below:

- a) Name of neighbourhood area: Cullompton
- b) Map of neighbourhood area: see below
- c) Relevant body: Cullompton Town Council

If you have any further questions please do not hesitate to contact me.

Yours faithfully

A handwritten signature in black ink, appearing to read "Peter Williams", with a stylized flourish underneath.

Peter Williams
Forward Planning Team Leader

Appendix 6 of Part 1 - A6 Communications Strategy

Cullompton Neighbourhood Plan Steering Group (CNPSG) Communications

Introduction

Our Neighbourhood Plan (NP) is a community-led framework for guiding the future development, regeneration and conservation of the parish of Cullompton. Effective community involvement is essential to create a well informed plan and a sense of ownership. Getting the recognition, views, assistance and support of a whole range of other, interested bodies and parties is also essential if the plan is to have authority and credibility. A successful Communication Strategy is a prerequisite.

As a sub-group of the Planning Committee of Cullompton Town Council, the CNPSG should be mindful of the policies that govern Cullompton Town Council and its activities. In particular, we should follow the guidance provided in Cullompton Town Council's **MEDIA COMMUNICATIONS POLICY** attached as Appendix A

Aims

The aims of our Communications are to achieve:-

- Awareness and understanding of the Neighbourhood Plan, its purpose and relevance
- Two-way information flow between the CNPSG and the community
- Encouragement of community participation in the Neighbourhood Planning process

Target Audiences

The CNPSG must reach everyone with a stake in the future of the parish, including people living, working or doing business here; those who deliver services to the local communities and people who have influence over the future of the parish. This must be a dialogue; we want to communicate with and listen to everybody in the parish, including people who others have traditionally found it hard to reach and hard to hear.

What to communicate:	How We Will Communicate			
	Launch	Evidence	Scope	Draft Plan
Why we are communicating:	<i>To ensure that everyone is aware of the intention to prepare a NP, what it is about and how significant is their involvement</i>	<i>To gain a better understanding of local people's needs, views and aspirations and fill gaps in the evidence base</i>	<i>To report back on what has been learnt and to develop a shared vision and objectives for the NP</i>	<i>To share the draft NP with all those who have contributed and all those who will be affected by its proposals (statutory 6 weeks)</i>
Who we will communicate with:				

External	Other elected members (DDC, MDDC & MP)	✓	✓		
	NP Steering Group	✓	✓		
	Partners	✓	✓		
	All residents in Cullompton Parish	✓	✓		
	Young people in Cullompton Parish	✓	✓		
	Community & voluntary groups	✓	✓		
	Elderly persons	✓	✓		
	Persons with disabilities and special needs	✓	✓		
	Schools and colleges	✓	✓		
	businesses/employers	✓	✓		
	Retailers	✓	✓		
	Service providers	✓	✓		
	Statutory bodies	✓	✓		
	Major landowners				
Developers with interest in Cullompton Parish	✓				
Neighbouring parish/town councils					

COMMUNICATIONS CHANNELS

We will use a variety of communications tools and activities to reach people effectively. These include:

Please advise details and contact for any other newsletters or channels you know or come across

Media/channel	Description	contact	email
NOTE: ALL MEDIA WORKS BEST WITH PICTURES – PLEASE TAKE PICTURES WHEN POSSIBLE			
The Cullompton Crier	(4,000 circulation) , the Town Council's newsletter, which is solus delivered to every household and business in the town (inside the 30mph limits) and distributed through village shops, the library, mobile library, doctors' surgeries etc to reach the outer parish residents. (issues April, June, October)	Cllr Michael Speirs	Michael.speirs@cullomptontowncouncil.gov.uk
website	www.cullomptonneighbourhoodplan.co.uk	Michael Speirs (CNPSG chair) and by Lou Maddocks (Neighbourhood Plan Administrator)	michael@mspeirs.co.uk npa@cullomptontowncouncil.gov.uk
Facebook Page	www.facebook.com/pages/Cullompton-Neighbourhood-Plan/212715468917511	Michael Speirs (CNPSG chair) and by Lou Maddocks (Neighbourhood Plan Administrator)	michael@mspeirs.co.uk npa@cullomptontowncouncil.gov.uk
Twitter	@CullomptonNPlan	Steve Hellier (CNPSG Committee) Michael Speirs (CNPSG chair) and by Lou Maddocks (Neighbourhood Plan Administrator)	steve.hellier@highways.gsi.gov.uk michael@mspeirs.co.uk npa@cullomptontowncouncil.gov.uk
Noticeboards for posters	Town Council at Teeco Car Park St. Andrew's Church	Judy Morris, Town Clerk	town.clerk@cullomptontowncouncil.gov.uk
	Town Team – sheep boards	Judy Smith	judy@3in1devon.com
Other Websites / Facebook pages	Cullompton Town Council	Michael Speirs Steve Reardon	michael@mspeirs.co.uk

	Cullompton Traders Association	Michael Speirs	michael@mspeirs.co.uk
	Friends of Cullompton	Nikki Woolatt	nwoollatt@middevon.gov.uk

NOTE: Press releases should be issued through Cllr Michael Speirs or Judy Morris (Town Clerk)

Culm Valley Gazette	Weekly paid newspaper	Patrick Phelvin (Editor), Richard Wevill (Communities), Gemma Mullin (Business), Linda Holloway (Cullompton column)	news@middevongazette.co.uk
Mid Devon Star	Weekly free newspaper	Editor	editorial@middevonstar.co.uk
Western Morning News	Regional weekly newspaper	newsdesk, Liz Parks (Business)	wmnnewsdesk@westernmorningnews.co.uk
BBC Radio Devon	Regional radio		radio.devon@bbc.co.uk
BBC TV Spotlight	Regional TV news programme		spotlight@bbc.co.uk
Westcountry TV	Regional TV news		westcountry@itvlocal.com

- A **Survey Monkey Account** has been set up for on-line surveys and is administered by Michael Speirs (CNPSG chair) and Lou Maddocks (Neighbourhood Plan Administrator), plus Steve Reardon, Assistant Town Clerk
- **Email lists** are being accumulated from permissions given on survey completions 'to be kept informed'. A partial email list also exists for businesses in the town through the Cullompton Traders Association. Contact Lou Maddocks (Neighbourhood Plan Administrator) npa@cullomptontowncouncil.gov.uk

MEDIA COMMUNICATIONS POLICY

REVIEWED AND AMENDED 17TH MARCH 2011

SECTION	TITLE	PAGE
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1. INTRODUCTION

Failure to follow the Town Council's Policy on Media Communications could lead to a breach of the statutory Code of Recommended Practice on Local Authority Publicity and the risk of adverse publicity, which could damage the Council's reputation and efficiency. It is important that all Members and Officers who might come into contact with the media understand the implications of this Code which this policy explains within a local context.

Without proper co-ordination it would be difficult to ensure that the messages put out by the Council are consistent and accurate. However, if communication is managed effectively, the Council will be able to create and seize opportunities to communicate with partners and the public and build an accurate and positive reputation.

Cullompton Town Council throughout the year

- receives enquiries from the media
- issues news releases
- organises photo opportunities
- arranges interviews
- produces its own newsletter

The purpose of this policy is to clarify the roles and responsibilities of all Officers and Members involved in dealing with the media and to provide guidance on how to handle media interest. It is further to ensure that the Council is seen to communicate in a professional and objective manner. In all cases, the Council's approach to the media should be:

- open and honest
- proactive
- responsive and timely
- in line with the Council's Equal Opportunities policy

2. THE TOWN COUNCIL'S APPROACH TO PUBLICITY

The media plays a large role in informing residents about what the Council does and how it spends their money. It is therefore vital that the Council communicates effectively with the media and wherever possible takes a positive approach to meeting media requests for information and interviews so that:

- The Council is recognised as one which is open, accountable, accessible and willing to listen
- There are opportunities to share and celebrate the Council's successes
- Information is provided about policies and services as well as the democratic process so that people feel more informed about the Council and its work
- Negative issues are handled clearly and decisively

The main media is the local and regional press together with local radio and television stations. It is unlikely that Cullompton would be involved in media communications at a national, international or specialist level but this policy is written to ensure that it is relevant to these cases should they occur. It is also recognised that the internet is the fastest growing area of the media and that many broadcasters and newspapers include information on Cullompton and Cullompton Town Council.

3. IDENTIFYING NEWSWORTHY ITEMS

It is the responsibility of everyone working within the Council to identify newsworthy items; these will include a range of Council activities and decisions and it is the responsibility of the Town Clerk to make the decision as to whether or not a news release should be issued.

4. HANDLING MEDIA ENQUIRIES

The Town Clerk will co-ordinate all media enquiries into the Town Council office. In certain circumstances it may be appropriate for the Town Mayor to respond to the enquiry.

Members of the Town Council's staff who are directly approached by the media should not attempt to answer questions themselves and should refer the enquirer to the Town Clerk.

Members of the Council who are directly approached by the media may respond in accordance with the guidance contained in this policy.

The Council should not pass comments on leaks, anonymous allegations or allegations about individual staff and Members. The phrase "no comment" should not be used as a response to a media enquiry. The Council is open and accountable and should always explain if there is a reason why it cannot answer a specific enquiry.

5. PRESS RELEASES

The use of news releases is a key technique for publicising Council activities, decisions and achievements.

There are two types of news release:

- Council News Releases

An official Council release is made on behalf of the Council as a whole; it will be written and issued by the Town Clerk. Official Council releases will follow a corporate style appropriate for the media being targeted and a central record will be maintained. All releases will accurately reflect the corporate view of the Council, contain relevant facts and may include an approved quotation from an appropriate Councillor. Releases will not promote the views of specific political groups, publicise the activities of individual Councillors, identify a Member's political party or persuade the general public to hold a particular view.

All official Council releases will be placed on the Council's website.

- (b) Councillor News Releases

Councillor news releases are personal and are written and issued by the Councillor responsible. This type of release may or may not be political and should not include the name of any Officer, use the Council logo or the Council telephone number as a point of contact. It would be beneficial for copies of intended releases to be provided to the Clerk. Councillors seeking advice can contact the Clerk.

NOTE: Members should be aware that case law states that the role of Councillor overrides the right to act as an individual. This means that Councillors should be careful when expressing individual views to the news media. Councillors also have an obligation to respect Council policy once made, while it may be legitimate for a Councillor to make it clear that he or she disagreed with a policy and voted against it (if this took place in open session), they should not seek to undermine a decision through the news media.

6. INTERVIEWS

Any member of staff contacted by a journalist requesting an interview should refer the matter to the Clerk. The person put forward for interview will depend on the situation and the information required by the journalist. Officers should never give their opinion on specific Council policy but must keep to the corporate line and key messages, their role being to provide expertise and factual knowledge only in support of the Council's approved and agreed policies.

7. MEDIA COVERAGE OF MEETINGS

Many stories relating to the Council will be picked up from agendas and reports in advance of meetings, all agendas being sent direct to local media. All background papers should carry the message "This report may contain the recommendations of an Officer or Member of the Council but these are subject to the final decision of the Town Council at its meeting".

Provision is made for members of the media to attend Council and committee meetings. During meetings Members should be mindful that any comments and messages are put across in a manner which gives the journalist an accurate picture rather than relying on the journalist's interpretation of what may be a complex issue.

8. PUBLICITY DURING ELECTIONS

The rules governing publicity change when an election has been announced. In the period between the notice of an election and the election itself (purdah) all proactive publicity about candidates and other politicians is halted. This applies to scheduled local, national or European elections. During this period Council publicity should not deal with controversial issues or report views, proposals or recommendations in a way that identifies them with individual Members or groups of Members. This is to make sure that no individual Councillor or political party gains an unfair advantage by appearing in corporate publicity. In these circumstances, where a quote is required the relevant Officer may be quoted, in accordance with the guidelines in this policy.

9. NON-COUNCIL RELATED MEDIA

Officers and Members of the Council who have contact with the media in a personal capacity or as members of non-Council related organisations must not refer to their Council posts and must make it clear to the journalist concerned that they are speaking in a personal capacity or on behalf of the non-Council related organisation.

10. MANAGING NEGATIVE ISSUES

From time to time the Council has to respond to negative issues. It is important that these situations are managed carefully so as to limit the potential for negative publicity.

Members must alert the Clerk as soon as a potentially negative issue which may attract media interest is known. They should not wait until contact is made by the media.

Members and Officers must be prepared to work together to prepare holding statements, other information and carry out research even if no media have contacted the Council about an issue.

11. CORRECTING INACCURATE REPORTING

Should the media publish or broadcast something inaccurate about the Council, a quick decision needs to be taken on any action necessary to correct it. The issue should be discussed with the Clerk to decide what action is appropriate. This could be a letter or news release, a conversation with the journalist concerned, a personal letter to the editor or legal advice. It will also be necessary to decide who is the most appropriate person to take the agreed action.

It should be noted that in the case of minor inaccuracies which have little or no impact on the message being conveyed, it can sometimes be counterproductive to complain; each case should be judged individually.

Occasionally the Council will get something wrong. In these cases damage limitation is the key – this can usually be achieved by admitting the mistake, apologising and stating how the Council will learn from the error or put it right.

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Occasionally the Council will get something wrong. In these cases damage limitation is the key – this can usually be achieved by admitting the mistake, apologising and stating how the Council will learn from the error or put it right.

12. TOWN COUNCIL NEWSLETTERS

The Town Council has its own newsletter (Cullompton Crier) which aims to promote council policies, services, activities and initiatives. The content is created in-house in consultation with appropriate Councillors. Ideas for articles will be welcomed and should be passed directly to the Clerk.

13. MONITORING AND EVALUATION

The Council office will continually monitor the media coverage and will report any findings to the Promoting Cullompton Committee.

14. FREEDOM OF INFORMATION AND DATA PROTECTION

Council Members are reminded that they must not misuse Council resources for political or other inappropriate purposes.

Should the Council receive a request for information under the Freedom of Information Act 2000 on a topic on which there is correspondence (written or email), that correspondence will normally have to be disclosed unless it is exempt. The fact that the disclosure may prove embarrassing would not, in itself, prevent disclosure.

In addition care should be taken when processing personal data. The Data Protection Act 1998 prevents the use of personal information other than for the purposes for which it was supplied. Members should bear this in mind when using any personal data which may be supplied to them by their constituents.

15. INTERNET USE

Internet use covers all websites, networking sites, e-mails, forums and blogs which may be used by both Officers and Councillors. If they are used in an official capacity or on Council-related business, the guidance in this policy must be adhered to and they must be used in a responsible and appropriate manner.

When acting in the capacity of Cullompton Town Council, websites should not:

- contain content that may result in actions for libel, defamation or other claims for damages
- be used to process personal data other than for the purpose stated at the time of capture
- promote any political party or use for campaigning
- promote personal financial interests or commercial ventures
- be used for personal campaigns
- be used in an abusive, hateful or disrespectful manner

Signed:..... Chairman of the Council

Signed:..... Town Clerk

Dated:.....

Cullompton Neighbourhood Plan

Community Engagement Programme

Background

The neighbourhood planning legislation places an obligation on the body responsible for preparing the Neighbourhood Plan to carry out an extensive and inclusive programme of community engagement and to prepare a report/'statement', as a supporting document to the Plan itself, to show how, when and where local people and businesses were 'engaged' in the neighbourhood planning process and what the outcome was.

The Project Plan has earmarked four main consultation points during the plan-making period that are the responsibility of the Town Council and its Steering Group to deliver:

- C1** – *publicise intention, recruit helpers* – from November 2013
- C2** – *'survey' of local needs & demands* – February-April 2014
- C3** – *consult on vision & objectives* – July-August 2014
- C4** – *consult on draft plan* – January-March 2015

Outline Proposal

Consultation Stage C1 – Publicise Intention, Recruit Helpers

Purpose

To let everybody know what has been decided so far, what is being planned and how and why they should be involved

Method

It is proposed to use the Town Crier and other local media to:

- launch the neighbourhood plan, now the area designation application has been made
- show the plan-making timetable and explain the process in simple form
- confirm that the planning process is to be community-owned and led
- explain the role of the Working Group and who is on it and why
- emphasise the need to consult at key stages in the process
- give details of how to find out information, make contact, keep in touch with progress
- make a call for volunteers

This will be supplemented by an 'open meeting' of community and voluntary sector representatives to present the prospect of a neighbourhood plan, what it can achieve, why it is important to the town and how local groups can help.

Timetable:

Cost:

Who will be doing what?

Consultation Stage C2 – Survey of Local Needs & Demands

Purpose

The purpose of this major consultation is:

- To share the response from consultations and surveys to date
- To share the main findings and conclusions from the evidence base
- To test our conclusions on the bigger issues and main themes
- To explain and garner support for the Town Council's forward planning policies
- To encourage and facilitate debate where it is need
- To carry out specific consultations with interest groups to fill in the gaps in our knowledge and understanding

Method

It is proposed to use the Town Crier and other local media to:

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- give details of how to find out information, make contact, keep in touch with progress
- make a call for volunteers

This will be supplemented by an 'open meeting' of community and voluntary sector representatives to present the prospect of a neighbourhood plan, what it can achieve, why it is important to the town and how local groups can help.

Timetable:

Cost:

Who will be doing what?

Consultation Stage C2 – Survey of Local Needs & Demands

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- To encourage and facilitate debate where it is needed
- To carry out specific consultations with interest groups to fill in the gaps in our knowledge and understanding

Cullompton Neighbourhood Plan Questionnaire 2014

Cullompton Town Council is preparing a Neighbourhood Plan. The Plan will set out how we want the parish area of Cullompton to develop over the next 20 years.

Your views are important to us.

Please use this questionnaire to tell us what you think.

All completed questionnaires will be entered in a free prize draw. (Details of the prizes can be found in the April 2014 edition of the Cullompton Crier.)

Cullompton's Facilities and Services

1. How do you rate your local facilities and amenities? please tick one per row (if you don't know, please skip the specific question)

	excellent	good	average	poor	Inadequate
Convenience shopping	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pre-school facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Schools	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Training and further education	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Youth facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parkland and recreation spaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Environment generally	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Health facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Indoor sports	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Outdoor spaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Care services and facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community safety	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Social facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The Hayridge / Library	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

2. How often do you use Cullompton town centre? please tick one only

- Daily
 Weekly
 Monthly
 Less than once a month
 Hardly ever or never

3. What do you most often use the town centre for? please tick all that apply

- Chain food shops
- Local independent shops
- Cafes/restaurants
- Pubs/socialising
- Health-related services
- Banking
- Legal and other office services
- Library or cultural activities
- Entertainment
- Leisure walk
- Recreation
- Council business
- Education
- Job search
- Take-aways

4. How can we improve Cullompton's town centre? please tick all that apply

- Wider variety of shops
- More cafes and restaurants
- Longer opening hours
- More pedestrian friendly
- Public art installations
- More off-street parking
- More green and planted areas
- Regular outdoor events/activities
- More evening activities
- Information boards and signs
- More offices
- Other meeting places
- Free Wi-Fi throughout the town
- Other (please specify)

About Work

5. What best describes your current work status? please tick one only

- Employed full-time
- Employed part-time
- Self employed
- Unemployed seeking work
- Unemployed - unable to work
- Student
- Volunteer - unpaid
- Home carer
- Retired
- Other

6. If working, where is your normal place of work? please tick one only

- At home
- Cullompton town centre
- Cullompton area
- Rest of mid-Devon
- East Devon
- Exeter area
- Rest of South West
- Outside South West

7. How do you normally travel to work? please tick one only

- Car
- Bus
- Motorbike
- Bicycle
- Walk

8. About working locally, tell us your preference: please tick one only

- I work from home and wish to continue to do so
- I work out of town and I am happy to continue to commute
- I work out of town but would prefer to work locally if the right job was available
- I already work locally and wish to continue to do so
- I work locally but may have to commute to advance my career
- I don't work at present and don't mind where I work
- I don't work at present but I want to work locally
- I don't work at present and am not seeking work

9. If you are working, what is your occupation category? please tick one only

- Managers, Directors and Senior Officials
- Professional occupations
- Associate Professional and Technical occupations
- Administrative and Secretarial occupations
- Skilled Trades occupations
- Caring, Leisure and Other Service occupations
- Sales and Customer Service occupations
- Process, Plant and Machine Operatives
- Elementary occupations (agriculture, forestry, mining & quarrying)
- Admin and Customer Service
- Other (please specify)

Have your say on the Future Planning of Cullompton

**10. Do you agree or disagree on these important issues? please tick one per row
(if you don't know, please skip the specific question)**

	agree	disagree
Wind and solar farm developments are necessary and acceptable	<input type="radio"/>	<input type="radio"/>
More out of town retail developments are acceptable	<input type="radio"/>	<input type="radio"/>
The motor vehicle should be far less dominant in our town	<input type="radio"/>	<input type="radio"/>
Cullompton needs a relief road	<input type="radio"/>	<input type="radio"/>
Cullompton must grow in size to be a 'sustainable' town and community	<input type="radio"/>	<input type="radio"/>
We need many more new houses	<input type="radio"/>	<input type="radio"/>
We should encourage more business and commercial development	<input type="radio"/>	<input type="radio"/>
We need a better motorway junction	<input type="radio"/>	<input type="radio"/>

**11. Your opinion is important to us - what do you think....? please tick one per row
(if you don't know, please skip the specific question)**

	agree	disagree
We need a town centre with a strong retail function	<input type="radio"/>	<input type="radio"/>
We need a railway station	<input type="radio"/>	<input type="radio"/>
We need a bus terminus	<input type="radio"/>	<input type="radio"/>
We need more leisure facilities	<input type="radio"/>	<input type="radio"/>
We need to develop the town's tourism appeal	<input type="radio"/>	<input type="radio"/>
We need more car parks	<input type="radio"/>	<input type="radio"/>
We need more cycle routes	<input type="radio"/>	<input type="radio"/>
We need better bus services	<input type="radio"/>	<input type="radio"/>
We need to protect the countryside around us	<input type="radio"/>	<input type="radio"/>
We need better parks and open spaces in town	<input type="radio"/>	<input type="radio"/>
We must protect our old buildings and heritage	<input type="radio"/>	<input type="radio"/>
We need to improve facilities for children	<input type="radio"/>	<input type="radio"/>
We need to improve facilities for teenagers	<input type="radio"/>	<input type="radio"/>
We need a six form college/school	<input type="radio"/>	<input type="radio"/>

Living in Cullompton

12. How long have you lived in Cullompton? please tick one only

- I don't live in Cullompton
- Less than 1 year
- 1-2 years
- 3-5 years
- 5-10 years
- 10-20 years
- Over 20 years

13. Would you like to stay in Cullompton for the long-term? please tick one only

- Yes
- No
- Uncertain

14. About your current home....please tick one only

- My present home meets my/our needs
- I/we need a larger home
- I/we need a smaller home

Housing Need

15. Is there anyone in your household currently, or in the near future, in need of alternative accommodation?

- Yes
- No

16. Where does this person need to move to?

- In Cullompton
- Elsewhere in mid Devon
- Elsewhere in Devon
- Outside the county

17. If in Cullompton area, which type of accommodation would be required? please prioritise 1,2,3 etc

<input type="checkbox"/>	House 2 bed
<input type="checkbox"/>	House 3 bed
<input type="checkbox"/>	House 4 bed
<input type="checkbox"/>	Bungalow 2 bed
<input type="checkbox"/>	Bungalow 3 bed
<input type="checkbox"/>	Flat 1 bed
<input type="checkbox"/>	Flat 2 bed

About the Town

18. How do you rate the facilities and services provided by Cullompton Town Council? please tick one per row

	excellent	good	average	poor	Inadequate
Allotments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cemetery	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
St Andrews Car Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Town Hall	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Upcott Recreation Field	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Street Cleansing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Christmas Lights	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Town Fayre	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cullompton Crier	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

19. How satisfied are you with Cullompton as a parish to live in? please tick one only

- Very satisfied
- Fairly satisfied
- Neither satisfied nor dissatisfied
- Fairly dissatisfied
- Very dissatisfied

20. How optimistic or pessimistic are you about Cullompton's future? please tick one only

- Very optimistic
- Somewhat optimistic
- No strong feeling
- Fairly pessimistic
- Very pessimistic

And finally.....

Thank you very much for completing the Questionnaire.

Your views and ideas are much appreciated.

To be in with a chance to win a free prize, please tell us a little more about yourself and where you live. This will also help us to analyse the results of the questionnaire.

21. Your Age Group

- under 25
- 25-44
- 45-64
- 65-79
- 80+

22. Where you live

Your House Number

Your Postcode

23. Would you like to be kept informed directly about the Cullompton Neighbourhood Plan? If so please tell us your email address:

CULLOMPTON YOUNG PEOPLE SURVEY 2014

About you

Q1. Are you male or female?
Male Female

Q2. What year group are you in?
Year 7 Year 8
Year 9 Year 10
Year 11

Leisure

Q3. Do you think there are enough activities for young people in Cullompton?

Yes
No

Q4. In order of preference, what new activities and facilities would you like to see in Cullompton?

1 _____
2 _____
3 _____
4 _____

Q5. What, if anything, stops you taking part in activities in Cullompton?

Cost..... Activity oversubscribed...
Transport..... Timing of Activity.....

Travel & Transport

Q6. How do you get to school most of the time?

Walk Car Taxi
Cycle Bus Other _____

Q7. How often do you use the bus service in Cullompton?

Daily Monthly Never
Weekly Occasionally

Q8. Does the bus service meet your needs?

Yes
No

Q9. Do you cycle on the local roads?

Yes No

Q10. Do you feel safe cycling in Cullompton?

Yes
No

Q11. What do you think could be done to make the roads safer for cyclists?

Shopping

Q13. How would you rate the shops in Cullompton?

Very Good... Average... Very poor...
Good..... Poor.....

Q14. What types of new shops would you like to see in Cullompton?

1. _____
2. _____
3. _____
4. _____

Living in Cullompton

Q15. Do you live in Cullompton?

Yes go to Q16
No go to Q18

Q16. How satisfied are you with living in Cullompton?

Very satisfied..... Dissatisfied.....
Fairly satisfied..... Very dissatisfied....

Q17. When you eventually leave home, do you intend to continue to live in Cullompton?

Yes... No... Unsure....

Go to Q19

Q18. Where do you live?

Q23. What are the best things about Cullompton?

1. _____
2. _____
3. _____

Q24. What are the worst things about Cullompton?

4. _____
5. _____
6. _____

Your future

Q19. When you leave school which of the following do you intend to do?

- Find work in the Cullompton area.....
- Find work elsewhere in the South West.....
- Find work elsewhere in the Country.....
- Find an apprenticeship.....
- Go to Petroc College.....
- Go to Exeter College.....
- Go to Richard Huish College.....
- Go to Somerset College.....
- Other (please state) - _____

Q20. If you go to college, how will you get there?

Bus.... Car.... Taxi.... Cycle.... Walk....

Q21. Do you think there should be a sixth form college in Cullompton?

Yes... No... Unsure....

Q22. Your opinion is important to us - what do you think....? please tick one per row (if you don't know, please skip the specific question)?

We need a railway station	Agree.. <input type="checkbox"/>	Disagree.. <input type="checkbox"/>
We need a bus station	Agree.. <input type="checkbox"/>	Disagree.. <input type="checkbox"/>
We need more leisure facilities	Agree.. <input type="checkbox"/>	Disagree.. <input type="checkbox"/>
We need more cycle routes	Agree.. <input type="checkbox"/>	Disagree.. <input type="checkbox"/>
We need a better bus service	Agree.. <input type="checkbox"/>	Disagree.. <input type="checkbox"/>
We need to protect the countryside around us	Agree.. <input type="checkbox"/>	Disagree.. <input type="checkbox"/>
We need better parks and open spaces in the town	Agree.. <input type="checkbox"/>	Disagree.. <input type="checkbox"/>
We must protect our old buildings and heritage	Agree.. <input type="checkbox"/>	Disagree.. <input type="checkbox"/>
We need to improve our facilities for children	Agree.. <input type="checkbox"/>	Disagree.. <input type="checkbox"/>
We need to improve our facilities for teenagers	Agree.. <input type="checkbox"/>	Disagree.. <input type="checkbox"/>

Thank you very much for completing this questionnaire
Your views and ideas are much appreciated
If you would like to be directly involved in the Cullompton Neighbourhood Plan, please leave your contact details below

Name: _____

Email: _____



CULLOMPTON CRIER

Easter 2014



What do you want in Cullompton - homes, schools, leisure , shopping, jobs ?

Everybody who lives in Cullompton can have a say and YOU get to vote on the plan!

Cullompton will grow and change rapidly over the next 10 to 20 years. At least 1,500 more homes and one of the options in the Mid Devon Local Plan is a further 2,000 more houses on top of that on the east side of the motorway! This means more money will be spent on schools, leisure, roads, job creation and other aspects of developing our town.

Over the next few months you have the opportunity to have your say on how and where the money should be spent and how the town will evolve.

Start by filling in the survey questionnaire inside this issue of the Crier. If more than one in your household wants to complete the questionnaire, you can get extra copies at the town hall or fill it in online at our website: www.cullomptonneighbourhoodplan.co.uk

We want your opinions

There will be focus groups and public consultations held over the next few months on every aspect of life in the future Cullompton. You will find details on our website of meetings and exhibitions. You can also organise meetings of your special interest group or neighbours and invite members of the Neighbourhood Plan Steering Group to come and talk to you. Post comments on the Cullompton Neighbourhood Plan Facebook page or follow us on Twitter.



These are lots of subjects to discuss. What type of housing should be built and where? How will the people who live in the houses connect to health care, the library, shops and jobs? Where will children go to school and how will they get there? What leisure facilities do we need for children, teenagers and adults and where should these go? What is the role of the town centre in the age of internet shopping, and how should it adapt - what do you want in the town centre? What sort of jobs do we want locally or are we happy for workers to commute out of town? How will our roads and transport cope?

A plan for Cullompton's future

The Cullompton Neighbourhood Plan will have legal status and can not be ignored! The right to have a neighbourhood plan was created by the Localism Act 2011 and we are one of some 700 towns taking up the option to plan our own future. The plan can cover:

- + Development & restoration of housing
- + Provision for businesses
- + Transport & access
- + Development of community facilities
- + Design of buildings
- + Creation of open space & recreation areas
- + Protection of important buildings & historic assets
- + Promotion of renewable energy projects

The process starts by creating an evidence base of published plans and considerations, which has now largely been done and can be seen on the website. We now need to gather opinions and generate options so that we can create a draft plan to be consulted on. Then we produce a draft plan for comment. The final plan gets checked by an independent inspector. Then you vote in a referendum to make it binding.

Complete the survey and win prizes

Please complete the survey questionnaire in this issue or on line at

www.cullomptonneighbourhoodplan.co.uk. All returns with a postcode and house number will be entered into a draw for:

- + 5 prizes of £20 shopping vouchers for the new Aldi store opening on 24th April
- + £15 out-in or takeaway voucher for China Orchids restaurant
- + A steam busker session with Sue Kwooping at the Natural Care Centre
- + A non-dieting weight loss session or short course with Debbie Watts at the Natural Care Centre
- + One month's membership and fitness programme at the Padbrook Park Health & Fitness Studio

The Walronds emerges from its cocoon

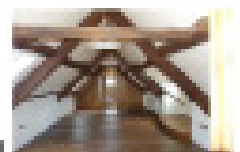


More than two years after it was wrapped in scaffolding and hidden from view, the Walronds has emerged, revealing the restored house almost ready for use. The Trustees are rightly very proud of the standard of skill and craftsmanship of all those involved in this huge restoration project. It is hoped the grade I listed house, which used to attract over 7,000 visitors a year, will prove to be a focal point in the town's continued revival. Work, delayed by the weather, continues to create the walled garden and a path from

Shepherds Lane to Fore Street. The Walronds will host a Book Festival, and a Coffee Morning for the Blind Club in May. The official opening will take place on Friday 15th June. Volunteers have been important to the success of the project and continue to be needed. If you would like to help,

please contact

Mrs Jane Campbell
tel. 01884 859071 or email:
jcamp@psd2014@btinternet.com



Dear Consultee/Stakeholder

I am writing to inform you that Cullompton Town Council has commenced the process of developing a neighbourhood plan for the town. As you will be aware, neighbourhood plans were introduced by the Localism Act 2011 and provide the opportunity for the local community to set out its own statutory development plan and policies for its area. Mid Devon District Council has formally designated the neighbourhood planning area as the administrative boundary of Cullompton Town Council.

We are following a timetable which we hope will see us having a draft plan ready for submission to Mid Devon District Council by April 2015. We are currently developing our evidence base and holding initial 'discussions' with local people, organisations and other key stakeholders and consultees about their views. You can find out more about our neighbourhood plan and process at www.cullomptonneighbourhoodplan.co.uk.

In order to help us ensure that we are aware of all issues relevant to the development of neighbourhood plan, I would be grateful if you will contact us (by email) should you wish to contribute anything at this early stage in the process. This might include key strategies, plans and programmes (or elements of them in relation to Cullompton) of which you think we should be aware; any views you have on what the Cullompton Neighbourhood Plan should focus on; or any other comments you wish to make to inform the neighbourhood planning process. Your views are welcomed.

If you wish to contribute anything at this stage, please could you do so no later than Friday 4th July, as we would like to finish compiling our initial scoping of the evidence base and key issues by the end of July 2014. If you do not wish to contribute at this stage, there will be other opportunities to raise issues with us during the development of the neighbourhood plan and the 'door remains open' should you wish to contact us.

It would help us if you could confirm that this is the correct name and contact details of the person within your organisation to whom we should correspond in future.

I look forward to hearing back from you.

Kind regards

Lou Maddocks
Cullompton Neighbourhood Plan Administrator (Tues-Thurs)
01884 38249

Appendix 12 of Part 1 - Aims & Objectives workshop invitation (September 2014)

Dear Colleague

Cullompton Neighbourhood Plan Steering Group is inviting representatives from number of key groups to attend our Planning Workshop on Wednesday the 17th of September 2014, 1-5pm at Cullompton Community Centre. Lunch and refreshments will be provided at 1pm with teas/coffees available throughout the afternoon.

Discussion will concentrate on how, through the Neighbourhood Plan, we can develop a 'Vision for Cullompton' over the next 20 years. The workshop will provide the Steering Group and its advisors with a clear direction for the range and nature of policies for inclusion in the Draft Plan, which may impact on future development of the Town and surrounding countryside.

We would welcome your input and I would therefore be grateful if you could let me know if you are able to attend by no later than 10th September 2014.

If you have any questions regarding this workshop, please do not hesitate to contact me.

Kind regards

Lou Maddocks
Cullompton Neighbourhood Plan Administrator [Tues-Thurs]
01884 38249

Attendees - Cullompton Workshop 17 September 2014				
	Residence	SG	TC	Significant Other
Andrew Southall	Kentisbeare			St Andrews Church & Community Centre
Ann McClements	Cullompton	✓		Chairman, Devon Senior Voice
Cathy Penharris	Cullompton	✓		Chair, Cullompton Community Association
Chris Prentis	Mr Butterleigh			Chair of the Mid Devon Branch, Fed of Small Businesses
Claire Down	Cullompton			Owner, Upton Lakes
Clare Tucker				Devon Youth Service
Dave Haslett	Cullompton			Chair, Cullompton Swimming Pool Campaign
Diana Speight	Cullompton			Cullompton Twinning Association
Dominic Bennett	Cullompton			Chair, Cullompton Youth Voice
Gordon Guest	Cullompton	✓	✓	Town Mayor, Cullompton
Janet Sutton Webb	Cullompton			Pastor
Jenny Penharris	Cullompton	✓		Secretary, Cullompton Community Association
Jerry Allen	Newton Abbot			Chair, Cullompton Traders Association
John Parkin	Kentisbeare			Thorne & Carter, Estate Agents
Lynne Read	Cullompton			Secretary, Cullompton Swimming Pool Campaign
Martin Smith	Cullompton	✓		CNPSG Member
Michael Speirs	Cullompton	✓	✓	Chair, Neighbourhood Plan Group
Richard Down	Cullompton			Owner, Upton Lakes
Roy Gould	Tiverton	✓		CNPSG Member
Steve Eastland	Cullompton			Architect
Sue Edwards	Newton St Cyres			Devon County Council
Terry Snow	Cullompton			Mid Devon District Councillor

Appendix 13 of Part 1- Aims & Objectives consultation publicity

NE CULLOMPTON NEIGHBOURHOOD PLAN

**Thursday 4th
Friday 5th
Saturday 6th
Thursday 11th &
Friday 12th December**

10.00-12.00 & 16.00-20.00
each day

**The Walronds
Cullompton**

*Refreshments
provided*

**Come along to the Drop in
Consultation Exhibition and
have your say about the
future of Cullompton.**

**Give your views on a range of
matters, including:**

- Natural & Rural Environment
- Built Environment & Heritage
- Sustainable Development
- People and Housing
- Highways, Transport & Travel
- Leisure & Lifestyle

For information please contact:
Lou Maddocks
npa@cullomptoncouncil.gov.uk
01884 38249
www.cullomptonneighbourhoodplan.co.uk



Please tell us what you think

Your views

We look forward to hearing your views. Please feel free to ask any questions and discuss any concerns you may have today, or contact us before 31st December. All feedback will be recorded and considered by the Cullompton Neighbourhood Development Plan Steering Group.

You can contact us

By email: npa@cullomptoncouncil.gov.uk
By telephone: 01884 38249
Via website: www.cullomptonneighbourhoodplan.co.uk
By post: Lou Maddocks, Cullompton Neighbourhood Plan, Town Hall, 1 High Street, Cullompton EX15 1AB



Themes, Aims and Objectives

Based on the results of the recent community questionnaires, the Neighbourhood Plan Steering Group is proposing a set of 'aims' under 9 broad topic headings and a sample of suggested 'objectives'. The purpose of this consultation is to enable the people who live and work in Cullompton to help us arrive at a set of 'objectives' which can be used to decide what Planning Policies we will need to include in the Draft Neighbourhood Plan.

Natural & Rural Environment

Respect and enjoy our natural environment



- Aims**
- Protect and enhance the natural environment and its biodiversity
 - Respect, increase and protect public rights of way and access to the countryside
 - Enable new development where it assists the viability of farming
- Objectives**
- utilize public rights of way and local green spaces as biodiversity corridors
 - Respect natural hedging and wildlife when building new developments
 - Provide for more allotments in new developments
 - retain and create as many trees, ponds, meadows, and river margins as possible

NE CULLOMPTON NEIGHBOURHOOD PLAN

Have your say on the future of Cullompton



Everybody who lives or works in Cullompton can have their say on policies which will guide development within the council's boundaries for the next 20 years. The Neighbourhood Plan will form the local content of the statutory plan for the town.

Members of the public are invited to share their views on what they feel the Neighbourhood Plan should do for Cullompton

What is the purpose of a Neighbourhood Plan?

The Plan can set out:

- where any new development will go
- what kind of development it will be (i.e. housing and business)
- what sort of facilities and infrastructure are needed to make your parish or village a better place to live and work

A Neighbourhood Plan can also:

- make it easier to secure funding for community projects
- help local businesses
- create a sense of community.



Leisure & Lifestyle

Provide first class local community facilities

- Aims**
- improve access to and the quality of public open spaces
 - improve access to post-16 learning facilities
 - Develop sustainable community facilities
 - Ensure indoor and outdoor facilities are available in local neighbourhoods

- Objectives**
- Take steps to open spaces through creative art installations
 - Build a swimming pool
 - Install tennis courts and 4 multi-use games areas
 - Take steps to open spaces through creative art installations
 - Regular youth centre provision

Community Wellbeing and Services

Develop community-based services

- Aims**
- Ensure services develop to meet local needs
 - Establish a quality social media and communication strategy
 - Continue to improve community resilience and find new models to sustain and improve the delivery of services by the community
 - Encourage the involvement of young people as part of the community

- Objectives**
- Yield town soundalices
 - Encourage community-led help and community enterprises
 - Monitor local services as well as external service providers
 - Encourage Youth Voice to represent views of young people
 - Cullompton to become a dementia friendly town and community

- Extend and improve safe cycle routes
- Encourage off-street parking
- Improve the pedestrian experience in and around the town

- Objectives**
- Control traffic flow through the town centre
 - Make High St more pedestrian friendly
 - Provide relief routes both eastern and western
 - Promote new railway station
 - Introduce and enforce parking restrictions through the city
 - Pedestrian and wheelchair-friendly routes in and around town
 - Install large roundabout at Junction 22

Arts, Culture & Tourism

Broaden the appeal of the town and its cultural activity



- Aims**
- Support a co-ordinated arts/culture agenda
 - Encourage arts projects
 - Develop the town's tourism appeal and offer

- Objectives**
- Establish and/or outdoor music festival
 - Promote Cullompton as a cultural hub
 - Develop an arts and culture strategy in the town
 - Unleash the potential of the old cinema
 - More signs and incentives to visit Cullompton
 - Promote Cullompton as a destination for food, culture, arts, heritage, wood breaks etc

Built Environment & Heritage

Take pride in protecting and enhancing our historic built environment



- Aims**
- Protect and enhance our historical environment and heritage
 - Make the town centre more pedestrian friendly
 - Increase connectivity between areas of the town and beyond via network of footpaths and cycle routes
 - Improve the quality and appeal of the public realm

- Objectives**
- Restrict and manage high rise buildings
 - Reduce traffic in town centre
 - Enhance the town, trails and heritage assets
 - Secure more heritage grants and investment to improve historic buildings
 - Facilitate proper use of heritage buildings

Sustainable Development

Ensure new developments contribute to the overall sustainability of Cullompton as a town and a community

- Aims**
- Ensure new development avoids increasing the risk of flooding
 - Increase use of renewable energy
 - Encourage community energy initiatives
 - Ensure new development has the appropriate infrastructure in place

- Objectives**
- avoid new development for 'brown field'
 - Engage stakeholders for community energy developments
 - Plan new development to reduce vehicle use in town centre
 - Future development must encompass community energy solutions
 - Fit-for-fit component built in to development agreements

People & Housing

Provide new dwellings to meet a wide range of needs and demands



- Aims**
- Establish the desired and measurable mix of housing required
 - Determine the appropriate scale of affordable housing for Cullompton
 - Provide a range of family houses, different sizes, with good gardens and good parking
 - Provide rental and shared equity accommodation for young people
 - Provide accommodation suitable for the elderly and single people
 - Promote self-build

- Objectives**
- Determine the appropriate scale of affordable housing for Cullompton
 - Provide a range of family houses, different sizes, with good gardens and good parking
 - Provide rental and shared equity accommodation for young people
 - Provide accommodation suitable for the elderly and single people
 - Promote self-build
 - Establish the desired and measurable mix of housing required

Local Economy & Jobs

Make Cullompton more business friendly and commercially viable



- Aims**
- Encourage businesses to move to Cullompton
 - Foster a positive attitude towards promoting local economic development and attracting inward investment
 - Protect the town centre's retail function
 - Develop the town centre's evening economy and facilities, to cater for all ages

- Objectives**
- Develop flexible, easy in and out facilities for businesses
 - Encourage local entrepreneurs
 - Identify and provide Cullompton's assets e.g. main trade, farm to plate, arts and crafts
 - Regular outdoor markets
 - Support new retail business in the town centre
 - Promote new forms of retailing such as click and collect
 - Seek other activities that could be located in the town centre to attract footfall

Highways, Transport & Travel

Improve accessibility and reduce the impact of the car

- Aims**
- Upgrade Motway junction 28 so as to be fit for purpose
 - Reduce vehicular traffic in Cullompton town centre
 - Improve our public transport connections

Natural and Rural Environment

Theme: Respect and enjoy our natural environment

AIMS



Protect and enhance the natural environment and its biodiversity



Respect, increase and protect public rights of way and access to the countryside

We are keen to hear what you feel needs to be done to achieve these 'aims', which have been developed from questionnaires completed. Below is some example 'objectives' suggested at workshops held in September. Please add a green dot if you agree with an objective or a red dot if you disagree in the space provided below. Please add any other objectives you think will help achieve the aims on the Post-It notes on the table in front of this panel. Thank you.

Objectives

- Respect natural hedging and wildlife when building new developments
- Provide for more allotments in new developments

Objectives

- Utilise public rights of way and local green spaces as biodiversity corridors.
- Developments must encompass SUDS capacity with full investigation of surface water run-off

Natural and Rural Environment

Theme: Respect and enjoy our natural environment

AIMS



Enable new development where it assists the viability of farming and rural economy



Respect all wildlife especially threatened species

We are keen to hear what you feel needs to be done to achieve these 'aims', which have been developed from questionnaires completed. Below is some example 'objectives' suggested at workshops held in September. Please add a green dot if you agree with an objective or a red dot if you disagree in the space provided below. Please add any other objectives you think will help achieve the aims on the Post-It notes on the table in front of this panel. Thank you.

Objectives

- Respect natural hedging and wildlife when building new developments
- Allow relevant and flood-tolerant development in flood areas
- Allow conversion of farm buildings to holiday and tourism uses

Objectives

- Utilise public rights of way and local green spaces as biodiversity corridors.
- Developments must encompass SUDS capacity with full investigation of surface water run-off

Natural and Rural Environment

Theme: Respect and enjoy our natural environment

AIMS



Protect and enhance the natural environment and its biodiversity



Respect, increase and protect public rights of way and access to the countryside

We are keen to hear what you feel needs to be done to achieve these 'aims', which have been developed from questionnaires completed. Below is some example 'objectives' suggested at workshops held in September. Please add a green dot if you agree with an objective or a red dot if you disagree in the space provided below. Please add any other objectives you think will help achieve the aims on the Post-It notes on the table in front of this panel. Thank you.

Objectives

- Respect natural hedging and wildlife when building new developments
- Provide for more allotments in new developments

Objectives

- Utilise public rights of way and local green spaces as biodiversity corridors.
- Developments must encompass SUDS capacity with full investigation of surface water run-off

Built Environment and Heritage

Theme: Take pride in protecting and enhancing our historic built environment

AIMS



Increase connectivity between areas of the town and beyond via network of footpaths and cycle routes



Improve the quality and appeal of the public realm

We are keen to hear what you feel needs to be done to achieve these 'aims', which have been developed from questionnaires completed. Below is some example 'objectives' suggested at workshops held in September. Please add a green dot if you agree with an objective or a red dot if you disagree in the space provided below. Please add any other objectives you think will help achieve the aims on the Post-It notes on the table in front of this panel. Thank you.

Objectives

- Provide shared surfaces in town centre
- Enhance the town trails and heritage trails
- Ensure paths are adequate width for mobility scooters and double-buggies

Objectives

- Facilitate proper use of heritage buildings
- Identify places of interest and provide information e.g. biodiversity in DCA Fields

Built Environment and Heritage

Theme: Take pride in protecting and enhancing our historic built environment



Protect and enhance our historical environment and heritage

AIMS



Make the town centre more pedestrian friendly

We are keen to hear what you feel needs to be done to achieve these 'aims', which have been developed from questionnaires completed. Below is some example 'Objectives' suggested at workshops held in September. Please add a green dot if you agree with an objective or a red dot if you disagree in the space provided below. Please add any other objectives you think will help achieve the aims on the Post-it notes on the table in front of this panel. Thank you

Objectives

- Restore and enhance High St buildings
- Restore Cullompton cinema as a multi-purpose venue
- Secure more heritage grants and investment to improve historic buildings
- Facilitate proper use of heritage buildings

Objectives

- Enable walking, cycling and mobility scooter access to town centre, schools and medical centre from anywhere in town
- Reduce traffic in town centre
- Control parking in town centre

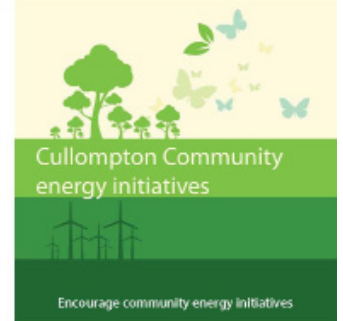
Sustainable Development

Theme: Ensure new developments contribute to the overall sustainability of Cullompton as a town and a community



Increase use of renewable energy

AIMS



Encourage community energy initiatives

We are keen to hear what you feel needs to be done to achieve these 'aims', which have been developed from questionnaires completed. Below is some example 'Objectives' suggested at workshops held in September. Please add a green dot if you agree with an objective or a red dot if you disagree in the space provided below. Please add any other objectives you think will help achieve the aims on the Post-it notes on the table in front of this panel. Thank you

Objectives

- Enable new development for 'smart grid'
- Future development must encompass community energy solutions

Objectives

- Engage citizens for community energy developments
- Look at grant opportunities for community energy projects

Sustainable Development

Theme: Ensure new developments contribute to the overall sustainability of Cullompton as a town and a community

AIMS



Ensure new development has the appropriate infrastructure in place



Ensure new development avoids increasing the risk of flooding

We are keen to hear what you feel needs to be done to achieve these 'aims', which have been developed from questionnaires completed. Below is some example 'Objectives' suggested at workshops held in September. Please add a green dot if you agree with an objective or a red dot if you disagree in the space provided below. Please add any other objectives you think will help achieve the aims on the Post-it notes on the table in front of this panel. Thank you

Objectives

- Enable new development for 'smart grid'
- Plan new development to reduce vehicle use of town centre

Objectives

- Final risk component built in to development agreements
- Ensure clear responsibility for long term maintenance of drainage

People and Housing

Theme: Provide new dwellings to meet a wide range of needs and demands

AIMS



Ensure new housing developments encourage a sense of neighbourhood and community



Encourage alternative forms of housing provision to help widen choice and accessibility

We are keen to hear what you feel needs to be done to achieve these 'aims', which have been developed from questionnaires completed. Below is some example 'Objectives' suggested at workshops held in September. Please add a green dot if you agree with an objective or a red dot if you disagree in the space provided below. Please add any other objectives you think will help achieve the aims on the Post-it notes on the table in front of this panel. Thank you

Objectives

- Establish the desired and measurable mix of housing required
- Determine the appropriate scale of affordable housing for young people
- Ensure easy access to town centre facilities and amenities

Objectives

- Promote self-build
- Attract housing associations with shared ownership schemes

People and Housing

Theme: Provide new dwellings to meet a wide range of needs and demands

AIMS



Increase the housing stock and ensure it offers a wide range of types and choices



Ensure new family housing has adequate garden and parking spaces

We are keen to hear what you feel needs to be done to achieve these 'aims', which have been developed from questionnaire completed. Below is some example 'objectives' suggested at workshops held in September. Please add a green dot if you agree with an objective or a red dot if you disagree. In the space provided below, please add any other objectives you think will help achieve the aims on the Post-It notes on the table in front of this panel. Thank you

Objectives

- Provide rental and shared equity accommodation for young people
- Provide accommodation suitable for the elderly and single people
- Recognising that the town needs middle income families too

Objectives

- Provide a range of family houses, different sizes, with good gardens and good parking
- Ensure parking provision minimums are rounded up to 2 spaces per house

Local Economy and Jobs

Theme: Make Cullompton more business friendly and commercially viable

AIMS



Encourage businesses to move to Cullompton



Foster a positive attitude towards promoting local economic development and attracting inward investment

We are keen to hear what you feel needs to be done to achieve these 'aims', which have been developed from questionnaire completed. Below is some example 'objectives' suggested at workshops held in September. Please add a green dot if you agree with an objective or a red dot if you disagree. In the space provided below, please add any other objectives you think will help achieve the aims on the Post-It notes on the table in front of this panel. Thank you

Objectives

- Develop flexible, easy in and out facilities for businesses
- Create links for start up businesses to larger national parks and incubator business parks on M5 corridor

Objectives

- Encourage local entrepreneurs
- Develop and promote Cullompton's assets e.g. craft trade, farms to pubs, arts and crafts
- Improve M5 access for industrial estates

Local Economy and Jobs

Theme: Make Cullompton more business friendly and commercially viable

AIMS



Protect the town centre's retail function



Develop the town centre's evening economy and facilities, to cater for all ages

We are keen to hear what you feel needs to be done to achieve these 'aims', which have been developed from questionnaire completed. Below is some example 'objectives' suggested at workshops held in September. Please add a green dot if you agree with an objective or a red dot if you disagree. In the space provided below, please add any other objectives you think will help achieve the aims on the Post-It notes on the table in front of this panel. Thank you

Objectives

- Support new retail business in the town centre
- Promote new forms of retailing such as click and collect
- Seek other activities that could be located in the town centre to attract footfall

Objectives

- Encourage businesses to take a flexible approach to opening hours
- Encourage diversity of evening entertainment provision to attract all groups

Highways, Transport and Travel

Theme: Improve accessibility and reduce the impact of the car

AIMS



Up-grade Motorway Junction 28 so as to be fit for purpose



Reduce vehicular traffic in Cullompton town centre

We are keen to hear what you feel needs to be done to achieve these 'aims', which have been developed from questionnaire completed. Below is some example 'objectives' suggested at workshops held in September. Please add a green dot if you agree with an objective or a red dot if you disagree. In the space provided below, please add any other objectives you think will help achieve the aims on the Post-It notes on the table in front of this panel. Thank you

Objectives

- Develop large roundabout at junction 28
- Develop second junction for Cullompton

Objectives

- Provide relief roads both eastern and northern
- Control traffic flow through the town centre
- Create one-way system in town centre

Highways, Transport and Travel

Theme: Improve accessibility and reduce the impact of the car

AIMS



Improve our public transport connections



Extend and improve safe cycle routes

We are keen to hear what you feel needs to be done to achieve these 'aims', which have been developed from questionnaires completed. Below is some example 'objectives' suggested at workshops held in September. Please add a green dot if you agree with an objective or a red dot if you disagree. In the space provided below, please add any other objectives you think will help achieve the aims on the Post-It notes on the table in front of this panel. Thank you.

Objectives

- Integrated policy on transport for town, including parking
- Promote new railway station
- Create transport hub

Objectives

- Produce circular/linear cycle network with many links

Arts, Culture and Tourism

Theme: Broaden the appeal of the town and its cultural activity

AIMS



Support a co-ordinated arts/culture agenda



Encourage arts projects

We are keen to hear what you feel needs to be done to achieve these 'aims', which have been developed from questionnaires completed. Below is some example 'objectives' suggested at workshops held in September. Please add a green dot if you agree with an objective or a red dot if you disagree. In the space provided below, please add any other objectives you think will help achieve the aims on the Post-It notes on the table in front of this panel. Thank you.

Objectives

- Promote Cullompton as a cultural hub
- Develop an open art house/kitso/gallery in the town

Objectives

- Manage billow for advertising (in shape of sheep)
- Develop an open art house/kitso/gallery in the town

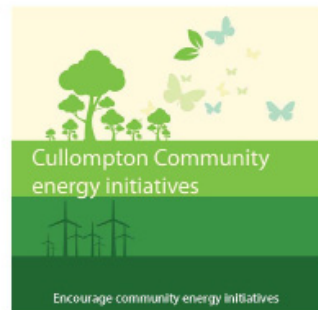
Sustainable Development

Theme: Ensure new developments contribute to the overall sustainability of Cullompton as a town and a community

AIMS



Increase use of renewable energy



Encourage community energy initiatives

We are keen to hear what you feel needs to be done to achieve these 'aims', which have been developed from questionnaires completed. Below is some example 'objectives' suggested at workshops held in September. Please add a green dot if you agree with an objective or a red dot if you disagree. In the space provided below, please add any other objectives you think will help achieve the aims on the Post-It notes on the table in front of this panel. Thank you.

Objectives

- Enable new development for 'smart grid'
- Future development must encompass community energy solutions

Objectives

- Engage developer for community energy developments
- Look at grant opportunities for community energy projects

Leisure and Lifestyle

Theme: Provide first class local community facilities

AIMS



Improve access to and the quality of public open spaces



Ensure adequate indoor and outdoor facilities are available in local neighbourhoods

We are keen to hear what you feel needs to be done to achieve these 'aims', which have been developed from questionnaires completed. Below is some example 'objectives' suggested at workshops held in September. Please add a green dot if you agree with an objective or a red dot if you disagree. In the space provided below, please add any other objectives you think will help achieve the aims on the Post-It notes on the table in front of this panel. Thank you.

Objectives

- Draw people to open spaces through creative art installations
- Plan footpaths, cycle routes and parking for open spaces

Objectives

- Open space management plan and officer to manage plan
- Install tennis courts and 4 multi-use games areas
- Build a swimming pool

Leisure and Lifestyle

Theme: Provide first class local community facilities
AIMS



Improve access to post-16 learning facilities



Develop sustainable community facilities

We are keen to hear what you feel needs to be done to achieve these 'aims', which have been developed from questionnaires completed. Below is some example 'objectives' suggested at workshops held in September. Please add a green dot if you agree with an objective or a red dot if you disagree. In the space provided below, please add any other objectives you think will help achieve the aims on the Post-It notes on the table in front of this panel. Thank you

Objectives

- Expand youth centre provision
- Expand adult education within community
- Improve signposting to post-16 opportunities and training

Objectives

- Include allocation of interesting sizeable open spaces for play and pleasure in development plans

Community Wellbeing and Services

Theme: Develop community-based services
AIMS



Ensure services develop to meet local needs



Continue to improve community resilience and find new models to sustain and improve the delivery of services by the community

We are keen to hear what you feel needs to be done to achieve these 'aims', which have been developed from questionnaires completed. Below is some example 'objectives' suggested at workshops held in September. Please add a green dot if you agree with an objective or a red dot if you disagree. In the space provided below, please add any other objectives you think will help achieve the aims on the Post-It notes on the table in front of this panel. Thank you

Objectives

- Encourage communities to take on provision and management of community facilities
- Cullompton to become a dementia friendly town and community

Objectives

- Encourage community self-help and community enterprise
- Create 'chairs' club to co-ordinate activities of different groups with shared interests/goals

Community Wellbeing and Services

Theme: Develop community-based services
AIMS



Encourage the involvement of young people as part of the community



Establish a quality social media and communication strategy

We are keen to hear what you feel needs to be done to achieve these 'aims', which have been developed from questionnaires completed. Below is some example 'objectives' suggested at workshops held in September. Please add a green dot if you agree with an objective or a red dot if you disagree. In the space provided below, please add any other objectives you think will help achieve the aims on the Post-It notes on the table in front of this panel. Thank you

Objectives

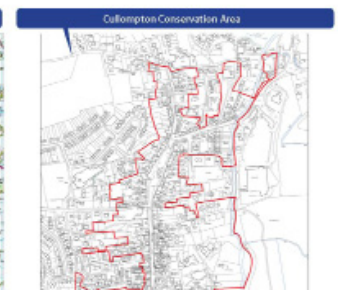
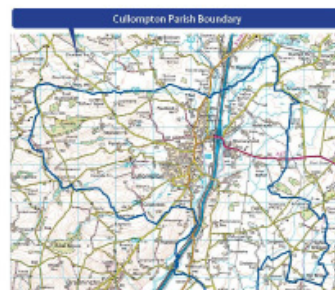
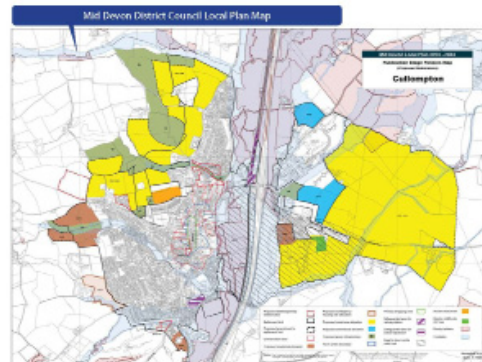
- Youth town councillors
- Encourage youth voice to represent views of young people

Objectives

- Noticeboards on estates as well as internet notice-board
- Electronic display of events in library, school, town hall advertising local groups e.g. Army cadets

Maps

These are the areas, within the parish of Cullompton, being considered for development by Mid Devon District Council. They determine the minimum number of houses but the Neighbourhood Plan can allocate different land and have a say about many aspects of the developments.



Dear Consultee

I would like to take this opportunity to inform you that Cullompton Neighbourhood Plan Steering group have now produced the 1st Consultation Draft Neighbourhood Plan for Cullompton, which can be found on our website.

<http://www.cullomptonneighbourhoodplan.co.uk/>

I would like to emphasise that this draft has 'work in progress' status, and a recent approach from promoters may result in a 'spatial strategy' being produced. The Neighbourhood Plan Steering Group will be considering the 'spatial strategy' in December, ready to consult on it in January/February. We will inform you when this is ready for consultation, including when and where you can view it. This may inform changes to our draft neighbourhood plan before we go out to pre-submission public consultation.

We would appreciate any feedback you give on our draft plan. Therefore, please complete the short survey on the home page of our website once you have read the draft plan. Please feel free to share this information with any contacts you have within the local community. I have also attached a poster publicising that the draft plan is ready for comment, so please feel free display this where you feel it may help to publicise it.

If you have any questions regarding the draft plan, please do not hesitate to contact me.

Kind regards

**Lou Maddocks
Cullompton Neighbourhood Plan Administrator (Tues-Weds)
(01884 38249)**

Dear Colleague

Cullompton Neighbourhood Plan 1st Consultation Draft – Presentation to Neighbourhood Parishes, Tuesday 24th January 2017, 6.30pm, The Hayridge Library, Cullompton

Cullompton Neighbourhood Plan Steering Group would like to invite you and your councillors to a presentation on the 1st Consultation Draft of Cullompton's Neighbourhood Plan. The purpose of this presentation is to inform neighbouring Parishes of the content of our plan and how we see the plan progressing in 2017. I would therefore be grateful if you could forward this email on to whoever you consider to be the appropriate contacts and get back to me, if possible, to let me know how many are interested in attending.

The link to Cullompton Neighbourhood Plan - 1st Consultation Draft can be found here <http://www.cullomptonneighbourhoodplan.co.uk/>

If you require any further information on the Cullompton Neighbourhood Plan, please do not hesitate to contact me.

Kind regards

Lou Maddocks
Cullompton Neighbourhood Plan Administrator (Tues-Weds)
01884 38249

Cullompton Neighbourhood Plan - 1st Draft Consultation survey questions

	Draft questions:
C/TH01	Do you support the proposed parking standards for new houses?
C/EN02	Do you agree with the following areas being designated and protected as local green space: Meadow Lane? Millennium Way Water Meadow? Jubilee Gardens, Willand Road? High Banks?
C/TH03	Do you support pedestrian-priority measures being introduced in the town centre?
C/TH04	Do you support the safeguarding of existing car parking areas in the town centre?
C/TH05	Do you support the introduction of more public art in the town centre?
C/TH06	Do you support the development of more cultural and leisure facilities in the town centre?
C/TH07	Do you support the re-use of Cullompton cinema building for leisure purpose if the opportunity arose?
C/TH08	Do you support the development of evening leisure and social facilities in the town centre?
C/TH09	Do you support the use of side courts in the town centre to extend retailing?
C/WL04	Do you support the development of a Swimming Pool Complex at ?
C/WL05	Do you support the provision of more allotments and community horticulture sites?
C/WL06	Do you support the principle of Cullompton being a more dementia-friendly town?

Cullompton Neighbourhood Plan 1st Draft Consultation – Comments received

Name & Date	Policy referred to (where applicable)	Comment
Cullompton Town Council 01/03/2016		The Plan can't prevent development from happening but it can influence the infrastructure to be provided.
		Need to ensure that developers are conditioned to put in sufficient money/development contributions to support the new development.
		Consider including a policy that provides for the construction of a cycle path from J27 to Cullompton and cycle routes/tracks around the town. Update the Council's multi-use cycle route document.
		Include provision for the railway station within the Plan.
		Sprinter bus service to take people to where they work e.g. Exeter/Sowton industrial estates. Find out what % of the traffic leaving Cullompton in the morning goes to Exeter.
		Consider the added impact that additional traffic has on the town when the M5 is closed and traffic diverted through the town.
		Include, within the Plan policies that encourage renewable energy provision such as solar energy and grey water collection when building new houses.
		Ensure that developers are conditioned to make contributions to a "town bus service", through s.106 Agreement or similar.
		Policies that provide for car parking within the curtilage of new homes and sufficient for the size of the house, based on number of bedrooms.
		Policy that ensures that there is sufficient parking for visitors, delivery vehicles, refuse collection etc.
		Engage with MIDOC re housing needs and affordable housing policies.
		Play areas should be very visible and not tucked away in corners.
Cullompton Town Council 06/03/2016		Define the definition of green space more clearly
		Include policies that protect the local water courses and main rivers. This included the Mill Leat, the leat that flows along Mesador Lane towards the CCA Fields and the leat that runs alongside Millennium Way. Concern that proposed new development will create backwash pollution into the rivers and waterways. Vital that the waterways are protected.
		Look at including the fields at Upton Lake to be preserved as an amenity for the town. (Page 32).
		Concern about the wording of 10.12 - the policy to make Fore Street one-way is too specific as there maybe alternative ways to resolve the traffic problem, can this be reworded?
		10.17 Rewording required as the Town Council only owns St Andrews car park (not Forge Way or Higher Bullring). Also include the Hayridge car park to ensure that this site is protected from development.
		Improved tourist destination signage to encourage visitors into the town centre.
		Attractive feature adjacent to the M5 junction, a talking point, something that motorists will notice when driving past J28. Reflects the distinctiveness of the local area.
		Visitors park in Tesco car park and walk their dogs in the CCA Fields to break their journey, attract these people into the town centre. Signs from the CCA Fields that lead visitors into the main street to use the coffee shops etc.

Name & Date	Policy referred to (where applicable)	Comment
		Transport: links to Tiverton Parkway railway station.
		Superfast Broadband to encourage businesses to set up in Cullumpton.
		Protect the area of land in Tiverton Road formerly occupied by the scout and RACB huts, if cleared this would provide a link through from Tiverton Road to the old cinema building and the rear of High



Town Clerk: Mrs Andy Morris BA(Hons)

**The Town Hall
1 High Street
CULLOMPTON
Devon
EX15 1AB**

**www.cullomptontowncouncil.gov.uk
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Tel: 02984 38249**

Mr A Brunt

September 2016

Dear Mr Brunt

Land at: Former Cullompton Cinema

As part of the Cullompton Neighbourhood Plan, we are seeking to introduce a policy in which applies specifically to a former community asset that many believe still can play a part in community life if the opportunity arises in accordance with the provision of Paragraph 70 of the National Planning Policy Framework.

The policy we have in mind is as follows:

Proposals that enable the re-use of the former Cullompton cinema building for community leisure and or cultural purposes would be supported.

For your information I have reproduced Paragraph 70 of the National Planning Policy Framework.

if you support this proposal or have any other comments to make about this proposal, please can you let me know in writing, letter or email by 30th September 2016.

We would be grateful if you would in any case acknowledge safe receipt of this letter.

Yours sincerely

**Lou Maddocks
Cullompton Neighbourhood Plan Administrator
Cullompton Town Council**

Responses from those affected by Cullompton Neighbourhood Plan Policies

Policy No	Site & Contact	Response	Action taken
C/TH007	Former Cullompton Cinema Site – Anthony Brunt	<p>Email sent to Town Clerk on 12.09.16</p> <p>I acknowledge receipt of your letter dated September 2016 regarding the former Cinema building in Cullompton which I own.</p> <p>I note the policy proposal in your letter. At present I do not have any plans to change the current use of the building.</p> <p>Anthony Brunt</p>	
C/EN02	High Banks - Mary Disney (agent Geoff Wheeler)	<p>Email sent to Town Clerk on 18.09.16</p> <p>I write on behalf of Mrs Disney following your letter from Lou Maddocks of the 2nd September re Land at High Banks.</p> <p>We have as you may be aware been in discussion with the land promoter Mr James Turner for some time regarding the development of land to the east of the M5. Another meeting has been arranged to discuss this further and it would be premature of Mrs Disney to offer a formal response at the moment except to say that she is in principle supportive of the work the Town Council and the Neighbourhood Plan Steering Group are doing to enhance the future development and prosperity of Cullompton and development at J28.</p> <p>We will of course be in touch with a formal response at the appropriate time.</p> <p>Geoff Wheeler (agent of Mary Disney)</p>	
C/EN02	Millennium Way – Water-meadow Richard and John Chard	<p>Email sent to Gordon Guest on 15.09.16</p> <p>As I explained briefly when I spoke to you, this area constitutes the majority of my farmland (approx. 40 acres) and this is used intensively for sheep lambing and rearing and has been done so for many years. It floods periodically in the wet season, but is ideal for the business I operate on it. There are no public rights of way across it.</p> <p>No one seems to be able to explain how this allocation of 'green space' would if at all, effect my land/business so I feel I would definitely like to reschedule our meeting if possible so that you can put my mind at rest that this allocation will not in any way effect my livelihood.</p>	Met with CNPSG Chair and NPA.06.10.16
W1.01	Cullompton Rugby Club – Phil Shere	<p>Email sent to NPA on 11.09.16</p> <p>Thank you for your letter dated 2 September 2016 regarding the National Planning Policy Framework.</p>	Map amended.

Regulation 14 - Local Groups Consulted

Organisation
Age Concern Triverton, Cullompton
Cullompton Community Association
Cullompton Cricket Club
Cullompton Football Club
Cullompton History Group
Cullompton Swimming Pool Campaign
Cullompton Rugby Club
Cullompton Town Team
Culm Valley Children's Centre
Devon Carers
Harcourt Hare
HUG Cullompton
John Tallack Centre
Mid Devon Natural History Society
Persimmon Homes South West
Ramblers
Rethink
Thorne & Carter
Triverton & D Community Transport Assoc.
Upstream
Walronds Preservation Trust
Willie May & Tuckwood

Dear Consultee

NOTICE OF REGULATION 14 PRE-SUBMISSION CONSULTATION

As part of the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, Cullompton Parish Council is undertaking Pre-Submission Consultation on the Pre-Submission Version of the Cullompton Neighbourhood Plan. As a body that we are required to consult, we are hereby seeking your views on the Plan. The Plan can be viewed and downloaded [HERE](#).

The pre-submission consultation runs for a period of six weeks, between 10th October – 21st November 2017. You will find a comments form attached for your comments and representations, which can either be emailed to npa@cullomptontowncouncil.gov.uk or sent by post to:

Lou Maddocks
Neighbourhood Plan Administrator
Cullompton Town Council
The Town Hall
1, High Street
Cullompton EX15 1AB

Cullompton Neighbourhood Plan

NOTICE OF REGULATION 14 PRE-SUBMISSION CONSULTATION

COMMENTS FORM

Your comments will not be taken into account unless your Name and Postcode, Organisation or Body if you are not an individual, are included. All comments will be publicly available on the Cullompton Neighbourhood Plan websites after the consultation period. Comments will be identifiable by name, organisation or body and postcode. All other personal information provided will be protected according to the Data Protection Act 1998 and will not be made available online

Cullompton Neighbourhood Plan and comments forms are also available on the Cullompton Neighbourhood Plan website www.cullomptonneighbourhoodplan.co.uk

Name		
Address		
Postcode		
Email		
Organisation (if applicable)		
Page number	Paragraph number or Policy	Comments

Page number	Paragraph number or Policy	Comments

**Please place your completed form in the box provided or return it to:
**Lou Maddocks, Cullompton Town Council, Town Hall, 1 High Street,
Cullompton EX15 1AB****

**If you have completed the form electronically, please email it to:
npa@cullomptontowncouncil.gov.uk**

Comments must be received by 21st November 2017

Cullumpton Regulation 14 Community Responses – by Policy Order

Ref.	Respondent	Comment	NPSG Decision
General			
4	J Smith 3ind Devon	<i>This is the best display concerning the NP. It seems a great deal of time and energy has gone into it and the result is it is easy to follow and takes into account most of the suggestions from previous consultations.</i>	Note positive comment
6	S Siford	<i>Many thanks for doing this, this plan and the referendum is a very good idea. Many thanks to all involved. My wife and I will certainly be voting for the introduction of the plan. If there's any way in which I can be of assistance, do let me know.</i>	Note positive comment
10	B Johns ECLS 10G	<i>At publication stage, I would welcome a smaller scale map (cheaper than p49) showing existing street names alongside where new roads and buildings are to be built.</i>	Improve maps in Submission Version of the Plan
11	D & M Radford ECLS 16F	<i>One cannot argue with the commendable aspirations for Cullumpton as a whole as well set out in the October 17 Pre-submission plan booklet of 72 pages!</i>	Note positive comment
Planning Context			
14	S Kazer ECLS 2AP	<i>I am pleased to see that sustainability is considered central to the Plan, although how this translates in practice is at times difficult to see. My comments are as follows: 1. Points i-w list the Town Council's beliefs. It is apparent that the Council aims to continue to grow Cullumpton, continuing growth to the west followed to growth to the east. It is unclear just how much growth is involved – e.g. para 3.22 gives a current population of 5000, growing 12% to 2021, an increase of just 1000, which appears to contradict the amount of housing that would be involved. The lack of any sustainable transport measures are also notable – the emphasis is on the M5 with no mention of the railway line – why is that? Surely for a sustainable approach, the importance of the railway line should feature right at the beginning, if the Council is serious about this? 2. Mention of the railway station is not made until 3.10 – surely for a sustainable approach, this should feature earlier? The dominance of cars as transport mentioned in 3.28 is not really surprising without a train station. The issue of traffic volume is again mentioned in 6.5, with the emphasis appearing to be on preventing traffic entering the town centre rather than finding alternative travel solutions. It is good to know (paragraph 3.30) that there is County Council and District Council support for a train station – that support needs to be more than just words though to be sustainable and to deliver. There is mention of support for a train station, but every time traffic is mentioned – the focus is on controlling and managing cars, not on providing a viable alternative. The issue is again considered in section 7 – here the focus is again on cars. It does talk about supporting the railway station – but this is under the main 'improving our Motorway' heading. Brief consideration is given to improving public transport in 7.8-7.10, but it is very much as an after-thought to the main event as regards transport options considered in the document – namely the car. The train station is a huge deal locally – for commuting, for children accessing education post 16, for children and young people seeking independence, for older people to access services. How can a new development be sustainable when cars are the focus for transport and road improvements are the focus of transport improvements? What is Networks Rail's view on the station? 3. paragraph 3.11 talks about local housing need. Please can you link to where the need (and alternatives) has been identified local to Cullumpton for the amount of housing need that the full development to west and east of Cullumpton would deliver (is it the 12% growth to 2021?).</i>	Comments relate to the current description of Cullumpton Today. Consider where and how description needs up-dating or revising

		<p>4. I am pleased to see in 3.12 that any 'garden village' would not be considered a stand-alone village, but be part of the existing settlement. How that will practically be incorporated (e.g. as regards services such as schools) remains to be seen.</p> <p>5. Paragraph 3.13 bullet ii - as part of that connectivity, I would like Culhampton to develop (within reason) as a town in its own right, not a dormitory for Exeter and Taunton. In bullet v, precious to us includes the distinctiveness of the town of Culhampton vs the villages and rural environment - how will that be maintained? How will the character of town, rural and villages be maintained without merging into one?</p> <p>6. paragraph 3.14 - if rural areas are not suitable for development, where do these rural areas start? The new building will encroach on these areas and it is unclear if there is a line to divide the two. Is it the boundary of Culhampton Parish?</p> <p>7. Paragraph 3.19 - flood risk to the east of Culhampton is a significant concern - if house building is to occur in that area please could you specify what work will be done to determine, manage and mitigate existing risk while dealing with the added risk during and post development (taking account of climate change over the required time frame) including issues around SuDS, WFD etc.</p> <p>8. Paragraph 3.24 identifies the importance of Kingsmill to local employment. How would this continue to be supported if the surrounding area is to become effectively a suburb of Culhampton?</p> <p>9. Paragraph 3.33 - what are the plans for secondary schooling if the existing facility is near capacity and the housing stock increases? Similarly, what are the primary school plans?</p>	
15	Harcourt Kerr on behalf of Culhampton Rugby Club	<p>Para. 3.32 - We suggest the wording here is more specific. "Some are reaching capacity" is pretty meaningless and if the population increases the shortage will (and is not likely) to be worse. For example, add Culhampton Rugby Club at Stafford Park is reduced from four to the equivalent of three pitches as housing development not in their control has overrun the adjoining land. The Club previously had use of 20 acres which has now been reduced to 30 acres.</p>	Up-date in the light of additional information
5. Neighbourhood Planning Framework			
Structure of Plan			
21	S Kazer ECLS ZAP	10. Paragraph 4.11 - is the AECOM SEA available please?	Ensure reports are accessible on the website
NP Framework			
Sustainable Development Introduction			
24	S Kazer ECLS ZAP	21. Paragraph 6.2 - reference to the planning aim of increasing renewable energy use. How is this to be achieved through the objectives to increase energy efficiency and controlling the impact of renewable energy? Would it not make sense to include renewable generation (e.g. solar panels) in new builds? Local Plan CL5 is encouraging. Would passive house technology be included?	Note comment
25	Culhampton College	CCC is currently 5 form entry with a pupil admission number of 150. The school took 150 pupils in September 2017 and indications are that in September 2018 it will take 250. An incremental development plan is being worked out to consider how the school could be expanded to move to 8 form entry (1200 pupils) and delivered in phases at 1.1 form entry per year from September 2019. The first FE expansion is planned for delivery for September 2019. The school's increasing popularity and significant development in Culhampton will generate additional secondary age pupils and require this additional capacity; the school does not have capacity to accommodate the increase without a building expansion plan.	Note the capacity constraints at the College and include a reference in the Plan
	Policy SD01		
30	F Todd ECLS 11H	This is vital so not to clog up the High Street etc	Note positive comment
31	C Fox	Neatly endorse. Must not repeat disaster of estate to SW of	Note positive

	ECLS 1Q1B	town, with Swallow Way continuation which puts children and vulnerable at risk of accident. Proper parking provision vital (see later in report)	comment and warning about past mistakes
32	D & M Radford ECLS 1GF	This is the thorny issue for most people which must be decided on as a master plan before major expansion.	Note advice that traffic impact should be an important facet of the masterplan for East Cullampton
33	J May ECLS 1TF	How can you instigate a neighbourhood plan without implementing relief roads to eliminate total gridlock in town centre?	Note comment regarding need for Relief Road
34	Cullampton College	Such expansion will require better road layout in Cullampton as there will be increased traffic through increased numbers getting to school;	Note comment by College regarding constraints of road layout and that more pupils would mean more traffic
	Policy SD02		
35	S Kazer ECLS 2AP	12. Paragraph 6.7 - what route will pedestrians/cyclists from any development to the east of Cullampton take across the M5? Paragraph 6.29 refers to developer funding - will that really deliver everything required/wanted/desired? What if it doesn't?	Note concern regarding cycle links and routes from East Cullampton
36	C Fox ECLS 1Q1B	I still cycle! But hope new routes will be separate from road traffic. Otherwise cyclist are at continued risk, & cause obstructions to free-flow of traffic.	Note desire for separate cycle routes
37	D & M Radford ECLS 1GF	Admirable	Note positive comment
38	Cullampton College	an improved travel plan which enables pupils to walk and cycle safely to school; management of carbon emissions to minimise pollution risks to children's health.	Note desire for safer and less polluted walking and cycling routes to school
	Policy SD03		
39	D & M Radford ECLS 1GF	Admirable	Note positive comment
40	Cullampton College	The CCC expansion plan has been considered in line with a site capacity paper in January 2017.	Consider the implications of the Site Capacity Paper
	Policy SD04		
44	D & M Radford ECLS 1GF	Admirable	Note positive comment
	Policy SD05		
47	D & M Radford ECLS 1GF	Admirable	Note positive comment
	Policy SD06		
48	S Kazer ECLS 2AP	13. Paragraph 6.19 - does Local Plan Policy 5.11 still apply in its entirety? 14. Paragraph 6.21 - has the need and alternative case been proved for the Local Plan Review development type/scale? How does the Garden Village, in terms of increased capacity, fit with that local need and alternatives? What is the need and alternative case for the extension to the existing plans and its increase to the garden village scale? It sounds like houses for Exeter or the wider SW and not to develop and improve the community of Cullampton. 15. Paragraph 6.26 sounds great in practice. However, a developer will be required at some point, and they will want input into the design - they have a bottom line to meet and practical/engineering issues to address. How do we know the design will actually be delivered? How will infrastructure be funded - given the ambitions, it is hard to see a developer funding anywhere near all of it. What developer funded infrastructure is being referred to? e.g. see the comments above on the railway and schools - what will developers actually be required to build and who will build the rest?	Comments relate largely to matters that need to be resolved by MDCC in consultation with the community
49	J Smith	The only difficulty I can see is the wording in relation to the roads	Consider re-wording

	Final Devon	and infrastructure which says, 'as far as possible' this should precede housing development. This seems to give developers a way to evade doing what has been asked of them. We need more 'teeth' to this directive in my opinion.	
50	D & M Radford ECLS 16F	Achievable	Note positive comment
51	Cullompton College	The proposal for the garden village to the east of the M5 could require its own secondary provision either through a standalone secondary or all through school. If there is a smaller amount of settlement in this location than the proposed 5000 dwellings, then this location would not need separate secondary provision and the existing CCT site would be required to meet the future need. As such there could be a need for the school to increase to meet the demand until additional provision is realised to the east.	Note College's concern about capacity Refer comment to DCC/MDDC
53	Lichfields on behalf of Cooke (Allerton Barton Farm)	<p>Mr Cooke's land sits to the south and east of the emerging allocation to the East of Cullompton (Policy Ref: CU17) within the Submission Version of the Mid Devon Local Plan (submitted for Examination in March 2017).</p> <p>Mr Cooke welcomes the Town Council's support for the Garden Village allocation within the draft Neighbourhood Plan (pages 23-25). However, it is considered that the text requires an update to reflect the latest position i.e. the Council's appointment of Hyas as project managers.</p> <p>Our client agrees with Cullompton Town Council and the Neighbourhood Plan Steering Group that there is a need to establish a joined-up approach that ensures that the development will be "genuinely locally led". He further agrees with the principles established in Paragraph 6.26 that the proposals need to be design rather than developer led, should be guided by a phased masterplan and that every effort should be made to integrate and connect the new development to the existing community.</p> <p>In this regard, we have some concerns that the phasing of the development and specifically where development needs to start in order to ensure these principles are adhered to, needs further consideration and the Neighbourhood Plan needs to allow for this. While still under development, Devon County's proposed plans for a new 'Junction 28a' and significant improvements to Junction 28 are well documented. The latest plans (see extract at Annex 1) show both of these proposals connecting to land to the south of Honiton Road. However, the housing allocation within the emerging Local Plan Review (see Annex 2) will see the first phases of the Garden Village development primarily located to the north of Honiton Road away from these proposed improvements as well as being removed from existing facilities within the village.</p> <p>Our client is of the view that the incongruity between the proposed infrastructure improvements and the proposed location of development will mean that the ability to meet the requirements of Para 6.26 and Policies SD06 and SD07 of the Neighbourhood Plan will be seriously compromised. There is also a risk that development will be unviable should it progress too far north in the short term, or there will be an unacceptable pressure on the existing highways network.</p> <p>A more logical approach would be to locate and deliver development in close conjunction with infrastructure delivery, with development phased to grow in a far more organic way. In this regard, Allerton Barton Farm and land to the south of Honiton Road represents the most logical location for a first phase of development given that it sits directly to the east of the safeguarded land for the relief road. These issues will be discussed with both the Council and Hyas as the appointed project managers for the Garden Village over the forthcoming months.</p> <p>The Neighbourhood Plan needs to be in accordance with the Local Plan. However, the Local Plan Review document has not been subject to Examination to date (and is now delayed) and while</p>	Note support for GV and suggestion that Allerton Barton Farm and land to the south of Honiton Road should be the first phase of development. Also note preference for delaying submission of the NP until after the new LP has been adopted

		<p><i>NPPG allows for a neighbourhood plan to be brought forward before an up-to-date Local Plan is in place, in this instance there is a risk that these plans could potentially conflict should proceedings occur before or during Examination i.e. if the area for the proposed allocations in Calington were to change.</i></p> <p><i>It is understood that the Town Council will want to have open and ongoing dialogue with Hyas as project managers and therefore bringing submission in advance of the initial master planning process could represent a missed opportunity.</i></p> <p><i>It is therefore considered that there is merit in slightly delaying the Neighbourhood Plan until further progress has been made with the Local Plan Review and the initial work on the Garden Village has been completed. If this happens it is likely that the Neighbourhood Plan would have greater influence and provide further clarity on the emerging Garden Village concepts and phasing. This will have positive benefits and ensure that the future Garden Village fully meets the community's aspirations. Notwithstanding this view, please find below suggested amendments to the plan as it is currently drafted.</i></p> <p><i>Requested Amendments</i></p> <p><i>Given the importance of the Garden Village designation to the design strategy for Calington overall, it is also considered that thought should be given to delaying submission of the Neighbourhood Plan until the Local Plan Review document has been through Examination.</i></p> <p><i>It is important that the Town Council has further dialogue with Hyas, the Council and the key landowners to establish a full understanding regarding the proposed master-planning process for the Garden Village.</i></p> <p><i>Conclusion</i></p> <p><i>It is considered that progressing the Neighbourhood Plan to submission now is premature given the current progress of the Local Plan Review and the delays in taking this document to Examination. It is therefore considered that submitting the Neighbourhood Plan ahead of the Examination would not be advantageous given the emerging work to bring the Garden Village forward.</i></p> <p><i>The Council's project managers Hyas will be imminently speaking to key stakeholders including landowners and will start to progress the master-planning process for the wider site. Therefore, submitting the Neighbourhood Plan ahead of this process could result in missed opportunities for guiding development at the local level and there would be benefit in slightly delaying the Plan's progression until matters have progressed further with the Local Plan Review and the initial concepts for the Garden Village have been developed.</i></p> <p><i>We would be pleased to discuss with the Town Council in due course the opportunity provided by Mr Cooke's land at Aller Barton Farm to provide part of a logical first phase of the future Garden Village adjacent to the safeguarded relief road / junction improvement land.</i></p>	
54	Lichfields on behalf of Cooke (Allerton Barton Farm)	<p><i>Paragraph 6.22 needs to be updated to reflect the latest work being undertaken by the Council to move the Garden Village development forward including open and continued dialogue with the Council's appointed project managers, Hyas.</i></p>	Consider how to update paras 6.19 – 6.28 to reflect progress
55	Lichfields on behalf of Cooke (Allerton Barton Farm)	<p><i>The first part of paragraph 6.27 states that 'The area that is subject to the masterplan exercise should encompass the nearby floodplain (to the north and east of land allocated in the Local Plan Policy CL7) to ensure that both the negative and positive impacts of the strategic development at East Calington on the floodplain can be properly assessed'.</i></p> <p><i>While there is no objection in principle to this, the area for the master planning process has not been defined to date and should not be restricted in any way at this stage.</i></p>	Consider points made in up-dating supporting text

		<i>This paragraph should be amended as follows: "The area that will be subject to the Garden Village master-planning exercise is yet to be defined but will need to incorporate the areas of floodplain to the north and south to ensure that both the negative and positive impacts of the strategic development at East Cullompton on the floodplain can be properly assessed".</i>	
56	Lichfields on behalf of Cooke (Allerton Barton Farm)	<i>In the context of the above, it is considered that Policy SD06 bullet (vii) should be amended to read: "(vii) ensure there is a co-ordinated approach to achieving the timely delivery of infrastructure in parallel and connected to the delivery of housing development."</i>	Decided not to change the policy criterion
	Policy SD07		
64	C Fox ECLS 1Q18	<i>Ames! Infrastructure cannot wait for housing to be nearly complete. Try to cause as little hold-up to existing residents by efficient 'roadworks'. Bus interchange would be invaluable. However as 'centre' of town moves north, please consider residents in S of town. We have 2 entirely separate bus routes, & it is difficult sometimes to be in the right place for delayed or cancelled buses! Some express services to Exeter would be helpful. Also, could National Express be persuaded to stop here (as Falcon buses do). These need an 'off-road' loading area to stop traffic holdups on route to & from M5.</i>	Note support for bus interchange Refer suggestions regarding bus services to Town Council
65	A Williamson ECLS 1AR	<i>Any prospect of a recycling amenity (tip) as population expanding and 8 miles to nearest facility (+back again) therefore not ecological as much petrol/diesel</i>	Refer matter to Town Council Consider making reference to need in NP
66	G Hipwell ECLS 1NN	<i>Infrastructure must include new doctors and dentists to serve all the new houses</i>	Point noted but decided not to include
67	D & M Radford ECLS 1GF	<i>What happened to the £300,000 feasibility/appraisal/study/report for a new railway station? This is far too long-winded, should have been done by now!</i>	Note frustration at lack of progress on railway station
68	D Ritchie ECLS 2ST	<i>Vital that a relief road is provided. We want to shop without dangers, noise and pollution.</i>	Note opinion that a town centre relief road is considered essential
69	T Hipwell	<i>Lots of new houses but we need more doctors and dentist.</i>	Point noted but decided not to include
70	Cullompton College	<i>As CCC expands to an 8 FE school with 1200 there will be a need for improved infrastructure to meet pupil, parent, staff needs in terms of roads, cycle paths, pedestrian pathways, car parking. This is in particular a safety issue with dangerous exits to roads from the school even at current capacity. This is exacerbated by the building of Aldi and Home Bargains next to the existing school site thereby increasing traffic hugely but without any provision of a pedestrian path from the rear exit of the school and pre-school to the main road. This will become an even more dangerous hazard as the school population grows and exits onto side roads, the main road and congested town centre.</i>	Note concerns about safe travel to school and the need for a pedestrian path from the rear exit of the school and pre-school to the main road Refer comment to TC and MDCC
72	Lichfields on behalf of Cooke (Allerton Barton Farm)	<i>Paragraphs 6.29-6.31 (Infrastructure) It is considered within this section, reference should be made to the proposed junction improvements / new junction being proposed at this section of the M5. These improvements are extremely important to the success of the Garden Village and therefore should be referred to within this section with a cross reference to Policy HT01 (Section 7).</i>	Point noted but decided not to include in SD text
73	Lichfields on behalf of Cooke (Allerton Barton Farm)	<i>Our client agrees with the principle of Policy SD07 i.e. that infrastructure and development must come forward in tandem. However, it is considered that the emerging allocation in Local Plan Policy CL17 will not necessarily achieve this. It is therefore recommended that Policy SD07 be amended to read: "Major development should be phased in tandem with the timely and co-ordinated provision of infrastructure to help support sustainable growth and ensure that an unacceptable strain is not</i>	Point noted but decided not to include in SD text as this is a master-planning matter

		<i>placed on the existing infrastructure. Development at the Garden Village should emanate from the M5 junction improvement areas (which are close to the existing facilities within the town) to ensure sustainable, and logical growth."</i>	
		Highways, Travel and Transport Introduction	
76	Allcock ECLS 1NU	<i>There really should be an overarching priority to ensure that transportation infrastructure projects are completed before other goals are pursued. Without quality transportation links/hubs the other objectives can't be delivered successfully. If the Garden Village project is started for example, ahead of highways improvements, there will be an unquantified number of goods vehicle movements along the Honiton Road which is not capable of such volumes without improvements being undertaken. "Transport is society" – Rudyard Kipling</i>	Note comment regarding need to have adequate transport infrastructure in place to cope with vehicles serving the new development
77	Markham/Smith ECLS 1RP	<i>The need of a relief road through OCA fields this will reduce traffic in the town centre</i>	Note support for Relief Road through OCA Fields
78	D & M Radford ECLS 1GF	<i>Five, yes, admirable, desirable, yes five!</i>	Note positive comment
		Policy HT01	
79	Allcock ECLS 1NU	<i>Signage would help! On the southbound exit slip there are no signs directing travellers to the services. Consequently, many vehicles turn left towards Honiton. I followed an artic' truck last week on Dutch plates. He struggled all the way to Honiton before he stopped, as there is nowhere to safely turn an artic around. I helped him back onto his route. Jnc28 badly limits egress from Kingsmill estate. I hear from my contacts in the transport sector that Gregory's are seriously considering a move away from Culhampton. This would be an employment disaster for Culhampton</i>	Note a NP matter – refer the comment to DCC
81	Markham/Smith ECLS 1RP	<i>The need for urgent work to improve the inadequate junction J28 Culhampton M5</i>	Note comment regarding urgent need to improve junction 28
82	D & M Radford ECLS 1GF	<i>We are to have said new station near future centre of Culhampton, we cannot afford to mess any more with J28 of M5. Glaringly obvious is the need for a new complete uni-directional J28A South of the town to service and compliment the ambitious long-term plan.</i>	Note comment regarding additional junction – but not a NP matter
83	D Ritchie ECLS 2ST	<i>Provide 2 lanes towards town centre rather than wide pavement.</i>	Note comment – but not a NP matter
87	A Brunt 27 Nov 17	<i>Discussions have already taken place with Councillors and Forward Planning Officers of Mid Devon District Council over the proposals to create a major opportunity for self-build housing on land to the North of Little Towns (on the right-hand side of Thornton Road just as it leaves the current built up area.) This type of housing is encouraged by Central Government and enables the Council to fulfil its intentions of providing a mix of housing (see 8.3) for the town as a whole. The current obstacle in pursuing this aim is an almost total embargo on development within the town due to the constraints of the M5 Junction 28 Access. If this project was allowed to proceed on condition that before it commenced the necessary works were undertaken to implement the above traffic proposals and so alleviate the M5 Junction 28 Access problems in line with Policy HT01, then the eventual result once construction begins would be 1 More work (on their own properties and other self-build properties in the estate) for local tradespeople (see 1.2.6) 2 More incentive for young people to build their own house and stay living in Culhampton The effects thereof on the existing draft of the Neighbourhood Plan would be 1 To reduce the percentage of "out commuting" residents (which in itself would help to ease traffic congestion) see 3.23 Local Economy and Jobs</i>	Consider whether this provides additional evidence to support policy

		<i>2 To help re-balance the demographic of the population wherein at present the over 65 age group is predicted to rise at an alarming rate (see 3.21 Housing)</i>	
	Policy HT02		
88	D B M Radford ECLS 16F	<i>Agree, yes</i>	<i>Note positive comment</i>
	Policy HT03		
92	D B M Radford ECLS 16F	<i>yes</i>	<i>Note positive comment</i>
	Policy HT04		
97	D B M Radford ECLS 16F	<i>yes</i>	<i>Note positive comment</i>
	Policy HS01		
	Policy HS03		
	Policy HS04		
102	C Fox ECLS 10(B)	<i>Parking suggestions thoroughly supported!</i>	<i>Note positive comment</i>
103	F Todd ECLS 11H	<i>Was this policy in place when the new houses at top of Culhampton were build? It is so narrow there with all the parked cars</i>	<i>Note criticism of road layout of recent housing development at north Culhampton</i>
104	D B M Radford ECLS 16F	<i>Via a vis the dangerous pavement parking existing on Headweir/Ralsigh areas, also Swallow Way developments chances of a western by-pass route.</i>	<i>Note criticism of pavement parking on some new estates</i>
106	G Fensham ECLS 18U	<i>Please extra off-road parking for cars Really support this proposal as our road are chock a block with cars</i>	<i>Note positive comment</i>
	Policy HS05		
107	D B M Radford ECLS 16F	<i>yes</i>	<i>Note positive comment</i>
	Policy HS06		
109	D B M Radford ECLS 16F	<i>Only provide if these people made to contribute!</i>	<i>Note comment</i>
	Natural and Rural Environment Introduction		
111	D B M Radford ECLS 16F	<i>Five, yes, admirable, desirable, yes five!</i>	<i>Note positive comment</i>
	Policy EN01		
113	S Kazer ECLS 2AP	<i>Paragraph 9.4 - how will you protect and enhance the areas marked on the map should the garden village proceed?</i>	<i>Note concern about impact of GV on local ecology</i>
	Policy EN02		
	Policy EN03		
117	R Bainbridge ECLS 18M	<i>Retaining green space at the lower end of Headweir Road between property 73 & 75. There is no useable green space at the lower end of Headweir Road if this is taken away, kids play on it, it is good for people's wellbeing having the open space and was left as such in the original development plans.</i>	<i>Assess whether land at Headweir Road is eligible to be designated a LGS</i>
118	M Quinn ECLS 18M	<i>The open grassed area in Headweir Road between 75-79 has not been included even though it meets the criteria and is used by the community there</i>	<i>Assess whether land at Headweir Road is eligible to be designated a LGS</i>
120	A Moore ECLS 4CX	<i>My general comment relates to open space, green space, sports facilities, footpaths, cycleways/bridleways. I didn't notice any mention of green infrastructure in the document, although all the above mentioned relate to it. I feel that they could all be pulled together and a fantastic green infrastructure could be formed from existing and future additions. Also, I understand that MDIC put a clean air levy of a few thousand pounds on each new property in the parish (and neighbouring parishes) and have been doing so for quite a few years. Can the neighbourhood plan identify what or how this large and increasing amount of money will be used to address the issue in Culhampton centre?</i>	<i>Consider whether and how to include reference to Green Infrastructure</i>
121	M Savage ECLS 1TH	<i>Possibility of obtaining St Andrews Hill for recreational use with interpretation boards on Roman Fort</i>	<i>Refer suggestion to Town Council</i>

		Town Centre, Heritage and Culture Introduction	
124	M Russell ECLS 2FU	<i>I believe that Cully should have more public toilets</i>	Refer suggestion to Town Council
125	A Ames ECLS 1DU	<i>Reflect heritage (can't read the rest)</i>	Note suggested emphasis – and reference to exhibition material
		Policy TC01	
129	M Savage ECLS 1TB	<i>Make better use of the town archive and commission/promote more books/leaflets on town's history.</i>	Not a NP matter - refer comment to Town Council
		Policy TC02	
		Policy TC03	
133	A Brunt ECLS 1JU	<p><i>Colwynpton is dominated by a main road (formerly the A38) that runs through the centre of the town and from the very early days of road transport this has had a marked impact on the environment.</i></p> <p><i>In the early 1960's a by-pass was created and this subsequently was incorporated into the M5 Motorway when that was created in the 1970's</i></p> <p><i>The effect of the Motorway has been to significantly increase the volume of traffic using Station Road and hence Higher Street, High Street, Fore Street and Easter Hill.</i></p> <p><i>It is noted that the recent upgrading of the waiting restrictions in Fore Street have had a marked improvement in the flow of traffic in this part of the town but has done nothing to alleviate the traffic jams in other areas.</i></p> <p><i>The local environment could be significantly improved if traffic was able to flow freely and traffic queues were avoided yet the main impediments to achieving this are</i></p> <p><i>1 The traffic lights at the junction of Station Road, High St. and Higher St.</i></p> <p><i>2 Traffic travelling towards Easter wanting to turn right into Tiverton Road</i></p> <p><i>It is impractical to install roundabouts at these junctions due to space limitations.</i></p> <p><i>My Proposals are:</i></p> <p><i>1 Close Higher Street to all traffic (except Service Buses) and lay a raised cobbled surface across the road at the end of Higher Street where it joins High Street</i></p> <p><i>2 Direct all traffic from Wilford and also from Higher Street round the new North Eastern Relief Road circulatory system to the roundabout outside the Weary Traveller Inn from where it can easily join the Motorway or head back to the Town Centre via Station Road</i></p> <p><i>3 Prohibit all vehicles (except Service Buses) from entering Tiverton Road. Currently they would be directed through the Longroads Estate but in time could be directed via the Weary Traveller Roundabout, the existing North Eastern Relief and proposed North Western Relief Road</i></p> <p><i>The Effects of these Proposals would be</i></p> <p><i>1 To remove the delays caused by the traffic lights at the top of Station Road</i></p> <p><i>and by waiting traffic at the Tiverton Road / High Street / Fore Street Junction</i></p> <p><i>2 To facilitate a circulatory flow of traffic by making better use of the existing roundabouts on the North Eastern Relief road</i></p> <p><i>The Benefits of these Proposals would be</i></p> <p><i>1 Less air pollution in Station Road, High Street and Fore Street due to streamlined traffic flow and no queues (see 3.28)</i></p> <p><i>2 Less pressure on the M5 Junction 28 access as traffic would no longer be affected by the queues stretching back from the town centre (see 7.7)</i></p> <p><i>3 A better Town Centre environment (see 2.6)</i></p>	This is a traffic management scheme proposal in some detail. It is beyond the scope of the Plan Refer to the Town Council

		<i>All the above are in accordance with the aims of the Plan as stated in 4.3 to 4.6 and in line with Policy SD02 These proposals could be achieved quickly and with minimal cost. More expensive and ambitious schemes could be implemented at a later date but by carrying out these proposals now a quick and effective solution can be found for the immediate future (see 10.22) since it must be appreciated that Policy TC03 will at best take several years to implement.</i>	
	Policy TC04		
	Policy TC06		
135	A Bruton ECLS 1J1	<i>I am fully supportive of the ambitions set out in the Plan for the enhancement of the town centre, yet it must be recognised that these ambitions will only be successful if the facilities are used and well supported. For instance 50 years ago (with far less car ownership and probably only one bus every hour and no late night buses) it was a major event to get into Exeter. Now even if you do not drive there is a bus service every 15 minutes. Even the larger towns are undergoing change and having to adapt, for instance the theatres at Taunton Brewhouse, Ofracombe and Barnstaple have all closed due to lack of support. There is no easy answer and perhaps the best solution would be a major entertainment (and sports) complex served by the Motorway but it would be debatable as to how much this would benefit Cullompton Residents or the local environment. Shopping habits are also changing with the growth of online business</i>	Note support for policy despite doubts
136	B Johns ECLS 1DG	<i>I would have liked more emphasis on building up the role of the town's flagship buildings in its cultural life, namely the Hayridge, Wolrands and church/community centre. As far as I can spot, the document hardly mentions these buildings</i>	These are mentioned in 3.31
	Policy TC07		
138	Cullompton College	<i>As pupil numbers increase so must facilities for young people in the town. A cinema and swimming pool are very much desired by the youngsters along with more interesting shopping and food outlets and other leisure time activities. Failure to build these into the plan may lead to more disaffected attitudes from young people who do not have access to regulated activity.</i>	Note College's point about positive leisure time activities. Include reference to College's view in supporting text
	Policy TC09		
		Local Economy and Jobs Introduction	
140	D B M Radford ECLS 16F	<i>Will naturally flourish over a time if encouraged, provided space and roads, cars, considered.</i>	Note comment regarding the need for infrastructure to support business development
141	Cullompton College	<i>Pupils at CCC have to travel long distances for post 16 education. As well as travel the tendency is for ambitious youngsters to move away from the area when looking for employment. Cullompton needs to attract business and a strong local economy in order to retain the excellent skill base of young people on its doorstep.</i>	Note College's comment for need to attract more local business and jobs include reference to College's view in supporting text
	Policy EJ01		
	Policy EJ02		
143	Harcourt Kerr on behalf of Cullompton Rugby Club	<i>Para. 11.8 - Since the 2013 ELI thinking has been superseded now embraced in the emerging Local Plan. Such allocations are not economically viable so are unlikely to come forward - so should not be allocated</i>	Consider whether reference to ELR in para. 11.8 is still relevant
		Community Wellbeing and Leisure Introduction	
146	J Sutton Webb ECLS 1LD	<i>Yes please! To extending cultural/leisure facilities</i>	Note positive comment
147	Harcourt Kerr on behalf of Cullompton	<i>The box headed "Community Wellbeing and Leisure" mentions swimming and tennis but avoids other sports. We are not sure a paragraph that talks of aims and Objectives should show such bias</i>	Note comment but recognise the objectives were

	Rugby Club	<i>and should be re-worded to reflect wider (and more specific) wellbeing provision.</i>	consulted upon and approved.
	Policy WL01		
148	T Hipwell	<i>Existing recreational spaces must be protected</i>	Note positive comment
149	Harcourt Kerr on behalf of Cullompton Rugby Club	<i>We merely comment that if sites U, T and S are protected that this may be at odds with access arrangements for the Garden Village as envisaged in the emerging Local Plan</i>	Note comment – consider the implications
150	J Sutton Webb ECLS 1LD	<i>The CCA fields should be designated a 'existing recreation space to be protected'.</i>	Decided CCA Fields could not be protected under policy WL01.
	Policy WL02		
153	S Kazer ECLS 2AP	<i>27. Paragraph 22.7 - the loss of the CCA fields would be to the detriment of Cullompton. What alternative provision is there for something on the scale of the CCA fields? There is a lot of text about clubs wanting to expand and relocate but nothing on where/when/how the expansion/relocation may occur. What about those who don't want/can't relocate? Are more roads really the only viable option? What alternative routes for a relief road have been considered and why were they worse than losing something so important to the community? Has this site only been identified because there is limited building here and there is an existing bridge?</i>	Note concerns that all options regarding the Relief road have not been considered
154	F Todd ECLS 1LH	<i>As a frequent user of the CCA fields, both for dog walking and access to Brambleboise surgery and vet etc. I understand that the CCA fields will be divided in half and I do hope the relief road will not pose any danger to dog walkers, of which there are very many. I am amazed that NDDC can ride rough shod over what was gifted to Cullompton town's people.</i>	Note concern
155	S Cagney ECLS 1ES	<i>I was seriously disappointed to hear a discussion regarding the CCA fields between 2 town councillors that disregarded the public opinion. To hear "most people have been bringing on about the CCA but it's just that they don't like change" is not helpful and shows that the town councillors do not actually listen to and support the opinions of the public and people of the town. The CCA fields are the social and recreational core of this town and should be protected at all costs. I have known people to come, not just from Mid Devon, but all over the country to use them. During the school holidays, I spoke with a family who stop in Cullompton on their way home from Cornwall to Wales every year to break the journey, let the children play and have a picnic. Should this not be encouraged? In my belief it is madness to allow planners to plough roads through the heart of the town rather than discuss alternatives</i>	Note objection to the Relief Road going through CCA Fields, which is regarded as a very significant recreation resource for townsfolk and visitors
156	D & M Radford ECLS 16F	<i>With regards to CCA fields, if an eastern by-pass/relief road was built hugging the existing railway line with tree planting, this would be good compromise. The bowls, cricket clubs could be moved sufficiently, so what!!!</i>	Note support for Relief Road close to railway line
157	Cullompton Bowling Club	<i>Details regarding the route of western by-pass through the CCA fields</i>	Note need for more details
158	G Fensham ECLS 1BU	<i>I do not think the people's fields should be used for a new road</i>	Note objection to Relief Road going through CCA Fields
159	D Johnson ECLS 1SY	<i>Concerned about proposed by-pass</i>	Note concern about Relief Road through CCA Fields
160	K Sawatzki ECLS 1QQ	<i>I support strongly this policy and where it states seek to maximise the single uninterrupted area of recreational land to be retained as CCA fields in their current location</i>	Note strong support for policy and criterion (j)
161	P Marshall ECLS 1AN	<i>I am very concerned by DCC lack of interest in preserving one of Cullompton's treasures, namely CCA fields. Every effort should be</i>	Note objection to Relief Road going

		<i>would to find an alternative route for the town by-pass other than spoiling this extremely attractive and well used amenity</i>	through CCA Fields
162	J Cohen	<i>Having this green space is vital for the wellbeing (physical and mental) of my children who both go to school and socialise in Colthrop</i>	Note community asset value of CCA Fields
163	J Sutton Webb ECLS 1LD	<i>Please do not build a road across the CCA fields. It is the only sizeable green space in Colthrop and only dog walking area that does not have livestock.</i>	Note objection to Relief Road going through CCA Fields
165	A Hellier ECLS 1LU	<p><i>There seems to be an assumption that putting a road through the Colthrop Community Association (CCA) Fields will be a relief road for the town. 40 years ago, when the ends of this proposed or suggested road were effectively at the ends of the town (Station Road near the now Weary Traveler and Duke Street / Meadow Lane) it may have worked but now the proposed ends are in the Town and increased traffic will flow both to and from the ends. Traffic projections produced before other alterations such as traffic lights at the A45 /28 give little confidence in any future projections being successful – may be mathematical modelling cannot be applied to a unique situation.</i></p> <p><i>The displacement of vehicles currently parked on these access roads will again add to the off-road parking problems and increased traffic will flow past a sports centre, convenience shop with a traditional park-shop-go approach and fairly near a school and preschool I believe. There also seems to be an assumption that making the Fore Street one-way would somehow solve other problems. What exactly would be the route from one chip shop to the other (and returning) between Cockpit Hill and High Street? There are of course the additional plans for land development that the new road would bring. What plans have been prepared should there be requests for additional development on either side of the Town Leat because access is now possible?</i></p> <p><i>Many towns would do all they could to provide such a unique space as the CCA fields and indeed as it meets and probably exceeds the requirements of:</i></p> <p><i>3.12 v protect everything that is precious to us and promote its recognition and enhancement</i></p> <p><i>3.35 i public spaces that can be used and enjoyed</i></p> <p><i>6.7 ... clear and legible pedestrian routes, and high quality public space, which encourage the activity and continual use of public areas."</i></p> <p><i>8.23 We want plenty of usable and useful public open spaces...</i></p> <p><i>8.24 ... amalgamated into a few larger better equipped expanses of public open space.</i></p> <p><i>9.2 Protect and enhance the natural environment and its biodiversity. Protect natural hedging and wildlife. Utilise public rights of way and local green space as biodiversity corridors. Use "Local Green Space" designation to protect areas of value to the community.</i></p> <p><i>9.4 ... the town of Colthrop is growing. This makes the countryside and those remaining areas of natural environment even more special (that the CCA Fields have been missed from this designation...</i></p> <p><i>9.9 ... "planning policies should protect and enhance public rights of way and access".</i></p> <p><i>Local Green Spaces 9.11 to 9.14 The biggest local green space that encompasses a play area such as many listed, The Colthrop Community Association Fields is somehow missing from the list Why?</i></p> <p><i>12.3 The NPPF (para. 73) says "access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities" (para 74) "existing open space, sports and recreational buildings and land, including playing fields, should not be built on" unless it is certain they are no longer needed.</i></p>	Note support for policy

		<i>12.5. Is now not an opportunity to look beyond the parish boundary and perhaps have a connection from MS 127 to what will effectively become Cullompton East. May be a matching road around the western side of the town. There is an opinion that a by-pass that is contained within the town at such a large cost to the natural environment and convenience to the town centre would have a limited life and another solution would be needed in the near future.</i>	
169	A Brut ECLS 18J	<i>I wish to commend those who have compiled the draft Neighbourhood Plan, it is well reasoned and makes some important points. However, I wish that Planners (and the Government Inspector) had listened in the early 1980's to my suggestion for a North Western Relief Road starting at the Cullompton Hotel. In more recent years development has been allowed in a haphazard manner preventing any relief road from, what was, the Cullompton Hotel (near Padbrook Park) from ever reaching Tiverton Road and I now see it as being very difficult to provide an effective bypass for the Town Centre (without the loss of the much appreciated CCA Fields) unless major works on the Motorway can provide a satisfactory alternative.</i>	Note opinion that the Relief Road will have to go through the CCA Fields
	Policy WL03		
170	D & M Radford ECLS 16F	Free	Note positive comment
171	Harcourt Kerr on behalf of Cullompton Rugby Club	<i>Para. 22.14 We support the tone of this paragraph. We suggest the wording is changed as follows; Cullompton Rugby Club has an immediate requirement to expand as it has continued to attract members and players from aged 6 upwards exceeding 475 making it the largest sporting club in the town. This has recently been augmented by close association with Exeter chiefs in coaching and player aspirations. The Club's facilities are used by local schools and annually held community activities requiring space and car parking. The existing facilities in terms of pitches, training areas, separate junior amenities and the Clubhouse are now inadequate for the future viability of a consistently thriving and expanding Club. Now reduced to three pitches, poor access, inadequate parking and bus manoeuvring areas, as the land previously used immediately adjoining the club has given way housing development in the recent growth of Cullompton. The conflict between residential car, pedestrian and cycle movements and the club related traffic is becoming unsafe. The Club owns the land for one pitch, car park and the clubhouse and has a long-term arrangement for the use of the area of land (7 acres) with a private owner who supports the Club and its aspirations. There is a (private) memorandum of agreement between the owners confirming the wish to work together for the good of the Club. The ownership pattern is shown on Map 20 (but note the ownerships as suggested in the draft are not shown on the draft Map 10)</i>	Consider this comment in the context of the agreed policy approach to the Rugby Club
172	Harcourt Kerr on behalf of Cullompton Rugby Club	<i>Para. 22.15 We suggest the following wording "As there is no suitable or available level land in the vicinity of the existing Club sufficient to restore the number of pitches and increase the facilities to accommodate a modern viable club a case has been made for a complete relocation. In order to assist in the financing of the relocation the Club and the adjoining landowner (pitch 2 – Hill Land as shown on Map 10) have resolved that to sell the land for residential purposes would be the only way to unlock the expansion plan. Furthermore, the two landowners need to work contemporaneously and with one scheme to maximise the returns and see that access and connectivity to the existing town boundaries are sensibly planned. To this end a memorandum of</i>	Consider the implications of including part, or all, of such wording in the context of the agreed policy approach to the Rugby Club

		agreement is in existence between the landowners.	
173	Harcourt Kerr on behalf of Cullompton Rugby Club	Para. 12.16 We do not recognise the first three lines of the paragraph and should not be stated in this form. We suggest: Land in Cullompton for a new facility can be accommodated within the expansion zones within the NP area. The new site should be capable of supporting 6 full sized pitches....	Re-word para. 12.16 if this is not factually accurate, but choose re-wording to reflect the current situation
174	Harcourt Kerr on behalf of Cullompton Rugby Club	Para. 12.17 We suggest changes to read as follows: This Plan recognised the need for CRFC to move to new facilities so as to maintain viability and meet the local demands for sport and allied activities. The Town Council has agreed to support proposals for the development of the existing land and facilities (map 10) for up to 150 dwellings in order to assist in the funding of the relocation. Other land within the NP area supporting up to a further 1200 dwellings may be introduced only if it directly supports the relocation. [Comment: 280 houses within the draft infirms about 25 acres of land but existing facilities only occupies 10 acres; hence 150 houses above. However, if another parcel (for example adjacent to the new facility or from the NW sector) was required to make the relocation viable then this potential should not be excluded (similar to the Swimming Pool policy)] And insert: Policy W103 is supportive of the principles of residential development on the land currently used by the Rugby Club if this enables the Club to relocate provided such development conforms with other relevant policies in the NP and the Local Plan.	Consider re-wording para. to reflect the agreed policy approach to the Rugby Club and the land it uses
175	Harcourt Kerr on behalf of Cullompton Rugby Club	We suggest the policy is fuller (and more consistent with for example the Swimming Pool policy by including more specific parameters) Residential development on the rugby Club site as identified on Map 10 will be supported provided: The development on the area shown on Map 10 shall not exceed 150 dwellings A suitable commercial or community use is identified for the current clubhouse The development is shown to directly enable and is viable so as to enable the relocation of the Rugby Club and its amenities Further land may be taken into account for residential development if, at the time, it is shown to be necessary to enable the relocation provided such development shall not exceed 120 dwellings and the additional number is fully justified by evidence to be optimum to enable the provision A legal agreement to provide such development is in place across the relevant landowners before any development commences	Consider revised policy approach to the Rugby Club and the land it uses
176	Harcourt Kerr on behalf of Cullompton Rugby Club	Map 10 New accurate map provided on attached sheet We comment that the suggestion in the current Map 10 does not include all the land "currently used" by the Club By suggesting this arrangement, the draft plan provides a potential for development to be disjointed from the existing town boundary and this automatically could put it at odds with the Local Plan and certainly results in poor town planning. This would result in piecemeal expansion and not consistent with the basic aspirations of the Neighbourhood Plan. In terms of viability the development of the isolated CRFC would not be sufficient to make a meaningful contribution to the relocation. The owner of the Hill land and CRFC have a private agreement that this is designed to bring the parcels together as and when the opportunity for joint development or planning application arises. We therefore suggest replacement of map 10 showing ownership	Recognise that the current map 10 may not be accurate and ensure that any map included in the Plan is accurate and properly connected to its policy

		<i>and proposed development areas as below</i>	
177	BVM Disney Kia-Ora Farm and Gardens	<p>We are a little surprised that the "Disney Land" (or Kia-ora) as shown on the attached plan is not included in the draft Neighbourhood Plan given the conversations and meetings we have had with both the club and with the MPSE et al. (email, letter and plan attached).</p> <p>We have also discussed with CDFC (in conjunction with a Promoter) offering land for an additional pitch as an alternative to the pitch on land as part of the NWLUE in the short term. We understand that Mid Devon District Council were supportive of this idea "in principle"</p> <p>We feel, given the limited amount of land owned by the club it is critical that additional land is included in the Plan to assist in realising the aspirations of the club with relocating and we would have thought it prudent and beneficial for the "Disney Land" to be included as part of the Plan as this would provide an opportunity for infrastructure costs for the redevelopment of their site for example, to be shared.</p> <p>It is obvious there needs to be a short term as well as a longer-term solution to the needs and aspirations of the club. We feel this should be looked at "in the round" and consider all aspects in a comprehensive way. The "Disney Land" should therefore be included in the Neighbourhood Plan as this has the possibility to assist in achieving this.</p>	Consider the implications of this comment and its impact on the current Policy WL03
	Policy WL04		
180	D B M Radford ECLS 16F	five	Note positive comment
	Policy WL05		
183	D B M Radford ECLS 16F	five	Note positive comment
185	Cullompton College	<p>Currently CCC has an arrangement of shared use of sports facilities in the MDDC leisure centre. As pupil numbers grow between 2018 - 2021 the need for greater use of the leisure centre during the daytime and after school clubs for larger numbers will increase. The leisure centre may not prove to be adequate for the rising 1200 capacity that the school requires. However, there is currently no LA plan for adding to provision for sports and PE in the CCC expansion planning. How will this impact upon the sports facilities overall for Cullompton?</p>	Include reference to the College's concerns in the supporting text
186	A Moore ECLS 4DX	"We wish to encourage the provision of more tennis courts" I hadn't realized there were any in Cullompton - where are they?	Decide no need to include reference to location of existing tennis court(s)
	Policy WL06		
187	Cullompton Bowling Club	Extra detail regarding sports facilities (i.e. bowls) at garden village	Note suggestion of bowls facilities in GV refer comment to MDDC
	Policy WL07		
188	F Todd ECLS 1LH	Will this ever become a reality? It would be a wonderful addition for Cullompton.	Note positive comment
189	A Silverton ECLS 1NI	I would like very much to support the swimming pool campaign. My extended family would definitely make good use of it.	Note support for the campaign
190	D B M Radford ECLS 16F	Why cannot a swimming pool complex be sited near or on existing sports centre, thereby providing use by school and adequate car parking etc?	Note query about the best location for the swimming pool
191	G Fensham ECLS 1BU	Support the new pool for Cullompton, would be good to have a hydrotherapy pool	Note positive comment
192	Harcourt Kerr on behalf of Cullompton Rugby Club	in para. iv replace the word 'minimum' with 'optimum'	Decided not to change after discussion on implications of the suggested change of wording

	Policy WL08		
197	Cullorpton Allotments Association	<i>Bearing in mind the existing waiting list for plots and the growing popularity of gardening and the attendant benefits, we wholly support the provisions set out in these paragraphs and policy and trust that the stated minimum requirement will be adhered to.</i>	Note positive comment
	Policy WL09		
198	D & M Radford ECLS 16F	<i>Free, achievable</i>	Note positive comment

Appendix 23

Cullompton Neighbourhood Plan Review of Health-Check			
	Aspect	Health-Checker's Comment	SG Agreed Action
1	Section 1	<i>Neighbourhood Area designation date should be included within the CNP at Section 1</i>	Include designation date 30th April 2014
2	Section 3	<i>Need to ensure that this section reflects the most up-to-date position with the Mid Devon Local Plan Review, prior to the CNP being submitted for examination.</i>	Up-date section to reflect current situation
3	Section 4	<i>as the Vision, Objectives and Policies are directly related to the evidence in Section 3, that the progression of the CNP as it is read, from evidence to policy, would be assisted by re-positioning Section 4 after Section 2.</i>	Agreed to switch sections
4	Section 5	<i>suggest re-titling this section, 'Vision Themes and Objectives'.</i>	Change title as suggested
5	Policy SD02	<i>A minor point is that it might not always be possible to ensure that such routes benefit from natural surveillance of public areas. As such, we recommend the insertion of 'where possible' after surveillance should be should read 'should be'.</i>	Add 'wherever possible'
6	Policy SD04	<i>Mid Devon's Expression of Interest refers to this area as Garden Village to the east of Cullompton. The same area is also referred to as the Cullin Garden Village or the Garden Village Initiative. At submission, for the avoidance of doubt and for the sake of clarity, the CNP should use the same terminology as used in the expression of interest. In the interval between now and the submission of the CNP, the CJI should keep in touch with any developments here and if necessary, make adjustments to both text, nomenclature and policy to conform with the latest thinking on this matter.</i>	Amend wording to 'should be'
7	SD06	<i>Mid Devon's Expression of Interest refers to this area as Garden Village to the east of Cullompton. The same area is also referred to as the Cullin Garden Village or the Garden Village Initiative. At submission, for the avoidance of doubt and for the sake of clarity, the CNP should use the same terminology as used in the expression of interest. In the interval between now and the submission of the CNP, the CJI should keep in touch with any developments here and if necessary, make adjustments to both text, nomenclature and policy to conform with the latest thinking on this matter.</i>	Up-date section and ensure terminology is consistent
8	SD06	<i>The two maps on page 22 should each be given a title/reference and should ideally be re-produced at a larger scale.</i>	Enlarge images and provide labels
9	HT02	<i>Although the policy can be said to be consistent with national and local policies it is, however, very generic and lacks local detail.</i>	Review current situation and context and consider whether we can go further in the policy
10	HT03	<i>The accompanying text is headed Improving our Cycle Network. We would suggest that this is a better policy title for HT03.</i>	Change title
11	HT03	<i>We note that paragraph 7.20 states: The Town Council has adopted a Cycle Paths Plan and expects developers to acknowledge this Plan and invest in its implementation. If this is so, then this is a policy item and should be moved from the accompanying text into the policy itself, perhaps to read as follows: 'The Town Council has adopted a Cycle Paths Plan and where feasible and appropriate, developments should acknowledge the Cycle Paths Plan and make provision to assist in its implementation.'</i>	Include statement regarding the Cycle Paths Plan in policy

12	HTD4	<i>We would suggest that the policy reflects Devon County Council position more accurately by inserting 'where reasonable and' before practicable and removing whenever.</i>	Add extra caveat to policy as suggested
13	HSD1	<i>There are aspects of this policy that are unclear in that we are unable to find any evidence that justifies the figure in the policy of 10 or more dwellings. Additional information needs to be provided here to justify the policy.</i>	Consider whether evidence can be strengthened
14	HSD2	<i>it really adds little to existing guidance</i>	Leave policy in as a statement of principle and to emphasise the point
15	HSD3	<i>The reference to Mid Devon Local Plan Review policy S14 (paragraph 8.14) is of little relevance here as this relates to the re-use of rural buildings, whilst this policy restricts itself to properties within the town of Cullampton. The policy does however, reflect an issue of importance to the community and would perhaps benefit from an addition to clause i) so that it reads: 'results in small dwelling units that meet the identified need for smaller properties across all tenures.'</i>	Agree that LP reference is unnecessary as policy relates to town area Accept suggestion for additional wording to i)
16	HSD4	<i>The policy appears not to be in general conformity with the Mid Devon Local Plan Review (DM13) in terms of the number of car parking spaces required from new developments. It also makes no reference to the provision of charging points for electric vehicles, which is a curious omission given the Plan's otherwise sustainable credentials and the fact that the Mid Devon Local Plan Review makes provision of electric vehicle infrastructure a requirement for major developments in Cullampton. Whilst departure from parking standards in the Local Plan is not prohibited per se, for such a policy to be compliant with the Basic Conditions at examination, there will need to be sufficient local evidence to support any divergence. We are not aware of any such evidence and without this, the policy is likely to be questioned at examination.</i>	SG wishes to include policy in submission version Add reference to charging points for electric vehicles
17	HSD4	<i>Paragraph 8.21 of the CMP states that Car ownership shows no sign of decreasing. Policy HSD4 modifies the space requirement of the district policy in the interests of clarity and an overall increase. This first sentence, over the lifetime of the Plan, is debatable at best and increased car ownership and usage will only exacerbate the traffic related issues fulsomely identified elsewhere in the Plan. It seems an inherent contradiction to encourage and make provision for increased car usage, which is in itself unsustainable, in the light of the otherwise sustainable policies in the Plan. In so far as it contradicts emerging policy, it lacks clarity.</i>	SG wishes to include policy in submission version
18	HSD5	<i>Given that several policies in the Mid Devon Local Plan Review deal with this issue and, in some instances, more comprehensively (for example policies CU9, CU12, CU13, CU16 and CU17), there is perhaps a question as to what additional detail is provided here</i>	Delete policy
19	ENW2	<i>Again, it adds little to the Mid Devon Local Plan Review policies, such as policy S2 and policy DM26 which encourage the improvement and extension of public rights of way.</i>	Keep policy in as it refers to the whole network and links improvements to biodiversity gains

20	EN03	<p><i>The following areas (listed below and identified on map 5) are designated as ‘Local Green Spaces’ and protected from development under Local Plan Policy DM24.</i></p> <p><i>However, Mid Devon Local Plan Review policy DM24 only gives Local Green Space (LGS) protection to the seven specific sites listed in paragraph 4.75 of the Mid Devon Local Plan Review, none of which are apparently in the Neighbourhood Plan Area. The sentence needs to be re-phrased as:</i></p> <p><i>“The following areas (listed below and identified on map 5) are designated as Local Green Spaces in accordance with paragraph 77 of the NPPF. The NPPF further advises that local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.”</i></p> <p><i>Furthermore, the Cullompton Neighbourhood Plan Local Green Space report does not provide all the information necessary for an examiner to conclude that the proposed LGS areas meet the three criteria of paragraph 77 of the NPPF, in so far as no detail of site size is included in the table. It is insufficient for examination purposes for the document to state that the area is not an extensive tract of land without providing the actual site area (in hectares) for each of the proposed LGSs. The extent in hectares needs to be included in either/both the table for each site in the Local Green Space report and/or inserted into the descriptions of the proposed designations in paragraph 9.15 of the CNP.</i></p> <p><i>Without prejudice to the forthcoming examination of the CNP, we note that one of the proposed LGS is the area of the Roman forts on St Andrews Hill. This is a scheduled ancient monument and PPG Reference ID: 37-011-20140306 does note that If land is already protected by designation, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space. Also Map 5 suggests that this may also be an extensive tract of land, certainly in comparison to the other proposed designations.</i></p>	<p>Make change to policy introduction as suggested as long it remains in conformity with the NPPF.</p> <p>The details of each site are in the supporting Assessment Report. there is no need to add to the Plan document itself</p> <p>The Roman fort was added after it was nominated by Historic England and after some debate by the SG. It was agreed that it should remain in the Plan as a designated LGS.</p>
21	TC01	<p><i>A map detailing the more important heritage assets would be a useful addition to the policy</i></p>	<p>Consider whether a map can be prepared that would add value to the Plan</p>
22	TC02	<p><i>a more local dimension could be given to the policy.</i></p>	<p>It was decided that this was not possible</p>
23	TC06	<p><i>There is a typo here in that an ‘i’ is missing from facilities. Furthermore, the policy appears incomplete. As such, we are unable to comment further.</i></p>	<p>Correct errors</p>
24	WL01	<p><i>One of the areas listed is the Cullompton Cricket Club ground. We note Devon County Council’s current thinking on this site, in relation to the TCRR and the proposed junction 28a, is that the site may need to be acquired and a compensatory site found elsewhere should the TCRR come to fruition. The policy should make it clear that protection of this site is subject to it not being required for transport related developments.</i></p>	<p>Policy DM24 of the LP Review (referred to in the policy) covers the eventuality that the CC or any other facility may be redeveloped, as long as it is replaced by something equivalent or better</p>
25	WL08	<p><i>we do not think this policy can be quite so prescriptive. We suggest replacing will be expected to show with ‘should seek to demonstrate, where appropriate,’. If not already aware, the Town</i></p>	<p>Change policy wording as suggested to read...</p>

		<i>Council's attention is drawn to the very helpful advice note produced by the Royal Town Planning Institute, entitled 'Dementia and Town Planning'.</i>	<i>'should seek to demonstrate, where appropriate,'</i>
26	Monitor/Review	<i>We consider that this short section, dealing with Monitoring and Review, should be expanded to set out in greater detail how the Town Council, together with MDDC or other partners, will be expected to take a lead in securing the implementation and in what period, of some of the Plan's proposals.</i>	<i>Expand monitoring statement if it reflects a position that the Town Council can commit to</i>
27	Other	<i>the Plan should include a "project plan" for the delivery and implementation of the Plan and its priorities, indicating for example those matters where the Town Council will wish to engage with other parties, including MDDC, on securing the implementation of proposals contained within the Plan.</i>	<i>Considered not necessary as it would become out-of-date (as most project plans and timetables do)</i>
28	Other	<i>the Basic Conditions Statement (BCS) should contain confirmation that MDDC is satisfied that the CNP does not breach, and is compatible with, EU Obligations and Convention rights (within the meaning of the Human Rights Act 1998).</i>	<i>Request such a screening opinion from MDDC and include pertinent quote in the BC Statement</i>

Part 2: Consultation Statement – Statutory and Strategic Consultees

1. Introduction

This Consultation Statement has been prepared by the Cullompton Neighbourhood Plan Steering Group to conform to the legal obligations of the Neighbourhood Planning Regulations 2012.

Section 15(2) of Part 5 of the Regulations sets out what a Consultation Statement should:

- (a) Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan
- (b) Explain how they were consulted
- (c) Summarise the main issues and concerns raised by the persons consulted
- (d) Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan

This Consultation Statement provides an overview of each of the above stages of consultation in accordance with Section 15(2) of Part 5 of the Regulations.

Part 2 of this Consultation Statement summarises the statutory and non-statutory consultation undertaken with relevant statutory bodies and stakeholders, other than those that could be described as being a part of our community, in developing the Cullompton Neighbourhood Plan.

2. Summary of Consultation Approach to Statutory Consultees

It was decided to make the earliest contact those bodies and organisations that are defined as a consultation body under the terms of schedule 1 of the Neighbourhood Plan Regulations 2012. With the help of our consultant and Mid Devon District Council we prepared a contact list of all bodies and organisations that serve or provide services to the parish.

The aims of the Cullompton Neighbourhood Plan consultation process were to:

- 'front-load' the consultation, so that the Plan could be informed by the views of those with an interest in the parish from the earliest stage
- to ensure the neighbourhood planning process was informed by the views and intentions of statutory bodies and stakeholders
- to take fully into account those views and intentions
- meet the requirements of Regulation 14

3. Launch and Initial Communication

The intention to prepare a Cullompton Neighbourhood Plan was first publicised by the local planning authority, Mid Devon DC, following the Town Council's application to have the parish area designated as a Neighbourhood Area in April 2014. The Plan and the neighbourhood planning process was publicly launched in June 2014. In May 2014 correspondence, largely by email, (Appendix A) was sent to 46 bodies and organisations that were thought likely to have an interest in our intentions and outcomes (Appendix B). Apart from informing them of our timetable we invited an early contribution they wish to contribute anything at this early stage in the process. This might include:

- informing us of key strategies, plans and programmes (or elements of them which are of relevance to our parish) of which they think we should be aware
- telling us what they think the Neighbourhood Plan should focus on or help to achieve
- any other comments they wish to make to inform the development of a neighbourhood plan for Cullompton.

3.1 Responses Received

A total of 13 responses were received. A schedule of responses can be found in Appendix C.

3.2 How were the issues and concerns responded to?

All responses received were tabulated and reported to the Steering Group.

4. Evidence Gathering

Information was sought from the following bodies and organisations provided useful feedback and information that contributed toward our evidence base:

- Mid Devon District Council
- Environment Agency
- Devon County Council
- Devon Wildlife Trust

Their response was referred to in the Evidence Report¹ that we have produced as part of the neighbourhood planning process and which was made available to the community via the website. The information received was fully taken account of in analysing the evidence and preparing our draft aims and objectives. It was also made available to the community via the website.

5. Vision, Aims and Objectives

Following a workshop held in September 2014, a draft set of 'aims and objectives' were produced and presented to the steering group for approval on 8th October 2014⁹. The steering group decided that there should be a consultation on these 'aims and objectives' to be held in December 2014, which would be in the form of an exhibition held at the Walronds in Cullompton. Statutory bodies and stakeholders were each emailed to inform them of the consultation exhibition and invited to attend to contribute their views. They were also informed that full exhibition (Appendix 14) could be viewed on-line, where it was also possible to give their views.

5.1 Responses Received

10 responses from statutory stakeholders and consultees were received via email.

5.2 How were the issues and concerns responded to?

All comments and responses received were analysed and cross referenced with the 'aims and objectives'. Suggested amendments to the 'aims and objectives' were then made and reported to the steering group on 20th January 2015, where they were approved.

¹ <http://www.cullomptonneighbourhoodplan.co.uk/Evidence%20Report%20final%20draft%20mar14.pdf>

⁹ <http://www.cullomptonneighbourhoodplan.co.uk/Cullompton%20NP%20Workshop%20Report%20Final%20Sep14.pdf>

6. 1st Draft Plan - Informal Consultation

The draft Plan went through a number of iterations over an extended period of time. In November 2016, it was decided to share the 1st version¹⁴ (dated February 2016) with selected number of strategic stakeholders, (the one's that were most likely to be affected or have an interest in the policy content of the Plan) who were lead to a short survey which asked questions specific to the draft policies within the Plan.

Those consulted were:

- Mid Devon District Council
- Cullompton Town Council
- Devon Wildlife Trust
- Devon County Council

Considered responses were received from:

- Mid Devon District Council
- Cullompton Town Council

A full schedule of responses can be found in Appendix 18.

The responses received from strategic stakeholders were then taken into account, along with analysis from the survey, in the preparation of the regulation 14 Pre-submission version Cullompton Neighbourhood Plan. Informal meetings were then held with Mid Devon District Council so as to ensure that the NP conformed with the emerging Local Plan Review.

¹⁴ [http://www.cullomptonneighbourhoodplan.co.uk/Cullompton%20NP%204th%20draft%20for%20website%20\(1\)-1.pdf](http://www.cullomptonneighbourhoodplan.co.uk/Cullompton%20NP%204th%20draft%20for%20website%20(1)-1.pdf)

7. Sustainability

Mid Devon DC were prime consultees and also assisted consultation and liaison between the Cullompton Neighbourhood Plan Steering Group and statutory bodies including the Environment Agency and Natural England in respect of requirements for a Strategic Environmental Assessment (SEA) and an Appropriate Assessment in regard to EU Habitats Regulations.

7.1 Screening Opinions for Strategic Environmental Assessment and Habitats Regulation Assessment

A screening opinion for Strategic Environmental Assessment was issued by the District Council in December 2015 and consultation was undertaken with statutory bodies by them. A letter was issued by the District Council on 17th December 2015, following this consultation, stating that no formal Strategic Environmental Assessment or would be required for the Plan.

Similarly a screening opinion for an Appropriate Assessment under the Habitats Regulations was issued by the Council in December 2015. Following consultation by the District Council a letter was issued on 17th December 2015 stating that a Habitats Regulation Assessment would not be required for the Plan.

7.2 Strategic Environmental Assessment

Because of uncertainty as to whether the Plan would be allococating a site for a swimming pool, with associated facilitating housing allocation, it was decided by the steering group that an SEA may be required.

With the benefit of a technical support grant, the steering group commissioned a Strategic Environmental Assessment from, specialist consultants, AECOM. Prior to the formal SEA, AECOM produced a draft scoping report¹⁵ and in accordance with the SEA regulations, in March 2017, consulted on the scope of the SEA with Mid Devon District Council, Environment Agency, Natural England and Historic England. Following consultation an SEA Framework for the Cullompton Neighbourhood Plan was established and the first version of the SEA produced in July 2017¹⁶. An up-dated version of the SEA was then produced by AECOM in October 2017.¹⁷

8. Regulation 14 (Pre-submission stage) Consultation

Neighbourhood Plan regulations require that a statutory consultation period of 6 weeks is undertaken by the responsible body on the final draft plan prior to its submission to the Local Authority in advance of their statutory Regulation 16 consultation.

8.1 Drafting the Neighbourhood Plan

When drafting the Neighbourhood Plan policies, the steering group were mindful of the comments made by Mid Devon District Council on the 1st Consultation Version of the Plan to ensure that the emerging policies were not in conflict with the National Planning Policy Framework, were aligned to the Local Development Plan and that they were usable in a Development Management context.

8.2 Who else was Consulted?

Regulation 14 is specific about organisations and stakeholders that should be consulted. The legislation requires that prior to submitting the plan to the local planning authority the qualifying body must:

- publicise it in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area

¹⁵ http://www.cullomptonneighbourhoodplan.co.uk/Cullompton%20NP_SEA%20Scoping%20Report_v1.0_080317.pdf

¹⁶ http://www.cullomptonneighbourhoodplan.co.uk/Cullompton%20NP%20SEA%20Environmental%20Report_v1.0_120717.pdf

¹⁷ http://www.cullomptonneighbourhoodplan.co.uk/Cullompton%20NP%20SEA%20Environmental%20Report_v2.0_101017.pdf

- consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and
- send a copy of the proposals for a neighbourhood development plan to the local planning authority.

8.3 How were they Consulted?

The Pre-submission version of Cullompton Neighbourhood Plan was sent by email to all bodies and organisations on our Statutory consultee list (See Appendix B) thus ensuring we adhered to the requirements of Schedule 1 of the 2012 Regulations. Explanation of what was required for the consultation and the date when responses were required by were included (Appendix A). All consultation responses which received an invalid response message via email were followed up and alternative respondents were obtained. During the course of the consultation the key consultation stakeholders were contacted to enquire whether a response would be made. Reminders were sent 2 weeks prior to the end of the consultation period.

8.4 What did the Consultees say?

A summary of the responses received along with the deliberations of the steering group is set out at Appendix J . It is notable that most of the comments were positive and constructive.

9. Conclusions

In preparing the Cullompton Neighbourhood Plan we have made strenuous efforts to establish and maintain a dialogue with those bodies and organisations covered by Schedule 1 of the Regulations and those other bodies and organisations we have identified as having an interest in our parish.

The views, comments and suggestions received at each stage of the Neighbourhood Plan have been fully considered and have helped to guide and shape the form of the Plan so that it not only reflects what local people wish to see happen for their area but takes account of how we can share future planning and delivery with outside bodies and organisations so as to realise our aims and objectives.

This Consultation Statement and the supporting appendices are considered to comply with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations.

Dear Consultee/Stakeholder

I am writing to inform you that Cullompton Town Council has commenced the process of developing a neighbourhood plan for the town. As you will be aware, neighbourhood plans were introduced by the Localism Act 2011 and provide the opportunity for the local community to set out its own statutory development plan and policies for its area. Mid Devon District Council has formally designated the neighbourhood planning area as the administrative boundary of Cullompton Town Council.

We are following a timetable which we hope will see us having a draft plan ready for submission to Mid Devon District Council by April 2015. We are currently developing our evidence base and holding initial 'discussions' with local people, organisations and other key stakeholders and consultees about their views. You can find out more about our neighbourhood plan and process at www.cullomptonneighbourhoodplan.co.uk.

In order to help us ensure that we are aware of all issues relevant to the development of neighbourhood plan, I would be grateful if you will contact us (by email) should you wish to contribute anything at this early stage in the process. This might include key strategies, plans and programmes (or elements of them in relation to Cullompton) of which you think we should be aware; any views you have on what the Cullompton Neighbourhood Plan should focus on; or any other comments you wish to make to inform the neighbourhood planning process. Your views are welcomed.

If you wish to contribute anything at this stage, please could you do so no later than Friday 20th June, as we would like to finish compiling our initial scoping of the evidence base and key issues by the end of June 2014. If you do not wish to contribute at this stage, there will be other opportunities to raise issues with us during the development of the neighbourhood plan and the 'door remains open' should you wish to contact us.

It would help us if you could confirm the name and contact details of a person within your organisation to whom we should correspond in future.

I look forward to hearing back from you.

Kind regards

Lou Maddocks

**Cullompton Neighbourhood Plan Administrator (Tues-Thurs)
01824 38249**

Appendix B of Part 2 - List of Statutory Consultees - May 2014

Organisation
Active Devon
Blackdown Hills AONB
British Gas
British Telecom
Civil Aviation Authority - Airspace
Civil Aviation Authority - Safety regulation
CPRE
DCMS
DECC
DEFRA
Design Council/CABE
Devon & Cornwall Fire and Rescue
Devon & Cornwall Police - Architectural liason
Devon & Cornwall Police - crime reduction
Devon & Somerset Fire & Rescue Service
Devon & Somerset Fire & Rescue Service
Devon Communities Together
Devon County Council
Devon Footpaths
Devon Local Nature Partnership
Devon Playing Fields Association
Devon Ramblers Association
Devon Wildlife Trust
Devon Wildlife Trust
Devon Wildlife Trust
Disability Information Service
East Devon AONB Partnership
EE
English Heritage
Environment Agency
Environment Agency
Environment Agency
Exeter & Devon Airport Ltd
Exeter City Council
Forestry Commission
Friends of the Earth
Greater Exeter Strategic Plan
Heart of the South West LEP
Highways Agency South West
Highways England
Highways England
Historic England
Homes and Communities Agency
Housebuilders' Federation
Housing Advice Centre
Marine Management Organisation

Organisation
Matford Mews Management
MBNL
Mid Devon CAB
Mobile Operators Association
National Grid
National Trust
Natural England
Natural England South West
Natural England South West (Exeter)
Network Rail Ltd

Statutory Consultee initial responses – May 2014

Consultee	Response
Active Devon	no response
Age Concern Triverton, Dullington	no response
Arts Council	no response
Bramblehaies Surgery	no response
Business Forum Mid Devon	no response
Canal & River Trust (formerly BW)	no response
Community Council of Devon	no response
CPRE	holding email
Dullington Community Association	no response
Dullington Community College	no response
Dullington History Group	no response
Dullington Town Council	no response
Dullington Town Team	Full response
Dullington Traders Association	no response
Dullington Twinning	no response
Dulm Valley Children's Centre	no response
Dulm Valley Integrated Centre for Health	no response
Dulm Valley Leisure Centre	no response
Dulm Valley Sports Centre	no response
DELG	no response
DEMS	no response
DECC	no response
DEFRA	no response
Design Council/CABE	no response
Devon & Somerset Fire & Rescue Service	no response
Devon Carers	no response
Devon CC - Archaeology	no response
Devon CC - Arts/Culture	no response
Devon CC - Countryside	no response
Devon CC - Education	no response
Devon CC - Footpaths & Rights of Way	Full response
Devon CC - Highways	no response
Devon CC - Intelligence	no response
Devon CC - Libraries	no response

Devon CC - Museums	no response
Devon CC - Planning	Full response
Devon CC - Social Services	no response
Devon CC - Waste & recycling	no response
Devon CC - Youth Services	no response
Devon Footpaths	no response
Devon Playing Fields Association	no response
Devon Ramblers Association	no response
Devon Wildlife Trust	no response
Devon Wildlife Trust	interest expressed
Disability Information Service	no response
DT	no response
English Heritage	Full response
Environment Agency	interest expressed
Forestry Commission	no response
Friends of the Earth	no response
Harcourt Hare	interest expressed
Hayridge	no response
Health Advisory Service	no response
Highways Agency South West	Full response
Housebuilders' Federation	no response
Housing Advice Centre	no response
HUG Dullington	no response
Involve Mid Devon	no response
Job Centre Plus	no response
John Tallack Centre	no response
Mid Devon CAB	no response
Mid Devon DC - Access Officer	no response
Mid Devon DC - Arboriculture	no response
Mid Devon DC - Arts/Culture	no response
Mid Devon DC - Assets and Estates	no response
Mid Devon DC - Conservation	Full response
Mid Devon DC - Ec. Dev	no response
Mid Devon DC - Env. Health - Air Quality	no response
Mid Devon DC - Housing	no response
Mid Devon DC - Leisure	no response

Mid Devon DC - Licensing	no response
Mid Devon DC - Localism	no response
Mid Devon DC - Open Space	no response
Mid Devon DC - Play Services	no response
Mid Devon DC - Tourism	no response
Mid Devon Natural History Society	no response
Mid Devon Planning	no response
Mid Devon Planning	no response
MIND	no response
Mobile Operators Association	no response
Natural England South West (Exeter)	Full response
NFU	Full response
Persimmon Homes South West	interest expressed
Police	no response
Ramblers	no response
Rethink	no response
Road Haulage Association	no response
RSPB Exeter & District	no response
Sanctuary Housing association	Full response
Seddons	no response
South West Rivers Association	no response
Sport England	Full response
St Andrews Primary	no response
Stagecoach Buses	no response
Thorne & Carter	no response
Tiverton & D Community Transport Assoc.	no response
Upstream	no response
Walronds Preservation Trust	no response
Willie May & Tuckwood	no response

Appendix D of Part 2 - Aims & Objectives consultation email letter

Dear Stakeholder/Consultee

I am pleased to report that good progress has been made and, following an extended period of consultation, the Cullompton Neighbourhood Plan Steering Group has prepared a set of draft aims and objectives for the Plan. These are being presented to the public at an exhibition that will be held in Cullompton on the following dates:

4th, 5th, 6th, 11th & 12th December, 10.00-12.00noon & 16.00-20.00 each day

Venue: The Walkroads, High Street, Cullompton

You are most welcome to attend and to contribute your own views to what we are sure will be a thoughtful and stimulating process. If however, you are unable to be present on any of the above dates, you are invited to view the exhibition panels at

<http://www.cullomptonneighbourhoodplan.co.uk/> from 4th December. The draft aims and objectives can be viewed and commented on via the website

<http://www.cullomptonneighbourhoodplan.co.uk/Cullompton%20NPP%20Workshop%20Report%20Final%20Sep14.pdf> . The consultation period will end on 31st December 2014.

Thank you for your interest to date. I do hope you will take this opportunity to let us have your views on what the Cullompton Neighbourhood Plan should try to achieve and how.

Should you require further explanation or background information about the Plan or the process we are following do not hesitate to get in touch with me.

Kind regards

Lou Maddocks

**Cullompton Neighbourhood Plan Administrator (Tues-Thurs)
01884 38249**

Appendix E of Part 2 - Aims & Objectives Consultation responses - Statutory Consultees

Consultee	Response
Active Devon	no response
Age Concern Tiverton, Cullampton	no response
Arts Council	no response
Bramblehaies Surgery	no response
Business Forum Mid Devon	no response
Canal & River Trust (formerly BW)	no response
Community Council of Devon	no response
CPRE	holding email
Cullampton Community Association	no response
Cullampton Community College	no response
Cullampton History Group	no response
Cullampton Town Council	no response
Cullampton Town Team	Full response
Cullampton Trailers Association	no response
Cullampton Twinning	no response
Culm Valley Children's Centre	no response
Culm Valley Integrated Centre for Health	no response
Culm Valley Leisure Centre	no response
Culm Valley Sports Centre	no response
DCLG	no response
DCMS	no response
DECC	no response
DEFRA	no response
Design Council/CABE	no response
Devon & Somerset Fire & Rescue Service	no response
Devon Carers	no response
Devon CC - Archaeology	no response
Devon CC - Arts/Culture	no response
Devon CC - Countryside	no response
Devon CC - Education	no response
Devon CC - Footpaths & Rights of Way	Full response
Devon CC - Highways	no response
Devon CC - Intelligence	no response
Devon CC - Libraries	no response
Devon CC - Museums	no response
Devon CC - Planning	Full response
Devon CC - Social Services	no response
Devon CC - Waste & recycling	no response
Devon CC - Youth Services	no response
Devon Footpaths	no response
Devon Playing Fields Association	no response
Devon Ramblers Association	no response
Devon Wildlife Trust	no response
Devon Wildlife Trust	interest expressed
Disability Information Service	no response
DT	no response
English Heritage	Full response
Environment Agency	interest expressed
Forestry Commission	no response
Friends of the Earth	no response

Hayridge	na response
Health Advisory Service	na response
Highways Agency South West	Full response
Housebuilders' Federation	na response
Housing Advice Centre	na response
HUG Cullampton	na response
Involve Mid Devon	na response
Job Centre Plus	na response
John Tallack Centre	na response
Mid Devon CAB	na response
Mid Devon DC - Access Officer	na response
Mid Devon DC - Arboriculture	na response
Mid Devon DC - Arts/Culture	na response
Mid Devon DC - Assets and Estates	na response
Mid Devon DC - Conservation	Full response
Mid Devon DC - Ec. Dev	na response
Mid Devon DC - Env. Health - Air Quality	na response
Mid Devon DC - Housing	na response
Mid Devon DC - Leisure Services	na response
Mid Devon DC - Licensing	na response
Mid Devon DC - Localism	na response
Mid Devon DC - Open Space	na response
Mid Devon DC - Play Services	na response
Mid Devon DC - Tourism	na response
Mid Devon Natural History Society	na response
Mid Devon Planning	na response
Mid Devon Planning	na response
MIND	na response
Mobile Operators Association	na response
Natural England South West (Exeter)	Full response
NFU	Full response
Persimmon Homes South West	interest expressed
Police	na response
Ramblers	na response
Rethink	na response
Road Haulage Association	na response
RSPB Exeter & District	na response
Sanctuary Housing association	Full response
Seddons	na response
South West Rivers Association	na response
Sport England	Full response
St Andrews Primary	na response
Stagecoach Buses	na response
Thorne & Carter	na response
Tiverton & D Community Transport Assoc.	na response
Upstream	na response
Walronds Preservation Trust	na response
Willie May & Tuckwood	na response

Appendix F of Part 2 - 1st Draft Consultation email letter

Dear Consultee

I would like to take this opportunity to inform you that Cullompton Neighbourhood Plan Steering group have now produced the 1st Consultation Draft Neighbourhood Plan for Cullompton, which can be found on our website.

<http://www.cullomptonneighbourhoodplan.co.uk/>

I would like to emphasise that this draft has 'work in progress' status, and a recent approach from promoters may result in a 'spatial strategy' being produced. The Neighbourhood Plan Steering Group will be considering the 'spatial strategy' in December, ready to consult on it in January/February. We will inform you when this is ready for consultation, including when and where you can view it. This may inform changes to our draft neighbourhood plan before we go out to pre-submission public consultation.

We would appreciate any feedback you give on our draft plan. Therefore, please complete the short survey on the home page of our website once you have read the draft plan. Please feel free to share this information with any contacts you have within the local community. I have also attached a poster publicising that the draft plan is ready for comment, so please feel free display this where you feel it may help to publicise it.

If you have any questions regarding the draft plan, please do not hesitate to contact me.

Kind regards

Lou Maddocks
Cullompton Neighbourhood Plan Administrator (Tues-Weeds)
01884 38249

Cullompton Neighbourhood Plan - 1st Draft Consultation survey questions

	Draft questions:
C/TH01	Do you support the proposed parking standards for new houses?
C/EN02	Do you agree with the following areas being designated and protected as local green space: Meadow Lane? Millennium Way Water Meadow? Jubilee Gardens, Willand Road? High Banks?
C/TH003	Do you support pedestrian-priority measures being introduced in the town centre?
C/TH004	Do you support the safeguarding of existing car parking areas in the town centre?
C/TH005	Do you support the introduction of more public art in the town centre?
C/TH006	Do you support the development of more cultural and leisure facilities in the town centre?
C/TH007	Do you support the re-use of Cullompton cinema building for leisure purpose if the opportunity arose?
C/TH008	Do you support the development of evening leisure and social facilities in the town centre?
C/TH009	Do you support the use of side courts in the town centre to extend retailing?
C/WL04	Do you support the development of a Swimming Pool Complex at ?
C/WL05	Do you support the provision of more allotments and community horticulture sites?
C/WL06	Do you support the principle of Cullompton being a more dementia-friendly town?

Appendix G of Part 2 - 1st Draft Consultation responses - Statutory Consultees

Consultee	Response
Active Devon	no response
Age Concern Tiverton, Cullompton	no response
Arts Council	no response
Bramblehaies Surgery	no response
Business Forum Mid Devon	no response
Canal & River Trust (formerly BW)	no response
Community Council of Devon	no response
CPRE	holding email
Cullompton Community Association	no response
Cullompton Community College	no response
Cullompton History Group	no response
Cullompton Town Council	no response
Cullompton Town Team	Full response
Cullompton Traders Association	no response
Cullompton Twinning	no response
Culm Valley Children's Centre	no response
Culm Valley Integrated Centre for Health	no response
Culm Valley Leisure Centre	no response
Culm Valley Sports Centre	no response
DCLG	no response
DCMS	no response
DECC	no response
DEFRA	no response
Design Council/CABE	no response
Devon & Somerset Fire & Rescue Service	no response
Devon Carers	no response
Devon CC - Archaeology	no response
Devon CC - Arts/Culture	no response
Devon CC - Countryside	no response
Devon CC - Education	no response
Devon CC - Footpaths & Rights of Way	Full response
Devon CC - Highways	no response
Devon CC - Intelligence	no response
Devon CC - Libraries	no response
Devon CC - Museums	no response
Devon CC - Planning	Full response
Devon CC – Social Services	no response
Devon CC - Waste & recycling	no response
Devon CC - Youth Services	no response
Devon Footpaths	no response
Devon Playing Fields Association	no response
Devon Ramblers Association	no response
Devon Wildlife Trust	no response

Devon Wildlife Trust	interest expressed
Disability Information Service	no response
DT	no response
English Heritage	Full response
Environment Agency	interest expressed
Forestry Commission	no response
Friends of the Earth	no response
Harcourt Hare	interest expressed
Hayridge	no response
Health Advisory Service	no response
Highways Agency South West	Full response
Housebuilders' Federation	no response
Housing Advice Centre	no response
HUG Cullompton	no response
Involve Mid Devon	no response
Job Centre Plus	no response
John Tallack Centre	no response
Mid Devon CAB	no response
Mid Devon DC - Access Officer	no response
Mid Devon DC - Arboriculture	no response
Mid Devon DC - Arts/Culture	no response
Mid Devon DC - Assets and Estates	no response
Mid Devon DC - Conservation	Full response
Mid Devon DC - Ec. Dev	no response
Mid Devon DC - Env. Health - Air Quality	no response
Mid Devon DC - Housing	no response
Mid Devon DC - Leisure Services	no response
Mid Devon DC - Licensing	no response
Mid Devon DC - Localism	no response
Mid Devon DC - Open Space	no response
Mid Devon DC - Play Services	no response
Mid Devon DC - Tourism	no response
Mid Devon Natural History Society	no response
Mid Devon Planning	no response
Mid Devon Planning	no response
MIND	no response
Mobile Operators Association	no response
Natural England South West (Exeter)	Full response
NFU	Full response
Persimmon Homes South West	interest expressed
Police	no response

Ramblers	no response
Rethink	no response
Road Haulage Association	no response
RSPB Exeter & District	no response
Sanctuary Housing association	Full response
Seddons	no response
South West Rivers Association	no response
Sport England	Full response
St Andrews Primary	no response
Stagecoach Buses	no response
Thorne & Carter	no response
Tiverton & D Community Transport Assoc.	no response
Upstream	no response
Walronds Preservation Trust	no response
Wilkie May & Tuckwood	no response
	no response
	no response
	no response
	no response

Dear Consultee

NOTICE OF REGULATION 14 PRE-SUBMISSION CONSULTATION

As part of the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, Cullompton Parish Council is undertaking Pre-Submission Consultation on the Pre-Submission Version of the Cullompton Neighbourhood Plan. As a body that we are required to consult, we are hereby seeking your views on the Plan. The Plan can be viewed and downloaded [HERE](#).

The pre-submission consultation runs for a period of six weeks, between 10th October – 21st November 2017. You will find a comments form attached for your comments and representations, which can either be emailed to npa@cullomptontowncouncil.gov.uk or sent by post to:

Lou Maddocks
Neighbourhood Plan Administrator
Cullompton Town Council
The Town Hall
1, High Street
Cullompton EX15 1AB

Cullompton Neighbourhood Plan

NOTICE OF REGULATION 14 PRE-SUBMISSION CONSULTATION

COMMENTS FORM

Your comments will not be taken into account unless your Name and Postcode, Organisation or Body if you are not an individual, are included. All comments will be publicly available on the Cullompton Neighbourhood Plan websites after the consultation period. Comments will be identifiable by name, organisation or body and postcode. All other personal information provided will be protected according to the Data Protection Act 1998 and will not be made available online

Cullompton Neighbourhood Plan and comments forms are also available on the Cullompton Neighbourhood Plan website www.cullomptonneighbourhoodplan.co.uk

Name		
Address		
Postcode		
Email		
Organisation (if applicable)		
Page number	Paragraph number or Policy	Comments

Page number	Paragraph number or Policy	Comments

**Please place your completed form in the box provided or return it to:
**Lou Maddocks, Cullompton Town Council, Town Hall, 1 High Street,
Cullompton EX15 1AB****

**If you have completed the form electronically, please email it to:
npa@cullomptontowncouncil.gov.uk**

Comments must be received by 21st November 2017

Cullompton Regulation 14 Statutory Consultees Responses in Policy Order

Ref.	Respondent	Comment	NPSG Decisions
		General	
1	SW Water	<i>Thanks for this the context of which is noted. For information we are fully aware of the major housing allocations/proposals for Cullompton.</i>	Note interest of SW Water
2	Highways England	<i>Thank you for providing Highways England with an opportunity to comment on your pre-submission draft Neighbourhood Plan. As you are aware, we are responsible for operating, maintaining and improving the strategic road network including the M5, and it is in the context of these responsibilities that our comments are made. We note the importance of the operation of M5 junction 28 to future growth in and around Cullompton. As you are aware, we are working with Devon County Council and Mid Devon District Council in the agreement of the necessary transport evidence base to support the Local Plan Review and the identification of required infrastructure improvements. In general terms, we welcome those policies which seek to support development which will lead to improved links and facilities to encourage non-car modes of travel, and which seek to integrate the proposed "garden village" development to the east of the motorway with the existing community. We also welcome those policies which will support a mix of retail, leisure and community facilities, which will all contribute to creating a sustainable community and reducing the need to travel.</i>	Note statement of general support for several policies and the on-going involvement by HE
3	Natural England	<i>We recognise the hard work that has gone in to producing this comprehensive neighbourhood plan for Cullompton and that while the natural environment and green spaces within the parish are recognised as being of value, the major issues concerning your neighbourhood involve development and road infrastructure.</i>	Note NE's concern regarding impact of development and roads
5	Somerset CC Planning	<i>As the Regulations / Act state that a neighbourhood plan 'may not include provision about development that is excluded development' i.e. "county" matters we are not proposing to make representations on your Neighbourhood Plan.</i>	Note that SCC has no comments to make
7	CPRE	<i>CPRE Mid Devon Mid Devon fully supports the aims behind this plan as, if approved, it will provide the people of Cullompton with a chance to assume a measure of control over their own future. Without visibility of any survey returns, at the time of writing, in spite of the time and effort already invested to get to this stage, in order for a smooth ride forward CPRE Mid Devon Mid Devon suggests (and also mentions frequently in the comments) that the final version of this plan would benefit by obtaining further hard facts, over and above any of the opinions that may have been obtained by sampling at consultations. Hard facts will greatly assist the Town Council to drive forward community led plans capable of standing up to robust public scrutiny as well as delivering the future sustainable needs of the community. However, CPRE Mid Devon Mid Devon does acknowledge that the above statement is also a reflection of the current pre-submission stage of the planning process and the state of the local planning legislation, rather than any negative comment on the legitimate aspirations of the Council and residents of Cullompton CPRE Mid Devon Mid Devon offers its support and welcomes the opportunity of further communications / meetings with Cullompton Town Council in order to discuss future options and to answer any questions arising.</i>	Note that CPRE expresses support for the Plan but questions the strength of the "hard" evidence Consider whether more hard facts can be found and used in support of the policies
8	MIDDC	<i>Mid Devon District Council fully supports Cullompton Neighbourhood Plan Steering Group with its preparation of a Neighbourhood Plan. We wish to thank Cullompton Neighbourhood Plan Steering Group for consulting the authority on the Pre-Submission (Regulation 14) Neighbourhood Plan dated October 2017. The following comments are made within the bounds of this formal stage in the plan making process with the intention of assisting the Neighbourhood Plan Steering Group further with the preparation of the plan. Our comments seek to achieve general conformity with the strategic policies of the Mid Devon Local Plan</i>	Consider the matter of timing and submission once the pre-submission version of the NP is agreed.

		<p><i>Review (that is currently subject to its examination).</i></p> <p><i>Within this response we are assuming that submission of the neighbourhood plan will follow the examination / adoption of the Mid Devon Local Plan Review as the plan in its current form has been written to cross refer to it. Comments therefore address conformity with the Local Plan Review. Should the Neighbourhood Plan instead seek to link with policies within the adopted Local Plan it will need adopting to do so and its conformity with it assessed. Should the decision be taken to continue to align with the Local Plan Review timescale, time between now and the Local Plan Review examination could be used to work collectively to address some of the matters set out in the following comments.</i></p> <p><i>In several instances we have identified areas where we advise modification /clarification is required. We do so in order to assist the Steering Group deliver a plan that meets the legal requirements placed upon it and to ensure that policies do not conflict with other plans, respond to the community aspiration behind them and are able to be used as a basis for subsequent development management decisions as part of the development plan once adopted. Where our comments may require that the Culmpton Neighbourhood Plan Steering Group undertakes further work, we are willing to advise further on this should it be requested and consider what further support we might be able to provide.</i></p> <p><i>At examination, a neighbourhood plan will be judged on whether it complies with the Basic Conditions set out in paragraph 8 (2) of Schedule 4B of the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. These are:</i></p> <ul style="list-style-type: none"> <i>a) Having regard to national policies and advice contained in guidance issued by the Secretary of State</i> <i>b) The making of the neighbourhood plan contributes to the achievement of sustainable development</i> <i>c) The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority.</i> <i>d) The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.</i> <i>e) Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.</i> <p><i>Having regard to the Basic Conditions set out above, this document sets out Mid Devon District Council's formal response to this Pre-Submission consultation. This response reiterates many of the comments made previously in relation to conformity issues between the Culmpton Neighbourhood Plan and the Local Plan Review. They are provided in order to enable a robust neighbourhood plan that meets the basic conditions and can be utilised effectively in the determination of applications by officers at Mid Devon District Council.</i></p> <p><i>Please note that the responses relate only to the content published in the Pre-Submission version of the Neighbourhood Plan. Specifically, comments made in relation to the swimming pool complex do not take into account any information on a potential land allocation for housing as this does not currently form part of the plan itself. We are aware that Hyas will provide independent advice to you shortly about this matter and set out options for your consideration. We understand that this is currently being prepared and will be issued by them shortly.</i></p>	
9	Somerset CC	<p><i>The Culmpton Neighbourhood Plan 2025-2033 (CMP) makes no direct references to the topic of noise. Indirect references to noise are made within terms such as amenity and nuisance and these arise in policies SD04, EN01, EN03, EN02 and TCD9.</i></p> <p><i>The County Council Acoustics Specialist hopes these comments are helpful.</i></p>	<p><i>Note that SCC Acoustics Specialist has offered advice and help</i></p>
12	Historic England	<p><i>Many thanks for your Regulation 14 consultation on the draft Culmpton Neighbourhood Plan. Our apologies for not responding before now.</i></p> <p><i>There are in fact relatively few observations we would make, and these can be summarised as follows: —</i></p>	<p><i>Note very positive response</i></p>

		<i>Otherwise, it is only necessary for us to congratulate your community on its progress to date in the preparation of its Plan. We wish it good fortune in the concluding stages.</i>	
13	Eaw Agency	<i>In general we are supportive of the plan; its aspirations, objectives and policies. Nevertheless, we have a couple of recommendations.</i>	Note very positive response
Planning Context			
16	MEHC	<i>The Council notes the qualified support expressed in paragraph 3.12. However, the Neighbourhood Plan Steering Group may wish to reflect on the more explicit support expressed within the letter of 23rd July 2016 submitted as part of the Garden Village Expression of Interest (Appendix B) which was submitted to the Government.</i>	Consider whether it is necessary to go further in expressing support for the GVI in the text
17	DCC Historic Environment	<i>It is suggested that this section could be expanded, under the heading 'Historic Environment'. It is, as inferred later in the plan, the history and heritage of Cullompton that has shaped the town and parish of today. Suggestions for possible expansion of this section are discussed below at Appendix 1.</i>	
18	DCC Historic Environment	<i>Section 3 Cullompton Today could be expanded using the following information: Cullompton is a historic market town and civil parish in the district of Mid Devon and the county of Devon. It lies in the Culto valley about 12 miles north of Exeter. The parish area extends some seven miles along the valley of the River Culto, covering nearly 8,000 acres, with over 8,000 inhabitants (in 2011). The town is first documented as 'Culrotune' in the will of Alfred the Great in AD880 indicating that it was a royal holding at that time but its history stretches back much further with evidence for both prehistoric and Roman activity being found in the area. There was a Roman fort on St Andrew's Hill and finds within the town suggest that Cullompton may have had an associated civilian settlement. It subsequently became the centre of an early medieval royal estate and the location of a Saxon minster church, which is recorded in Domesday Book, 1086. It evolved into a medieval market town, a market being first recorded in 1278. The long plots on either side of High Street and Fore Street are typical burgage plots, although the town is not documented as a borough until the mid 17th century. In the past the town had a thriving economy based on woollen cloth manufacture, then later leather working, paper manufacture and also bell-founding. Today, a large proportion of the town's inhabitants are commuters, but there is still some local manufacturing, including flour and paper mills.</i>	Consider whether to expand the introductory sub-section "Cullompton Today", bearing in mind its purpose is to help justify the policy approach in the Plan and not provide an extensive guide to Cullompton.
19	DCC Historic Environment	<i>Section 3.20 Heritage could be expanded using the following information: The C16 Lane Aisle, for example, in St Andrew's Church is a testament to the town's historic wooden manufacturing industry. The Wolroods together with the Manor House (Grade II*) and Merchant's House (Grade II*) nearby have been described as 'perhaps the finest piece of early 17th century streetscape to survive in any Devon town'. The site of the Roman forts on St Andrew's Hill is a Scheduled Ancient Monument. A Romano-British settlement has been recorded at Shortlands Lane, where earlier features dating to the Iron Age were also recorded The Cullompton Leat dates to at least the early 17th century and once powered several mills along its length. There are also a number of designated and non-designated heritage assets within the wider town and parish. Lower Kings Mills House and Cottage, for example, are both Grade II listed as is King's Mill Bridge. The two cemetery chapels on Tiverton Road are also Grade II listed as are a number of the farmhouses in the area such as Pinesford and Colebrook. Hillersdon House, on the other hand, is Grade II* listed 19th century house set within its own parkland. The contemporary stables are Grade II listed. Nearby, in Hillersdon Wood, are two concentric banks which have been interpreted as the remains of a folly or a prehistoric borrow. A variety of projects could include Heritage trails, tours/talk history of the Wolroods. Think about better access links from the urban area of the town to places of interest such as the Roman forts on St Andrew's Hill. Interpretation boards could be set up nearby as part of a Heritage Trail.</i>	Consider whether to expand the introductory sub-section "Cullompton Today", bearing in mind its purpose is to help justify the policy approach in the Plan and not provide an extensive guide to Cullompton.

		<p><i>The area of the furts is a scheduled ancient monument and should remain an open space. It should be taken into account in relation to the M/NW town expansion.</i></p> <p><i>If you haven't done so already we would advise you to take a look at the Cullampton Extensive Urban Survey report (see link below), which was the result of a project called the Devon Historic Coastal and Market Towns Survey undertaken in 2023. The report gives a good history of the town's development recording its peaks and troughs and its success as a trading centre during the post-medieval period. It also highlights the Historic Urban Character Types of the town most of which are considered to have medium-high heritage significance both above and below ground. If you haven't done so already we would advise you to take a look at the Cullampton Extensive Urban Survey report (see link below), which was the result of a project called the Devon Historic Coastal and Market Towns Survey undertaken in 2023. The report gives a good history of the town's development recording its peaks and troughs and its success as a trading centre during the post-medieval period. It also highlights the Historic Urban Character Types of the town most of which are considered to have medium-high heritage significance both above and below ground.</i></p> <p><i>In terms of the Character of the Built Environment the Cullampton Extensive Urban Survey has identified 14 Historic Urban Character Areas (HUCAs) – Church and environs, Fore Street, Higher Ball Ring, Western back plots, Eastern back plots, Exeter Hill, Higher Street and Station Road, Shortholds Lane, St Andrews Hill, Waterloo and Meadow Lane, Valley-bottom recreational, Valley bottom industrial, St George's Well northern expansion and Western residential expansion. Most of these areas are considered to have medium-high heritage significance both above and below ground.</i></p> <p><i>The Devon County Historic Environment Record (HER) records that the plan area contains the following:</i></p> <p><i>Designated Heritage Assets - 90</i></p> <p><i>Grade I Listed Buildings - 2</i></p> <p><i>Grade II* Listed Buildings - 5</i></p> <p><i>Grade II Listed Buildings - 82</i></p> <p><i>Scheduled Monument - 1</i></p> <p><i>Registered Historic Park/Garden - 0</i></p> <p><i>Locally Listed Assets - 21</i></p> <p><i>Conservation Areas - 2</i></p> <p><i>Assets on the Heritage@Risk Register - 3</i></p> <p><i>Historic Landscape Characterisation indicates that the historic core of the town is surrounded by fields variously laid out in the medieval period, post medieval and modern periods. The earlier fields tend to be characterized by curving hedge banks based on medieval strip fields, while later fields, particularly those laid out in the 18th and 19th centuries have straight boundaries. There are also patches of woodland and areas of parkland, recreation and industry.</i></p> <p><i>Information on the historic monuments and buildings within the parish of Cullampton can be found on The Devon Historic Environment Record (HER). This is available on Heritage Gateway – http://www.heritagegateway.org.uk/gateway/ and also on the Devon County Council Environment Viewer – https://new.devon.gov.uk/historicenvironment/.</i></p> <p><i>Information on Historic Landscape Characterisation can also be found at https://new.devon.gov.uk/historicenvironment/.</i></p> <p><i>The Cullampton Extensive Urban Survey can be found at https://new.devon.gov.uk/historicenvironment/the-devon-historic-environment-record/the-devon-historic-market-coastal-towns-survey/.</i></p> <p><i>The Cullampton Extensive Urban Survey can be found at https://new.devon.gov.uk/historicenvironment/the-devon-historic-environment-record/the-devon-historic-market-coastal-towns-survey/.</i></p>	
27	DCC Historic Environment	<p><i>Suggest you refer here to '50 designated heritage assets' rather than '50 listed buildings'. This will look better to Section 10. Suggestions for possible expansion of this section are discussed below at Appendix 1.</i></p>	Amend wording to para. 3.20

28	DCC Local Transport	<i>The principle of a new station at Cullampton forming part of the Devon Metro network is supported by Devon County Council subject to it being demonstrated to have a compelling business case. Further work is being undertaken to establish that it would have a sufficiently strong business case to help secure the external funding that both a new station and the train service would require. Both of these may be linked to the potential provision of a station at Wellington as one station alone would reduce the strength of the business case for the service.</i>	Consider including a reference in para. 3.30 to DCC's support being conditional on a sufficiently strong business
		<i>5. Neighbourhood Planning Framework</i>	
20	Env. Agency	<i>We support the vision for Cullampton. In particular we welcome the integration of water and other natural environment features into the vision.</i>	Note support for references to 'water' in the vision statement
		<i>Structure of Plan</i>	
22	MDDC	<i>The Draft Cullampton Neighbourhood Plan was subject to A Strategic Environmental Assessment and Habitats Regulation Assessment 'Screening' exercise in December 2015. The report concluded that based on the policies in the plan at the time, it is unlikely that there would be significant effects in relation to the SEA criteria or European sites identified. However, the plan has changed significantly since MDDC provided an initial screening opinion. I note that an SEA has now been prepared, however the screening report needs to be reassessed to reflect the changes made, particularly in relation to any likely impact on the integrity of European sites. This will include a period of consultation with the Environment Agency, Historic England and Natural England allowing sufficient time for them to provide a formal screening opinion.</i>	Note that a revised Plan must go through a screening process by MDDC
		<i>NP Framework</i>	
23	DCC Historic Environment	<i>The small inset map needs a caption, not everyone will recognise this as part of the 1633 Wymdhorn map. The purpose of the map should be clarified. This map along with other historic maps could go in the Heritage section perhaps.</i>	Include a caption to map and re-number maps if it remains in Plan
		<i>Sustainable Development Introduction</i>	
25	Cullampton College	<i>CCC is currently 5 form entry with a pupil admission number of 150. The school took 150 pupils in September 2017 and indications are that in September 2018 it will take 150. An incremental development plan is being worked out to consider how the school could be expanded to move to 8 form entry (1200 pupils) and delivered in phases at 1 form entry per year from September 2019. The first FE expansion is planned for delivery for September 2019. The school's increasing popularity and significant development in Cullampton will generate additional secondary age pupils and require this additional capacity, the school does not have capacity to accommodate the increase without a building expansion plan.</i>	Note the capacity constraints at the College, consider including a reference in the Plan, perhaps related to policy SD07
26	DCC Historic Environment	<i>The final line – 'Natural and Rural Environment' is the heading of the next section 3.17., so needs to be highlighted.</i>	Ensure heading is highlighted in future versions
		<i>Policy SD01</i>	
29	Highways England	<i>We agree that major development will be required to assess and appropriately mitigate their traffic impacts. However, we will also expect developers to assess the impact of development on the A15 and junction 28 as well as the town centre and local road network.</i>	Include reference to Highways England's expectation in the supporting text
34	Cullampton College	<i>Such expansion will require better road layout in Cullampton as there will be increased traffic through increased numbers getting to school;</i>	Note comment by College regarding constraints of road layout and that more pupils would mean more traffic
		<i>Policy SD02</i>	
38	Cullampton College	<i>an improved travel plan which enables pupils to walk and cycle safely to school; management of carbon emissions to minimize pollution risks to children's health.</i>	Note desire for safer and less polluted walking and cycling routes to school
		<i>Policy SD03</i>	
41	DCC Planning	<i>Flood Risk - DCC support this approach to managing flood risk and actively minimising where possible with new developments. NB: No policy number has been attributed to the Flood Attenuation section – we have assumed this should be SD03.</i>	Note support for policy approach Ensure policy has proper heading in future versions

			of the Plan
42	DCC Planning	<i>Flood Risk - Developers should also be encouraged to follow DCC's guidance: Sustainable Drainage Systems: Guidance for Devon https://new.devon.gov.uk/floodriskmanagement/sustainable-drainage/</i>	Include link to DCC's guidance in supporting text
43	Env. Agency	<i>We welcome inclusion of Policy SD03 regarding flood attenuation. For the most part Devon County Council (as Lead Local Flood Authority) would take responsibility for advising on, and reviewing, sustainable drainage schemes. However, where proposals lie within flood risk areas or adjacent to a main river the Environment Agency would still have a role to play.</i>	Include brief reference to roles of DCC and EA
	Policy SD04		
45	Somerset CC	<i>The County Council Acoustics Specialist notes that Policy SD04 includes the statement 'Dwellings should be built whenever possible with the orientation of the principal habitable rooms taking account of passive solar gain and energy efficiency maximised whilst ensuring that the site layout provides acceptable standards of privacy and amenity to all residents'. This policy therefore implies there could be a need to balance seeking energy efficiency when it is at the expense of acoustic benefit. The text associated with this policy might therefore wish to highlight the recent acoustic advice provided in PropG Professional Practice Guidance on Planning & Noise - New Residential Development. This advice can help justify when there is a planning need to adopt special design features to allow housing to be compatible with existing or permitted impacts that might arise from adjoining land uses.</i>	Acoustic considerations should be referred to in supporting text with a reference to the PropG on planning and Noise
46	MIDDC	<i>Does not conform to Local Plan Review strategic policies. The proposed NP Policy requires this to apply to all new development, whereas Policy S9 of the Local Plan Review encourages renewable energy development where there is an acceptable local visual impact. It is recommended that the policy is amended to 'The principles of passive solar design and the use of renewable energy technologies and low energy systems should be considered for all new housing developments'.</i>	Re-word the first sentence of policy SD04 as suggested
	Policy SD05		
	Policy SD06		
51	Cullumpton College	<i>The proposal for the garden village to the east of the M5 could require its own secondary provision either through a standalone secondary or all through school. If there is a smaller amount of settlement in this location than the proposed 5000 dwellings, then this location would not need separate secondary provision and the existing CCC site would be required to meet the future need. As such there could be a need for the school to increase to meet the demand until additional provision is realised in the east.</i>	Note College's concerns about capacity Refer comment to DCC/MIDDC
52	Somerset CC	<i>The County Council Acoustics Specialist notes that Policy SD06 defines a Garden Village initiative and this may result in housing development in areas affected by noise from major roads. As such it may be beneficial that consideration be given so as to avoid any potential development conflict with the objectives of Noise Action Plans drawn up by the relevant highway authorities. Conflict with Noise Action Plans would arise if development fell within the classification of 'Important Areas' as this would trigger the need, and import a burden on the responsible authority to attempt further reduction of the traffic noise impacting on such development.</i>	Refer comment to MIDDC
57	MIDDC	<i>Page 23 - Suggest amendment of the title to 'Garden Village to the east of Cullumpton' to reflect the Expression of Interest submitted to the Government.</i>	Decided not to change the title as suggested
58	MIDDC	<i>Suggest amendment to policy to reflect the Garden Village Expression of Interest. Amend first sentence to 'Proposals to develop a locally led garden village towards the east of Cullumpton are supported'. Suggest amendment to criterion (i) to state 'complement and foster integration between the existing and new settlement areas'. Suggest amendment of criterion (ii) to state 'secure sufficient physical connection between the proposed garden village and the existing town of Cullumpton...' Suggest amendment to criterion (iii) to state 'provide an appropriate range and scale of spaces for businesses to function effectively.' The policy</i>	Decided not to accept the suggested amendments

		<i>criteria as drafted is currently unclear.</i>	
59	DCC Planning	<i>Comments have been provided on behalf of NHS England who have commented that: 'Although it is noted that the GVI is not specifically allocated in the Neighbourhood Plan it is perhaps relevant to comment that the size, and number of residents, at the garden village development (and other developments both East and West of the M5) mean that there will a requirement for additional healthcare facilities. There will not be the required physical capacity at the existing GP practices to deal with the increases in population.'</i>	Note NHS comment regarding additional health facilities Refer comment to MDCC
60	DCC Local Transport	<i>The plan should include reference to delivering suitable infrastructure to access the motorway network and not overburden the local network.</i>	Include reference to infrastructure
61	Historic England	<i>1. Previous correspondence has focussed on whether the Plan intended to allocate sites for development, particularly those related to housing. We note now that confirmation of the Garden Village allocation within the Local Plan process means that there are now no additional housing site allocations proposed. It will therefore be important to address this issue before formal submission of the Plan to Mid Devon District Council.</i>	Note changed context for HE comments
62	Env. Agency	<i>We support your policy SD06 in respect of the Calm Garden Village proposals, which present the opportunity to create an exemplar new community which meets high environmental and sustainability standards.</i>	Note support for policy
	Policy SD07		
63	Highways England	<i>We agree that it will be necessary to ensure the phasing of development is coordinated with the provision of appropriate infrastructure to support that development.</i>	Note HE advice that phasing of development should be "coordinated with the provision of appropriate infrastructure"
70	Cullampton College	<i>As CCC expands to an 8 FE school with 1200 there will be a need for improved infrastructure to meet pupil, parent, staff needs in terms of roads, cycle paths, pedestrian pathways, car parking. This is in particular a safety issue with dangerous exits to roads from the school even at current capacity. This is exacerbated by the building of Aldi and Home Bargains next to the existing school site thereby increasing traffic hugely but without any provision of a pedestrian path from the rear exit of the school and pre-school to the main road. This will become an even more dangerous hazard as the school population grows and exits onto side roads, the main road and congested town centre.</i>	Note concerns about safe travel to school and the need for a pedestrian path from the rear exit of the school and pre-school to the main road Refer comment to TC and MDCC
71	Kentisbeare Parish Council	<i>At our last meeting it was considered that it is vital that a recycling centre is included within the Neighbourhood Plan. Without this the likelihood of fly tipping is bound to increase and become more of a problem. As you know, at the moment the public have to travel to Proboe. We imagine that this will probably be closed to Mid Devon residents following the large-scale development that is planned in this area.</i>	Refer matter to Town Council Make reference to need in NP
74	DCC Planning	<i>Devon County Council understand this objective and would look to deliver infrastructure to appropriately mitigate development impact. However, it should be acknowledged that viability and funding availability can impact on infrastructure phasing. Exploring a wide range of funding sources and funding partners will be helpful to deliver infrastructure in a timely manner and the Town Council are encouraged to play a role in this.</i>	Refer to DCC's point that funding may be an issue and the TC is encouraged to play a role
75	Env. Agency	<i>We are pleased to see that the section regarding infrastructure acknowledges green infrastructure and sewage infrastructure. However, we consider that the text should also refer to flood risk management infrastructure and (linking with policy SD03) water management infrastructure.</i>	Include reference to flood risk and water management infrastructure in the supporting text
		Highways, Travel and Transport Introduction	
	Policy HT01		
80	Highways England	<i>We note policy supporting improvements to junction 28. As previously stated, we continue to work with our partners in developing the necessary transport evidence base to support the Local Plan Review.</i>	Note that HE recognises issue with Junction 28
84	MDCC	<i>Para. 7.4 Suggest adding the following amendment to ensure the Cullampton NP reflects the latest information. 'Mid Devon District Council has been working closely with statutory consultees to ensure emerging</i>	Amend para. 7.4

		<i>proposals for L28 M5 improvements are appropriately designed.'</i>	
85	MEDDC	<i>Mid Devon District Council welcomes the supportive tone of Policy HT02. However, the policy doesn't necessarily add value to the Council's approach given that the overall objective of the policy is fulfilled under the Local Plan Review policy CU19 which is evidenced.</i>	Note support for policy position Consider whether policy is necessary in the light of LP policy CU19
86	Env. Agency	<i>With regard to highways, travel and transport we note the commitment to securing improvements to the M5 junction. With this in mind we can inform you that we have been working with Mid Devon District Council and their consultants to help deliver a junction improvement scheme which will not increase flood risks and seeks ways to reduce flood risks.</i>	Note that Env. Agency is working with MEDDC and consultants on the flood implications of the M5 junction improvements
	Policy HT02		
89	MEDDC	<i>Policy is in conformity with Local Plan strategic policies however the policy is generic and without detail. Consider the added value of the policy option. An alternative option to improve clarity could be allocating the land specifically for a bus station; however, this should be appropriately evidenced.</i>	Decided not to allocate land for a bus station given the evidence implications of doing so – especially as DCC do not have any plans to deliver a new transport interchange
90	DCC Local Transport	<i>The main bus services in Culmpton are the Stagecoach 1/1A/1B, which operate Exeter – Culmpton – Willand – Tiverton. Because they incorporate a number of alternative routes in the town (Longlands Road/Exeter Road, Station Road/Willand Road) and operate as through services, it is unlikely that it would be feasible for all journeys to serve an interchange, as this would entail either omitting part of existing routes, or additional time and resource to include a double-run. As the services are operated on a commercial basis by Stagecoach any changes to the routing would be their decision. The important factor is that the appropriate walking and cycling facilities and routes are there to access a future station. Any formal interchange would need to be financially viable to run including any additional bus services required to access it.</i>	Note DCC's point that an interchange would likely not serve all services Include reference to appropriate walking and cycling facilities and routes in para. 7.10
91	DCC Local Transport	<i>At present DCC do not have any plans to deliver a new transport interchange</i>	Note that DCC do not have any plans to deliver a new transport interchange
	Policy HT03		
93	MEDDC	<i>Last sentence of the policy appears to be incomplete.</i>	Ensure full policy is in the Submission Version of the Plan
95	DCC Local Transport	<i>Long term planning of walking and cycling routes will be best dealt with through a Local Cycling and Walking Investment Plan for the town to a standard that could attract future Government funding. Development of such a plan requires staff or consultant resources which will need funding in the future.</i>	Refer comment to Town Council
96	DCC	<i>Local Transport - Should read "Developers will be expected to address this matter in their Transport Assessment."</i>	Add missing word to policy text
	Policy HT04		
98	MEDDC	<i>Further evidence is required to justify the 2000mm standard. It is recommended that this is discussed with Devon County Council to establish the appropriateness of the 2000mm width. Additional clarity is needed to define 'in association' with new development.</i>	Discuss with DCC Revise policy wording
	Policy HS01		
99	MEDDC	<i>Suggest deletion of '...both at the time of development and well into the future' from paragraph 8.6 given that this is unlikely to be possible.</i>	Re-word final sentence of 8.6
100	MEDDC	<i>The policy is lacking evidence to justify the figure of 10 or more dwellings. The Council also questions the need for development proposals to include a proposed housing mix that is based on an up-to-date local housing needs assessment, which will be maintained by Culmpton Town Council. It is not clear who will undertake this needs assessment and how this will be kept up to date. We suggest that the policy makes clear that this relates specifically to affordable housing needs. The policy also refers to the requirement for sites of 25 dwellings or more to provide at least 10% of all dwellings meeting the requirements of M4 (2)</i>	Consider how better to justify threshold of 10 Consider whether TC should maintain the local housing needs assessment or whether this can be done by others Agreed Policy DM12 is sufficient and therefore

		<i>of the Building Regulations Category 2. This is weaker than current Local Plan Review Policy DM22 which requires sites of 10 houses of more providing 30% of the dwellings built to the Part M4 (2).</i>	second clause could be omitted
	Policy HS02		
101	MEDHC	<i>Conforms to Local Plan Review policies. Additional clarity is needed on what is meant by 'indistinguishable' given that this is broader than the Meeting Housing Needs Supplementary Planning Document which states 'visually indistinguishable'. If this is the policy intention, consider the added value of the policy as it is identical to the policies outline in the Meeting Housing Needs SPD.</i>	A policy in the MP is part of the OPO, guidance in the SPD is not. Agreed 'visually indistinguishable' is a better term
	Policy HS03		
94	MEDHC	<i>Additional clarity is needed in relation to Policy HS03 criterion (i), the policy doesn't currently make clear that this is specific to affordable housing need.</i>	Criterion should apply to all housing
	Policy HS04		
105	MEDHC	<i>Policy not in conformity with the Local Plan Review. Policy weaker than the standards required by Policy DM5 of the Local Plan Review and does not incorporate sufficient flexibility to take into account accessibility of the site, availability of public transport and the type, mix and use of the development.</i>	Consider whether parking requirements are weaker than minimum parking standards for residential in LP policy DM5
	Policy HS05		
108	MEDHC	<i>Consider added value of the policy option given that the overall aims of the policy are met by Local Plan Review policies.</i>	Consider whether policy text can be strengthened to reflect Town Council requirements
	Policy HS06		
110	MEDHC	<i>In addition to the requirement for at least five pitches at North West Colthrop (CU2-CU6), at least 10 additional pitches are required as part of East Colthrop (CU7-CU12). Suggest amendment to the supporting text to reflect this.</i>	Amend text to para. B.2B
		Natural and Rural Environment Introduction	
112	DCC Historic Environment	<i>Farm buildings are also heritage assets, part of a dwindling stock of historic agricultural buildings and often associated with a listed farmhouse. Conversion, where allowed, should be sympathetic to the setting in which the building stands.</i>	Point noted
	Policy EN01		
114	Natural England	<i>You may wish to strengthen the environmental opportunities in your policies through the inclusion of: Biodiversity enhancements Opportunities to incorporate features beneficial to wildlife into development such as priority habitat creation, green roofs, bird and bat boxes should be considered as part of any new development and could be secured through the Neighbourhood Plan policies.</i>	Amend policy regarding biodiversity enhancements to supplement LP Policy DM1
115	Env. Agency	<i>We also support policy EN01 regarding protecting and enhancing the natural environment. Nonetheless, we recommend that the supporting text acknowledges the importance of natural networks in managing water such as water quality and flood risk. We note that floodplain coincides with a number of unconfined wildlife sites.</i>	Include additional supporting text regarding the importance of natural networks in managing water such as water quality and flood risk
	Policy EN02		
116	MEDHC	<i>Consider the added value of policy option. Policy does not take into account the fact that some rights of way may be unsuitable for biodiversity enhancements. In any case, a number of policies including S1, S9 and DM26 encourage the improvement and extension of public rights of way whilst ensuring that biodiversity is protected and where possible, enhanced.</i>	Include 'where appropriate' to take account of rights of way that may be unsuitable for biodiversity enhancements
	Policy EN03		
119	Natural England	<i>You may wish to strengthen the environmental opportunities in your policies through the inclusion of: Green Infrastructure Green Infrastructure can perform a range of functions including improved flood risk management, provision of accessible green space, climate</i>	Include reference to Green Infrastructure

		<i>change adaptation and biodiversity enhancement. Additional evidence and case studies on green infrastructure, including the economic benefits of GI can be found on the National England Green Infrastructure web pages.</i>	
122	MIDDHC	<i>Policy is not in conformity with the National Planning Policy Framework or the Local Plan Review. The NPPF states that 'The Local Green Space designation will not be appropriate for most green areas or open space'. A significant number of proposed Local Green Space designations have been identified within the plan. Additional evidence is therefore required to ensure each proposed designation meets the criteria set out in Paragraph 77 of the NPPF. Of the sites listed, a clearer explanation of why they are demonstrably special to the local community is needed. Clearly, much of the evidence/supporting text currently relates to play areas and not specifically to Local Green Space designations. Consequently, an amendment is suggested to relate the list of areas identified for consideration under Policy DM24 as opposed to Local Green Space policy. In accordance with Paragraph 77 of the NPPF, it is unlikely that the Local Green Space designation will be appropriate for a number of the areas identified.</i>	Review LGS sites and produce separate Assessment Report as supporting evidence Consider relevance and efficacy of LP Policy DM24 for some sites
123	DCC Historic Environment	<i>Green Spaces contribute greatly to the Devon County Council Health and Wellbeing Strategy. The setting, grounds and orchards, of individual historic farmsteads could also be enhanced and linked to green infrastructure/biodiversity networks through the replanting of parkland and orchards. Any remains of medieval fields and associated paths and lanes should be protected and enhanced. The area of the Roman forts on St Andrews Hill, a scheduled ancient monument, is an important open green space in terms of its historic significance, particularly with the north/north-west town expansion. Consideration should be given to better access and interpretation. Suggest this space be added to the list of local green spaces on p42-2 and also to inset box Policy EN03 on p42. Links to the open spaces should be created to ensure ease of access and avoid open spaces being cut off by development.</i>	Assess the merit of including the Roman forts on St Andrews Hill as a local green space as recommended
Town Centre, Heritage and Culture Introduction			
126	DCC Historic Environment	<i>Suggest including under the first heading 'protect and enhance...' a bullet point to include those heritage assets which are currently on Historic England's Heritage at Risk Register. These include The Manor House Hotel, the Roman forts on St Andrews Hill and also the Callumpton Conservation Area.</i>	Should not amend agreed and approved objectives Add reference in para. 10.1 to the 'town centre' and some buildings being considered at risk
127	DCC Historic Environment	<i>Suggest the inclusion of a paragraph regarding heritage trails. There are several boards already up around the town. Such trails can also help connect the urban and rural settings. For example, the Roman finds within the centre of Callumpton can be linked to the presence of the Roman forts on St Andrews Hill. Developers should be asked to include appropriate enhancement of trails within the design of new developments. Suggest the inclusion of a more images of the assets recorded on the Mid Devon local list and listed heritage assets such as the Wolroods. These would help give the town an identity to those who are not familiar with Callumpton. A map showing where some of the more important heritage assets are could also be inserted in this section.</i>	Decided not to include additional detail on heritage assets and initiatives to the introduction
128	Historic England	<i>We are pleased to see an extensive and integrated chapter on the Town Centre, Heritage and Culture. As is known, the town's Conservation Area is on the national Heritage At Risk Register due to a range of physical problems linked to the role and performance of the town centre. Recognising the importance of the town's distinctive historic character and its protection and enhancement will no doubt be a key factor in its successful and sustainable regeneration, and the range of locally informed and tailored policies proposed is therefore most welcome.</i>	Note Historic England support
	Policy TC01		
	Policy TC02		
130	MIDDHC	<i>Conforms to the Local Plan Review policies. However, policy not distinct to</i>	Include greater

		<i>reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared. Objectives are covered by strategic and development management policies in the Local Plan Review.</i>	explanation and justification in the supporting text
	Policy TC03		
131	Highways England	<i>We also note policy, which looks to support a reduction in traffic through the town centre, with the consideration of traffic calming or pedestrian priority measures to make it less attractive as a strategic route. Whilst we acknowledge the reasons behind this policy, the High Street and Fore Street are currently part of a wider network of potential diversion routes for occasions when the M5 is necessarily closed. Unless and until alternative routes may become available we would expect any proposals for such measures to be subject to consultation by Devon County Council to enable any potential impact on the M5 to be considered and addressed.</i>	Note the concern that any measures to slow or reduce traffic on High Street and Fore Street before the Relief Road is provided, could impact the motorway diversion route. This should be discussed with DCC.
132	DCC Local Transport	<i>DCC are happy with this policy but a suitable alternative route must be delivered fast. We would question whether the issue is really about 'through' traffic but about local traffic accessing the M5 junction. The only real option for improving conditions in Fore Street / Exeter Hill is the town centre relief road. There are challenges to address before it can be achieved, and it now needs to be considered alongside the additional M5 junction being proposed as part of the Garden Village long term proposals.</i>	Note support for policy in principle Revise policy
	Policy TC04		
134	MIDDHC	<i>Suggest amendment to the policy to state 'Their use for car parking will be safeguarded and their capacity maintained unless it can be demonstrated that they are no longer needed or suitable alternative provision is made.'</i>	Amend policy as suggested
	Policy TC06		
	Policy TC07		
137	MIDDHC	<i>Consider amending the policy to allocate the land for community uses. This should be appropriately evidenced including the availability and deliverability of the site.</i>	Consider the implications and obligations of the suggestion
	Policy TC09		
139	MIDDHC	<i>Suggested amendment to state 'visitor attraction in the side courts...' to aid clarity.</i>	Amend policy
	Local Economy and Jobs Introduction		
	Policy EJ01		
142	MIDDHC	<i>Suggest amendment to 'Measures that improve access to and from the commercial areas (as identified on map 7) to increase safety of pedestrians'. However, greater clarity on the purpose of the policy is needed.</i>	Decided not to change to policy as suggested
	Policy EJ02		
144	Somerset CC	<i>The County Council Acoustics Specialist suggests that commercial development cannot 'protect residential amenity' within the context of Policy EM2. The County Council Acoustics Specialist suggests that a rewarding be considered such that potential commercial development 'not have adverse impact on residential development'.</i>	Amend policy as suggested
	Community Wellbeing and Leisure Introduction		
145	Sport England	<i>Thank you for consulting Sport England on the above neighbourhood plan. Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important. It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with</i>	Note sources of advice for the planning of sports facilities

		<p>particular reference to Paras 73 and 74. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Planning Policy Statement: 'A Sporting Future for the Playing Fields of England'.</p> <p>Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.</p> <p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 74 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.</p> <p>Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work. If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.</p> <p>Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.</p> <p>In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p>	
	Policy WL01		
151	DCC Local Transport	Whilst DCC are broadly in agreement with this policy there is potential conflict due to the current position in relation to the provision of the ERM and Junction 28a. These issues are discussed in more detail below under policy WL02.	Note broad support but concern about potential conflict with provision of the ERM and Junction 28a
152	DCC	Policy WL01 of the Neighbourhood Plan seeks to protect the sports /	After considering whether

	Education	<p>recreational areas at Culmpton Community College and Willowbank School. It is noted that Policy DM 24 of the Draft Local Plan identifies that certain green spaces should be protected and allows for Neighbourhood Plans to identify further spaces that should be protected. It is recognised that these two areas are valuable for the local community, but the county council considers that they should not be constrained by the protection suggested within the proposed Neighbourhood Plan. Whilst there are currently no proposals for these two sites, the proposal is unnecessarily restrictive and could affect future proposals for education provision. School playing fields are protected under section 77 of the School Standards and Framework Act 1988 and furthermore, given the consultation process which would take place for any proposed development using school playing fields, it is considered that permission would not be granted without suitable mitigation.</p>	<p>section 77 of the 1988 Act provides adequate protection for these recreation resources, decided not to remove school sites from policy</p>
	Policy WL02		
164	MIDDC	<p>Policy does not conform to the strategic policies in the Local Plan Review. The Council recognises that careful consideration will need to be taken in finalising the route for the town centre relief road. Indeed, a public consultation exercise will need to take place before the final route of the road is determined. However, should the relief road be located through the CCA fields, the measures identified in Local Plan Policy CL19 will provide appropriate mitigation. It is considered that Policy WL02 in the Culmpton Neighbourhood Plan may inhibit highway improvement schemes in the event that the relief road needs to be located through the CCA fields. As currently worded several criteria are considered to inhibit the delivery of highway improvements in the event that the final relief road route needs to be located through the CCA fields. The following amendments are therefore suggested:</p> <p>Criterion (a) – This may have a negative impact on addressing flood risk issues by restricting flood flows.</p> <p>Criterion (ai) – Amendment to state ‘have regard to the most sensitive ecological areas and habitats’.</p> <p>Criterion (iv) – Amendment to state ‘maintain as far as possible all current access routes to the fields to facilitate pedestrian access to the CCA fields and minimise the need to traverse any significant traffic routes’</p> <p>Criterion (vi) – This may have a negative impact on addressing flood risk issues by restricting flood flows as a result of boundary treatment such as fencing.</p> <p>Criterion (viii) – Delete criterion and replace with ‘Prepare a management plan in relation to arrangements for the continued provision of sports facilities during construction.</p> <p>Criterion (ix) – Delete criterion. Betterment / improvements cannot be justified in connection with a relief road scheme and would be contrary to S122 of the CR Regulations. Agreement with the CCA as worded is inappropriate as the Association is not the Local Planning Authority and as worded has the potential to ransom the highway scheme. Supporting text could refer to an expectation of consultation with the CCA.</p> <p>Criterion (x) – Delete criterion. Such a commuted sum scheme. It would be contrary to the S122 of the CR Regulations.</p> <p>Criterion (xi) – The Mid Devon Local Plan Review refers to acceptability in terms of flood-risk, not flood risk reduction. (The latter being a more precise and greater level of requirement. There is concern whether a betterment can be justified as a policy requirement.</p>	<p>Re-word the policy so as to conform with the strategic policies in the Local Plan Review</p>
166	DCC Local Transport	<p>Early design proposals suggest that that the ERR will pass through the CCA fields, and J28a may be adjacent to the cricket club. Whilst the alignment/route has yet to be determined, we understand the concerns of the CCA in wanting as minimal an impact as possible on this land. However, the engineering constraints of building the ERR and Junction 28a may result in an undesirable impact upon the CCA and the cricket club. In mitigation of this, and should the Local Authority undertake works to the CCA fields as a result of the ERR, it is proposed that the fields would need to be acquired in which case an appropriate form of compensation would need to be provided.</p>	<p>Note reference to “an appropriate form of compensation would need to be provided” if the Fields need to be acquired Refer to TC and CCA</p>

167	DCC Local Transport	<i>critera (vi) Further clarification of what 'conorouity' means would be helpful here in order to determine in which body any replacement land would be vested if it is provided. DCC's position, if land were to be used for the ERR, would be to either provide new or equivalent land to replace any loss of playing fields or buy the land to allow the community to buy replacement land elsewhere.</i>	Consider adding explanation of what criteria (vi) vesting in the community means
168	DCC Local Transport	<i>critera (x) This follows on from the comments provided above for WLO2 (vi) in that if we have either provided new or equivalent land to replace any loss of playing fields or bought the land to allow the community to buy replacement land elsewhere, the loss of land/ community facility will effectively have been mitigated by the provision of alternative land elsewhere or by a financial payment to purchase land elsewhere. As a result, the use of a commuted sum would not be necessary. We would suggest that WLO2 (vi) and (x) could be combined as they effectively cover the same requirements.</i>	Note that DCC suggest that criteria (x) will not be needed if alternative land is provided. Consider whether to combine criteria (vi) and (x)
	Policy WLO3		
178	MIDD	<i>Insufficient evidence to justify inclusion of the policy. Additional clarity is needed on whether it is possible for the rugby club to relocate. Furthermore, it is currently unclear whether the policy is intended as a site allocation. Indeed, if this is the case there are no policy criteria that can be used to assess a development proposal against. In contrast, if the policy is not intended to be a site allocation, it is unclear how the steering group envisage the site coming forward.</i>	Note the opinion that there is insufficient evidence to justify inclusion of the policy and the concern about its lack of precision
179	Historic England	<i>At the same time, we also note that there are in fact other forms of site allocation – namely WLO3 – Culhampton Rugby Club, and WLO7 – Culhampton Swimming Pools Complex. These will have needed to be assessed against their potential for impact on designated heritage assets, with evidence available to demonstrate their suitability in conformity with planning policy for the protection of the historic environment to be found in the National Planning Policy Framework (NPPF) and Local Plan. Although these allocations are in somewhat isolated locations and may well not generate any harmful impacts on designated heritage assets it is still important to demonstrate this fact. Having looked on the Plan's website we could not see any supporting document which looked as though it might provide the source of such evidence. And unfortunately, we were not able to open the SEA Environmental Report if such information is contained therein</i>	Consider including a reference to the potential for impact on designated heritage assets in the policy or supporting text or as part of a supporting document
	Policy WLO4		
181	Somerset CC	<i>Policy WLO4 advocates children's play areas be 'located close to family-type housing areas'. The County Council Acoustics Specialist suggests that the resulting noise impacts arising from this objective be considered as they may otherwise have an adverse effect on the amenity of some properties.</i>	Note concern about noise
182	MIDD	<i>Policy requires that public open space on new developments should be based on an up-to-date assessment of the needs of the area but provides no clarity on who is going to undertake and maintain this assessment. Furthermore, the policy requires that public open space should be provided in perpetuity along with an appropriate commuted sum for its long-term maintenance (30 years). Whilst CC will provide some funding for maintenance, it is unclear what mechanism will be used to secure any outstanding funding for maintenance. Most new areas of public open space are maintained by a management company and not Mid Devon District Council via a commuted sum.</i>	Consider how the third para. of the policy can best align with MIDD's approach and the TC
	Policy WLO5		
184	Somerset CC	<i>Policy WLO5 makes no mention within supporting text of the noise or lighting impacts that might arise from sports facilities and the consequence of the inappropriate location may not be immediately obvious. The policy would however enable redress of such situations as development should 'not have an adverse effect on other land uses in the vicinity'</i>	Consider an additional criterion or whether reference should be made in the supporting text to noise being one of the factors to take into account when assessing 'adverse effects'
	Policy WLO6		

	Policy WL07		
193	MEDDC	<i>Supporting text refers to a feasibility study by Mid Devon District Council dated from 2005. This document is likely to be out of date.</i>	Is the document out-of-date or just old? It's hoped that the recognition of the need and demand for a swimming pool in Cullampton remains. Is there a later MEDDC document that can be quoted from?
194	MEDDC	<i>In principle, the community aspiration to provide a swimming pool in accordance with Local Plan Policy DM23 is supported. However, the policy as drafted is not in conformity with the Local Plan Review and lacks sufficient evidence. The policy, as currently worded does not allocate the dwellings. Robust and proportionate evidence is needed to justify the minimum number of dwellings needed, the location of any additional housing development and the feasibility of the swimming pool proposal, including any long-term arrangements for maintenance. It is expected that the forthcoming report from Hyus will include some guidance about how the future delivery of a swimming pool could be enabled through the preparation of the Cullampton Neighbourhood Plan.</i>	Note that robust and proportionate evidence would be needed to justify a minimum number of dwellings needed
195	DCC Local Transport	<i>This additional development will have an impact on the transportation infrastructure and community facilities. The policy should set out the scale of development and that there will be requirements for appropriate infrastructure mitigation.</i>	Consider the need to recognise likely impact of additional housing development on infrastructure in the supporting text
196	Historic England	<i>At the same time we also note that there are in fact other forms of site allocation – namely WL03 – Cullampton Rugby Club, and WL07 – Cullampton Swimming Pools Complex. These will have needed to be assessed against their potential for impact on designated heritage assets, with evidence available to demonstrate their suitability in conformity with planning policy for the protection of the historic environment to be found in the National Planning Policy Framework (NPPF) and Local Plan. Although these allocations are in somewhat isolated locations and may well not generate any harmful impacts on designated heritage assets it is still important to demonstrate this fact. Having looked on the Plan's website we could not see any supporting document which looked as though it might provide the source of such evidence. And unfortunately we were not able to open the SEA Environmental Report if such information is contained therein</i>	Consider implications on heritage assets and make appropriate reference in supporting statements to revised policies
	Policy WL08		
	Policy WL09		
199	MEDDC	<i>Conforms to Local Plan Review strategic policies. However, further clarity is needed of what is required by the policy.</i>	Include further clarification in supporting text at this stage

