

Cullompton Neighbourhood Plan

Basic Conditions Statement

Cullompton Town Council

April 2019

Contents

Cullompton Neighbourhood Plan Basic Conditions Statement, January 2019	Page
Introduction	2
Our Neighbourhood Area	3
Why do we need a Neighbourhood Plan?	4
Summary of Compliance with Legislation	6
Content of our Neighbourhood Plan Proposal	7
How our Neighbourhood Plan meets the Basic Conditions:	
<i>A. Having regard to national policies and advice.....</i>	8
<i>B. Contributes to the achievement of sustainable development</i>	12
<i>C. In general conformity with the strategic policies contained in the development plan...</i>	15
<i>D. Does not breach, and is otherwise compatible with, EU obligations</i>	20
<i>E. The prescribed conditions are met in relation to the Plan.....</i>	21
Appendices	
1. Neighbourhood Area Application	22
2. Neighbourhood Area Decision Notice	24
3. SEA/HRA Screening Opinion by MDDC	25

Introduction

Cullompton Neighbourhood Plan has been produced by Cullompton Town Council, as the ‘qualifying body’ with overall responsibility for the preparation, consultation and submission of the Neighbourhood Plan. The development of the Plan and management of the process has been steered by a Neighbourhood Plan Steering Group comprised of members of the community and town councillors.

What are the Basic Conditions and why do we need this Statement?

The ‘Basic Conditions’ are a set of conditions that a Neighbourhood Plan must pass, in order for it to proceed to referendum. In relation to neighbourhood plans, the Plan will pass the basic conditions if:

- A. having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan
- B. the making of the plan contributes to the achievement of sustainable development
- C. the making of the plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)
- D. the making of the plan does not breach, and is otherwise compatible with, EU obligations
- E. prescribed conditions are met in relation to the plan order and prescribed matters have been complied with in connection with the proposal for the plan

These requirements (and those for neighbourhood development orders) are formally set out in of paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 Act (as amended by the Localism Act 2011)¹.

The ‘Basic Conditions Statement’ is submitted alongside the Cullompton Neighbourhood Plan. By submitting a Statement which demonstrates how the Neighbourhood Plan meets the Basic Conditions, we have satisfied one of the requirements of Regulation 15 (1) of the Neighbourhood Planning (General) Regulations 2012. This Regulation sets out what the Town Council, as the ‘qualifying body’ responsible for producing the Plan, must submit as part of the neighbourhood plan proposal.

Regulation 15 (1) states² that:

“(1) Where a qualifying body submits a plan proposal to the local planning authority, it must include—

- a) a map or statement which identifies the area to which the proposed neighbourhood development plan relates;*
- b) a consultation statement;*
- c) the proposed neighbourhood development plan; and*
- d) a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act.”* (i.e. this Statement).

¹ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/10/enacted> They are also set out in the Planning Practice Guidance at <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/>

² See <http://www.legislation.gov.uk/uksi/2012/637/regulation/15/made>

Our Neighbourhood Area

The first formal part of the process of developing our Neighbourhood Plan was the confirmation of the Neighbourhood Area, or the area for which the Town Council, as the ‘qualifying body’ for neighbourhood planning, has the right to produce a plan for. Our application to designate the Neighbourhood Area was submitted, as required by Regulation 5 of the Neighbourhood Planning (General) Regulations 2012, to Mid Devon District Council as the local planning authority in October 2013. This application is reproduced in Appendix 1 to this Statement. Following a 6-week public consultation, our Neighbourhood Area was formally approved by Mid Devon District Council in May 2014. The approval from Mid Devon District Council is reproduced as Appendix 2 to this Statement. Our approved Neighbourhood Area, the whole parish-area, is indicated by the red boundary below in Figure 1.

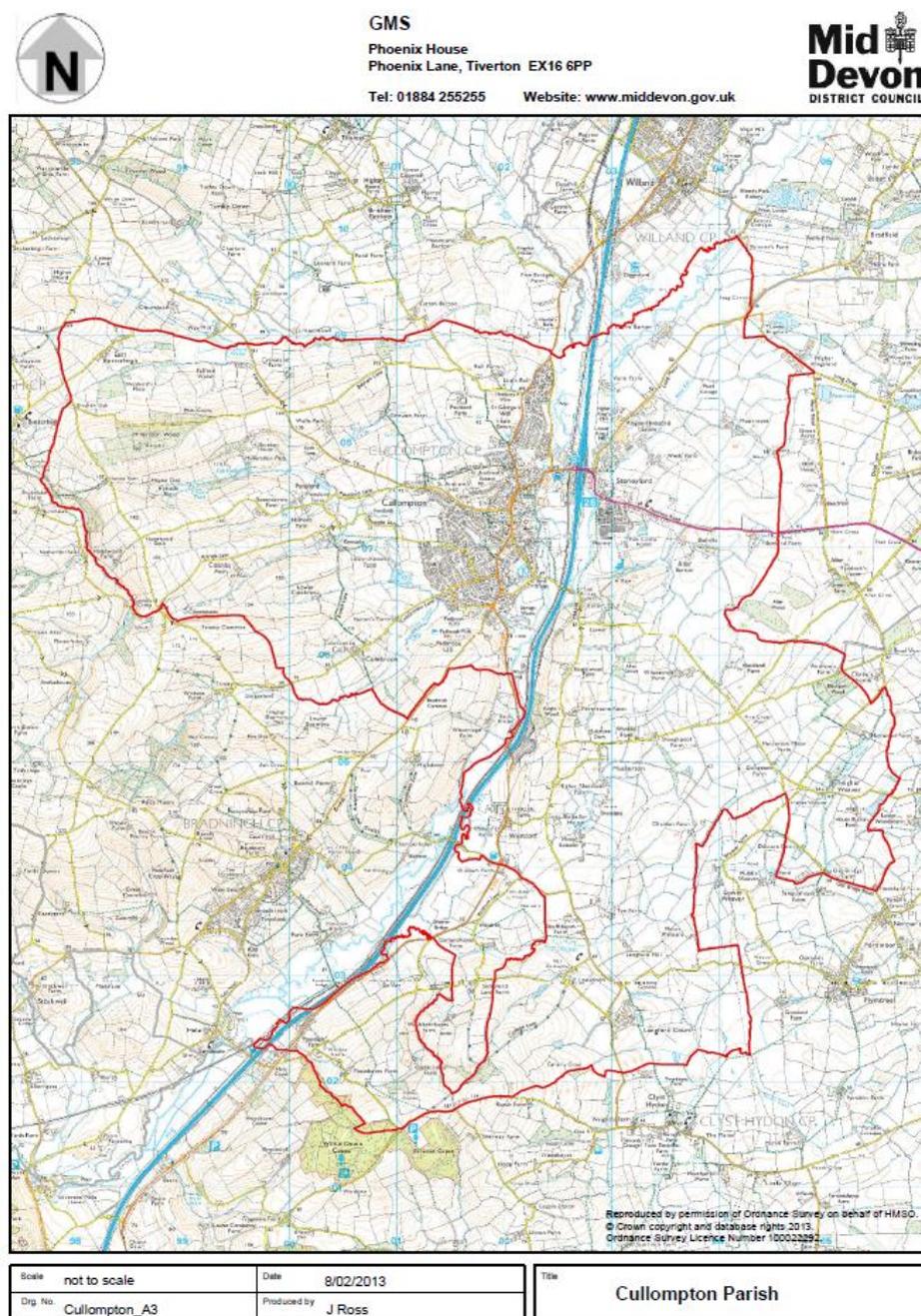


Figure 1 – Approved Neighbourhood Area

Why do we need a Neighbourhood Plan?

Our reason for producing the Cullompton Neighbourhood Plan are:

- We have been encouraged to do so by the legislation;
- We wanted to have some control over local planning matters and decisions;
- Our community wanted to formulate its own more detailed local policies so that we can have an influence over the type, scale, design and form of development which may come forward in the area between now and 2031; and
- We wanted to ensure that new development had an overall regenerative effect.

The Supporting Statement that accompanied our application for neighbourhood area designation in October 2013 stated:

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 Cullompton Neighbourhood Plan has been developed with the full participation of the local people as members of focus groups, workshops and through a process of regular community consultation. This process is summarised in the introductory sections of the Neighbourhood Plan and set out in detail in the Consultation Statement that also accompanies the Plan.

Having explored the issues and identified the key messages and things of importance to the community, our Plan has been framed around the following aims and objectives:

Cullompton Neighbourhood Plan – Aims and Objectives

Sustainable Development	
<ul style="list-style-type: none"> • Ensure new development has the appropriate infrastructure in place • Ensure new development avoids increasing the risk of flooding • Increase use of renewable energy 	<ul style="list-style-type: none"> • Ensure adequate infrastructure is in place before new development takes place • Plan new development road layout to help reduce vehicle use of town centre • Link new housing development to town centre facilities and amenities • Ensure flood risk and drainage are built in to development agreements • Ensure new developments achieve high levels of energy efficiency • Control impact of renewable energy installations
Highways, Travel and Transport	
<ul style="list-style-type: none"> • Upgrade Motorway junction 28 so as to be fit for purpose • Reduce vehicular traffic in Cullompton town centre • Improve our public transport connections • Extend and improve safe cycle routes • Improve the pedestrian experience in and around the town 	<ul style="list-style-type: none"> • Improve junction 28 and ensure motorway connections remain adequate • Provide relief roads and traffic management plan • Control traffic flow through the town centre • Create transport hub • Support new railway station • Develop circular/linear cycle network with many linkages in and out of town • Ensure footpaths are of adequate width for mobility scooters and double buggies etc

Housing	
<ul style="list-style-type: none"> • 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 • Ensure new housing developments encourage a sense of neighbourhood and community 	<ul style="list-style-type: none"> • Provide a wide range of family houses • Provide accommodation for young people, the elderly and single people • Ensure adequate parking and garden space is provided for all new dwellings • Ensure adequate local community spaces and facilities are provided for all new developments
Natural and Rural Environment	
<ul style="list-style-type: none"> • Protect and enhance the natural environment and its bio-diversity • Respect, increase and protect public rights of way and access to the countryside • Enable new development where it assists the viability of farming and rural economy 	<ul style="list-style-type: none"> • Protect natural hedging and wildlife • Utilise public rights of way and local green spaces as biodiversity corridors • Use 'Local Green Space' designation to protect areas of value to the community • Improve and maintain footpaths and bridleways • Allow conversion of farm buildings to increase farm viability
Town Centre, Heritage and Culture	
<ul style="list-style-type: none"> • 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 • Support a co-ordinated arts/culture agenda • Encourage arts projects • Protect the town centre's retail function • Develop the town centre's evening economy and facilities, to cater for all ages 	<ul style="list-style-type: none"> • Restore and enhance High St/Fore St buildings • Facilitate the proper use of heritage buildings • Restore Cullompton cinema for community use • Reduce traffic in town centre • Improve and control parking in town centre • Improve walking, cycling and mobility scooter routes in and around town centre • Provide shared surfaces in suitable locations town centre • Define and enhance town squares • Install creative public art installations • Develop Cullompton as a cultural hub • Develop an open art house bistro/gallery in the town • Support new retail business in the town centre • Seek other activities that could be enhance the town centre and attract footfall • Encourage diversity of evening entertainment provision to attract all groups • Explore the potential for a multi-use entertainment complex • Encourage businesses to take a flexible approach to opening hours
Local Economy and Jobs	
<ul style="list-style-type: none"> • Encourage businesses to move to Cullompton • Foster a positive attitude towards promoting local economic development and attracting inward investment 	<ul style="list-style-type: none"> • Improve access to and from industrial estates • Increase the supply of flexible, easy in and out business spaces • Accommodate new forms of retailing such as click and collect
Community Wellbeing and Leisure	
<ul style="list-style-type: none"> • Improve access to and the quality of public open spaces • Ensure adequate indoor and outdoor facilities are available in local neighbourhoods • Develop sustainable community facilities • Continue to improve community resilience • Encourage the involvement of young people as part of the community 	<ul style="list-style-type: none"> • Plan footpaths, cycle routes and parking for open spaces • Develop new larger scale open spaces to provide for a wide range of activities • Provide tennis courts and several multi-use games areas • Support the development of a swimming pool and other new indoor facilities • Provide more allotments • Cullompton to become a dementia friendly town and community • Expand provision of youth facilities

Summary of Compliance with Legislation

This section sets out how our Neighbourhood Plan and process has complied with the requirements set out in the Neighbourhood Plan regulations.

Qualifying Body

A 'qualifying body' is defined by Section 38A(12) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act³ as *"a town council, or an organisation or body designated as a neighbourhood forum, authorised for the purposes of a neighbourhood development plan to act in relation to a neighbourhood area..."*.

Section 38A(1) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act⁴ sets out the qualifying body's entitlement to prepare a Neighbourhood Plan. It states that: *"(1) Any qualifying body is entitled to initiate a process for the purpose of requiring a local planning authority in England to make a neighbourhood development plan."*

We confirm that the Neighbourhood Plan has been prepared by Cullompton Town Council as the 'qualifying body' for the purposes of Neighbourhood Planning.

Neighbourhood Area

The Neighbourhood Area (as shown in Figure 1) was applied for and approved through the process set out in the Neighbourhood Planning (General) Regulations 2012 (Regulations 5 to 7)⁵. Both the application and the decision notification letter of Mid Devon District Council are appended to this Statement (Appendices 1 and 2).

What a Neighbourhood Plan is and the Content of the Neighbourhood Plan

Section 38A(2) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act⁶ sets out the meaning of 'neighbourhood development plan'. It states that:

"(2) A "neighbourhood development plan" is a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan."

Section 38B(1) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act⁷ sets out what the Plan may include. It states that:

"(1) A neighbourhood development plan—
(a) must specify the period for which it is to have effect,
(b) may not include provision about development that is excluded development, and
(c) may not relate to more than one neighbourhood area."

'Excluded development' is defined in Section 68K of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act⁸ as:

"(a) development that consists of a county matter within paragraph 1(1)(a) to (h) of Schedule 1,
(b) development that consists of the carrying out of any operation, or class of operation, prescribed under paragraph 1(j) of that Schedule (waste development) but that does not consist of development of a prescribed description,
(c) development that falls within Annex 1 to Council Directive [85/337/EEC](#) on the assessment of the effects of certain public and private projects on the environment (as amended from time to time),

³ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

⁴ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

⁵ See <http://www.legislation.gov.uk/uksi/2012/637/regulation/5/made>

⁶ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

⁷ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

⁸ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

(d) development that consists (whether wholly or partly) of a nationally significant infrastructure project (within the meaning of the Planning Act 2008),
(e) prescribed development or development of a prescribed description, and
(f) development in a prescribed area or an area of a prescribed description.”

Section 38B(2)⁹ states that:

“(2) Only one neighbourhood development plan may be made for each neighbourhood area.”

In response to these requirements, we confirm that the Cullompton Neighbourhood Plan:

- covers the period up until 2033, aligning with the plan period of the Mid Devon Local Plan
- is the only Neighbourhood Plan for the parish-area of Cullompton
- does not contain policies relating to ‘excluded development’¹⁰
- relates only to the defined Neighbourhood Area set out in Figure 1 of this report
- sets out policies in relation to the development and use of land

Inevitably, during the course of consultation, matters not directly related to the use and development of land were raised by the members of the public. Those that are not land-use-related have not been disregarded. They have been referred to Cullompton Town Council for further consideration and action.

Submission Documents

As referred to earlier in this Statement, all the documents required for submission by Regulation 15(1) of the Neighbourhood Planning (General) Regulations are included in the submission package for the Neighbourhood Plan.

Basic Conditions

As referred to earlier in this Statement, we consider that all the Basic Conditions (set out in of paragraph 8(2) of Schedule 4B to the 1990 Act (as amended) by the Localism Act 2011.¹¹) have been met, as demonstrated in this Statement.

Content of our Neighbourhood Plan Proposal

To comply with the requirements of Regulation 15 (1) of the Neighbourhood Planning (General) Regulations 2012¹², and to provide sufficient material to help demonstrate that the Basic Conditions have been met, the following documents have been submitted to the local planning authority:

- The Neighbourhood Plan (which includes a map and statement which identifies the area to which our Plan relates)
- A Consultation Statement
- A Basic Conditions Statement (this document)

⁹ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

¹⁰ No policy in the Neighbourhood Plan relates to County matters (mineral extraction and waste development) or to any Nationally Significant Infrastructure Projects

¹¹ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/10/enacted> They are also set out in the National Planning Practice Guidance at <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/>

¹² See <http://www.legislation.gov.uk/uksi/2012/637/regulation/15/made>

How our Neighbourhood Plan meets the Basic Conditions

A. Having Regard to National Policies and Advice Contained in Guidance Issued by the Secretary of State

Neighbourhood Plan Policies	National Planning Policy Framework (Feb 2019)	How has the Neighbourhood Plan had regard to national policies and advice?
Policy SD01 Traffic Impact of Major Development	<i>NPPF para. 181 Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas.....</i>	Policy SD01 seeks to ensure that the negative impact of traffic generation as a result of new development is mitigated
Policy SD02 Links to the Town Centre	<i>NPPF para. 91 Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: promote... allow for easy pedestrian and cycle connections within and between neighbourhoods.....</i>	Policy SD02 requires accessible pedestrian and cycle routes from new developments to the town centre
Policy SD03 Flood Attenuation	<i>NPPF paras. 155, 163 by directing development away from areas at highest risk, but where development is necessary, in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. It can be demonstrated that:any residual [flood] risk can be safely managed</i>	Policy SD03 requires a positive strategy for flood attenuation in new developments
Policy SD04 Solar Design in Housing Schemes	<i>NPPF para. 148support renewable and low carbon energy and associated infrastructure.</i>	Policy SD04 encourages a positive approach to design to take advantage of solar gain and maximise energy efficiency
Policy SD05 Connectivity	<i>NPPF para. 112 Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.</i>	Policy SD05 encourages provision of high-speed broadband and other communication networks in all developments
Policy SD06 Culm Garden Village	<i>NPPF para. 72 The supply of new homes can sometimes be best achieved through planning for larger scale development, such as new settlements or extensions to existing villages and towns that follow the principles of Garden Cities</i>	Policy SD06 supports a major extension to Cullompton based on the principles of a 'garden village'
Policy SD07 Timing of Infrastructure	<i>NPPF para. 20 make sufficient provision for: infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk</i>	Policy SD07 recognises the importance of ensuring that the appropriate infrastructure is in place
Policy HT01 Motorway Connection	<i>NPPF para. 181 Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management....</i>	Policy HT01 supports improvements in the interests of safety and air quality
Policy HT02 Improving our Public Transport Network	<i>NPPF para. 104 identify and protect, where there is robust evidence, sites and routes which could be</i>	Policy HT02 supports the provision of a transport interchange to integrate and widen transport choice

Neighbourhood Plan Policies	National Planning Policy Framework (Feb 2019)	How has the Neighbourhood Plan had regard to national policies and advice?
	<i>critical in developing infrastructure to widen transport choice</i>	
Policy HT03 Improving our Cycle Network	<i>NPPF para. 181 Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management</i>	Policy HT03 supports the further provision of safe pedestrian and cycle routes
Policy HT04 Improving Footpaths	<i>NPPF para. 110 give priority first to pedestrian and cycle movements,</i>	Policy HT04 sets standards for the provision of footpaths to ensure they are accessible to all
Policy HS01 Housing Mix	<i>NPPF para. 61 the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies</i>	Policy HS01 requires major developments to recognise that here is a range of local housing needs that must be met
Policy HS02 Social and Affordable Housing	<i>NPPF para. 62 the agreed approach contributes to the objective of creating mixed and balanced communities.</i>	Policy HS02 seeks to ensure that major developments are suitably inclusive and mixed
Policy HS03 Creating Smaller Housing Units	<i>NPPF para. 118 promote and support the development of under-utilised land and buildings,</i>	Policy HS03 facilitates the provision of small dwelling units through re-use of redundant buildings
Policy HS04 Parking on Housing Schemes	<i>NPPF para. 106 Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network,</i>	Policy HS04 sets local standards considered appropriate to Cullompton
Policy HS05 Gypsy and Traveller Sites	<i>NPPF para. 127 establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;</i>	Policy HS05 seeks to ensure that development boundaries are appropriate and have a positive impact on their location
Policy EN01 Protecting and Enhancing the Natural Environment	<i>NPPF para. 170 a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside.....</i>	Policy EN01 recognises the importance of our local countryside
Policy EN02 Improving the Public Rights of Way Network	<i>NPPF para. 98 planning policies should protect and enhance public rights of way and access</i>	Policy EN02 seeks to protect and enhance the network of public rights of way
Policy EN03 Local Green Space	<i>NPPF para. 99 The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them.</i>	Policy EN03 identifies open space that meets to criteria to be designated local green space
Policy TC01 Heritage Assets	<i>NPPF para. 185 Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.</i>	Policy TC01 recognises the value of and seeks to protect local heritage assets

Neighbourhood Plan Policies	National Planning Policy Framework (Feb 2019)	How has the Neighbourhood Plan had regard to national policies and advice?
TC02 Character of the Built Environment	<i>NPPF para. 127 ensure that developments:are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change</i>	Policy TC02 encourage a positive approach to design to contribute to the character and diverse qualities of the built environment
Policy TC03 Pedestrian Priority in the Town Centre	<i>NPPF para. 106 promote accessibility for pedestrians and cyclists</i>	Policy TC03 supports measures to improve pedestrian safety
Policy TC04 Service Arrangements in the Town Centre	<i>NPPF para. 85 taking a positive approach to their growth, management and adaptation.</i>	Policy TC04 supports measures to improve service arrangements in the town centre and protect existing car parking areas
Policy TC05 Art in the Public Realm	<i>NPPF para. 91 high quality public space, which encourage the active and continual use of public areas;</i>	Policy TC05 encourages measures to increase the attraction and appeal of the public realm
Policy TC06 Cultural and Leisure Facilities in the Town Centre	<i>NPPF para. 92 plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities</i>	Policy TC06 supports increased provision of cultural and leisure facilities in the town centre
Policy TC07 Former Cullompton Cinema	<i>NPPF para. 92 plan positively for the provision and use of shared space, community facilities</i>	Policy TC07 supports re-use of a town centre building for community purposes
Policy TC08 Extending the Attraction of the Town Centre	<i>NPPF para. 85 allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters;</i>	Policy TC08 promotes diversity of use in the town centre in the interests of increasing its attraction and use
Policy TC09 Improving the Town Centre Offer	<i>NPPF para. 85 support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.</i>	Policy TC09 facilitates a widening of the retail offer in the town centre
Policy EJ01 Improving Access to Commercial Areas	<i>NPPF para. 110 create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles;</i>	Policy EJ01 supports measures to improve road safety at key commercial areas
Policy EJ02 Development of Small Business Units	<i>NPPF para. 104 minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities;</i>	Policy EJ02 supports small business development in the town area
Policy WL01 Existing Recreation Spaces	<i>NPPF para. 97 existing open space, sports and recreational buildings and land, including playing fields, should not be built on</i>	Policy WL01 protects existing recreation areas
Policy WL02 CCA Fields	<i>NPPF para. 97 ... the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location;</i>	Policy WL02 seeks to ensure that any recreation space lost through development is replaced by the equivalent or better
Policy WL03 Usable Public Open Space	<i>NPPF para. 91</i>	Policy WL03 seeks to ensure that open space provided in new

Neighbourhood Plan Policies	National Planning Policy Framework (Feb 2019)	How has the Neighbourhood Plan had regard to national policies and advice?
	<i>use of clear and legible pedestrian routes, and high-quality public space, which encourage the active and continual use of public areas;</i>	development is appropriate in size and location
Policy WL04 Outdoor Sports Facilities	<i>NPPF para. 96 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</i>	Policy WL04 supports the provision of further outdoor sports facilities
Policy WL05 Indoor Sports Facilities	<i>NPPF para. 92 Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities</i>	Policy WL05 supports the provision of sports facilities in suitable locations in or on the edge of the town
Policy WL06 Cullompton Swimming Pool Complex	<i>NPPF para. 92 Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities</i>	Policy WL06 supports the development of a swimming pool complex for Cullompton
Policy WL07 Community Allotments, Orchards and Composting	<i>NPPF para. 92provide the social, recreational and cultural facilities and services the community needs</i>	Policy WL07 requires space for community-based horticulture to be provided in major new developments to meet identified demands
Policy WL08 Dementia Friendly Town	<i>NPPF para. 91 Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: enable and support healthy lifestyles, especially where this would address identified local health and well-being needs</i>	Policy WL08 promotes design that takes account of the dementia-friendly approach adopted by the town
Policy WL09 Providing for Young People	<i>NPPF para. 29 develop a shared vision for their area.</i>	Policy WL09 seeks to ensure that young people are involved in the planning of facilities intended for their benefit

B. The Making of the Plan Contributes to the Achievement of Sustainable Development

The Neighbourhood Plan has been developed within the context of the definition of sustainable development in the National Planning Policy Framework and that in the Mid Devon Local Plan. The tables below set out how we feel that our Neighbourhood Plan has dealt with the achievement of sustainable development against the key relevant parts of the NPPF and Mid Devon Local Plan.

National Planning Policy Framework Paragraph	How our Plan contributes towards this
<p><i>Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):</i></p> <p><i>a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;</i></p> <p><i>b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and</i></p> <p><i>c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</i></p> <p style="text-align: right;">(Paragraph 8)</p>	<p>The Cullompton Neighbourhood Plan has embraced all three dimensions to sustainable development. The following policies of our Plan address the economic dimension of sustainable development to complement the Local Plan’s policies:</p> <p>Policy EJ012 development of small business units in the town</p> <p>Policy SD05 supports a super-fast communications strategy</p> <p>The following policies of our Plan address the social dimension of sustainable development:</p> <p>Policy WL01 supports improvements to recreation spaces</p> <p>Policy WL07 supports the provision of community gardening opportunities</p> <p>Policy HT03 supports improvements and extensions to walking and cycling routes</p> <p>Policies HT04 and WL08 embraces the principle of designing for all</p> <p>The following policies of our Plan address the environmental dimension of sustainable development:</p> <p>Policy EN01 protects important habitats and important landscape characteristics</p> <p>Policy SD03 supports flood defence work</p> <p>Policy WL02 seeks to minimise the impact of a major infrastructure project on the countryside</p>
<p><i>Plans and decisions should apply a presumption in favour of sustainable development.</i></p> <p><i>For plan-making this means that:</i></p> <p><i>a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;</i></p> <p><i>b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:</i></p> <p><i>i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or</i></p> <p><i>ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.</i></p> <p style="text-align: right;">(Paragraph 11)</p>	<p>The Cullompton Neighbourhood Plan endeavours to facilitate the sustainable development that we judge is needed in a manner that minimises its negative impact on the environment. The Plan has set its own ‘sustainable development’ aims and objectives; and includes policies (SD01 to SD07) that relate to those aspects of sustainability that we consider needs addressing, for the sake of local interpretation and delivery, within the Neighbourhood Plan.</p>
<p><i>Plans should:</i></p>	<p>We have developed the Neighbourhood Plan taking into account the strategic policies of the Local Plan</p>

National Planning Policy Framework Paragraph	How our Plan contributes towards this
<p>a) be prepared with the objective of contributing to the achievement of sustainable development;</p> <p>b) be prepared positively, in a way that is aspirational but deliverable;</p> <p>c) be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;</p> <p>d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;</p> <p>e) be accessible through the use of digital tools to assist public involvement and policy presentation; and</p> <p>f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).</p> <p style="text-align: right;">(Paragraph 16)</p>	<p>to ensure that our Plan conforms to the overall development strategy for Mid Devon as reflected in the Local Plan Review and contributes positively to the sustainable development agenda for the area. The plan-making process involved extensive consultation with the community and other local stakeholders. The local planning authority and statutory consultees were kept informed and consulted at key stages. The views of all our consultees were taken into account see Consultation Statement).</p>
<p>Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan.</p> <p style="text-align: right;">(Paragraph 29)</p>	<p>The neighbourhood planning process has brought the community closer together and enabled a positive dialogue to take place about what development is required and how it can be best accommodated and facilitated. Part of the process has been to agree what is important to us and how this can be protected and enhanced by development so as to realise our vision for the future.</p>
<p>Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:</p> <p>a) the potential impacts of development on transport networks can be addressed;</p> <p>b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;</p> <p>c) opportunities to promote walking, cycling and public transport use are identified and pursued;</p> <p>d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and</p> <p>e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places.</p> <p style="text-align: right;">(Paragraph 102)</p>	<p>The following policies in our Plan are relevant to encouraging the greater use of sustainable transport modes as outlined in this NPPF paragraph:</p> <p>Policies HT01 and HT03 support improvements and extensions to walking and cycling routes</p> <p>Policy HT02 encourages improvements in the interest of improving access to public transport choices</p> <p>Policy HT04 supports a better footpath system</p> <p>Policies TC03 and TC04 encourage improvements to pedestrian and servicing arrangements in the town centre</p> <p>Policy EJ01 supports a traffic management scheme to make the roads of the area safer for all users</p>
<p>Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes</p> <p style="text-align: right;">(Paragraph 103)</p>	<p>The following policies in our Plan are relevant to reducing the need to travel afar and encouraging the greater use of sustainable transport modes as outlined in this NPPF paragraph:</p> <p>Policy SD01 Traffic Impact of Major Development</p> <p>Policy SD06 Culm Garden Village</p> <p>Policy EJ02 Development of Small Business Units</p> <p>Policy WL05 Indoor Sports Facilities</p> <p>Policy WL06 Cullompton Swimming Pool Complex</p>
<p>Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation</p>	<p>Policy SD05 supports a super-fast communications strategy</p>

National Planning Policy Framework Paragraph	How our Plan contributes towards this
<p><i>mobile technology (such as 5G) and full fibre broadband connections.</i></p> <p style="text-align: right;">(Paragraph 112)</p>	
<p><i>The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.</i></p> <p style="text-align: right;">(Paragraph 124)</p>	<p>Policy TC02 places emphasis on appropriately designed development that enhances the built environment of Cullompton</p>
<p><i>To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</i></p> <ul style="list-style-type: none"> • <i>plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;</i> • <i>guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;</i> • <i>ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and</i> • <i>ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.</i> <p style="text-align: right;">(Paragraph 92)</p>	<p>The Neighbourhood Plan aims to ensure that we maintain a range of local recreation facilities that are flexible enough to accommodate a range of community activities and help ensure our community remains sustainable. This includes:</p> <p>Policy WL01 protecting and enhancing what we already have</p> <p>Policy WL04 supporting provision of more outdoor recreation opportunities</p> <p>Policy WL05 supporting provision of more indoor recreation spaces</p> <p>Policy TC06 supporting the provision of more cultural and leisure facilities in the town centre</p>
<p>take account of...</p> <p>b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality</p> <p style="text-align: right;">(Paragraph 192)</p>	<p>The following policies in our Plan are relevant to meeting the delivery of sustainable development as outlined in this NPPF paragraph that identifies the positive contribution that the safeguarding of heritage assets can have:</p> <p>Policy TC01 Heritage Assets</p> <p>TC02 Character of the Built Environment</p>

Core Strategy 2026	How our Plan contributes towards this
<p>COR1 Sustainable Communities <i>development meets sustainability objectives</i> <i>sustainable modes of travel</i></p>	<p>Policies SD02, SD03, SD04, SD05 and SD06 reflect our aim to ensure there is a more sustainable approach to development and growth than has been experienced in Cullompton in recent years</p>
<p>COR2 Local Distinctiveness <i>high quality sustainable design</i></p>	<p>Policy TC02 recognises the value of diversity in design and how it can contribute positively to the character of the town centre</p>
<p>COR4 Meeting Employment Needs <i>sustainable employment generating uses</i></p>	<p>Policy EJ02 supports business development of an appropriate scale and type within the town area</p>
<p>COR7 Previously Developed Land <i>Development will be guided towards the most sustainable locations available</i></p>	<p>Policy HS03 encourages the positive re-use of redundant spaces</p>
<p>COR11 Flooding</p>	<p>Policies SD03 and WL02 include criteria to avoid worsening flood risk in the area</p>

Core Strategy 2026	How our Plan contributes towards this
<i>guide development to sustainable locations with the lowest flood risk</i>	
Mid Devon Local Plan Review	
Policy S1 - Sustainable development priorities <i>sustainable settlements</i>	Policy SD06 re-affirms our support for a sustainable growth and development strategy for Cullompton The Neighbourhood Plan provides us with an opportunity to contribute to the policy framework that will ensure that Cullompton is becomes a more sustainable settlement
Policy S6- Employment <i>sustainable employment-generating uses</i>	Policy EJ02 supports small business development
Policy S7 - Town centres <i>sustainable travel opportunities</i>	Policy HT02 promote development in the interest of increasing sustainable transport choices
Policy S8 – Infrastructure <i>promote the use of sustainable modes of transport</i>	Policy HT03 supports improvements and extensions to the transport network in the interest of increasing sustainable transport choices
Policy S9 – Environment <i>High quality sustainable design sustainable drainage systems</i>	Policy SD06 encourages a garden village approach and high quality and sustainable layout and design

Our Plan has been subject to a Strategic Environmental Assessment (SEA). More details are provided in Section D of this Report.

C. The Making of the Plan is in General Conformity with the Strategic Policies Contained in the Development Plan for the Area of the Authority (Or Any Part of That Area)

Neighbourhood Plan Policies	Mid Devon Adopted Local Plan Core Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?	Mid Devon Local Plan Review Strategic Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?
Policy SD01 Traffic Impact of Major Development	COR9 Access	Policy SD01 seeks to <i>manage travel demand, reducing air pollution and enhancing road safety</i>	CU20 - Cullompton Infrastructure	Policy SD01 supports <i>mitigation to reduce traffic impacts on the Trunk and Local Road network</i>
Policy SD02 Links to the Town Centre	COR9 Access	Policy SD02 takes account of <i>interactions between uses and the potential for improving non-car accessibility</i>	CU2 North West Cullompton CU8 East Cullompton	Policy SD02 supports the <i>provision of pedestrian and cycle routes</i>
Policy SD03 Flood Attenuation	COR11 Flooding	Policy SD03 seeks to <i>manage the impact of flooding</i>	S9 Environment S11 Cullompton	Policy SD03 is about the <i>provision of measures to reduce the risk of flooding within Cullompton</i>
Policy SD04 Solar Design in Housing Schemes	COR5 Climate Change	Policy SD04 supports <i>energy efficiency improvement measures</i>	CU5 North West Cullompton	Policy SD04 requires <i>renewable and low carbon energy to provide a proportion of the site's energy use</i>

Policy SD05 Connectivity			S1 Sustainable Development Priorities	Policy SD05 support the provision of <i>high quality communications infrastructure</i>
Policy SD06 Culm Garden Village	COR12 Development Focus	Policy DSD06 supports the <i>concentration of development on Cullompton</i>	CU7 East Cullompton	Policy SD06 supports a <i>mixed used development at East Cullompton</i>
Policy SD07 Timing of Infrastructure	COR8 Infrastructure Provision	Policy SD07 seeks to ensure new <i>development is served by necessary infrastructure in a predictable, timely and effective fashion</i> to the benefit of the whole town	S8 Infrastructure CU20 Cullompton Infrastructure	Policy SD07 supports the provision of <i>necessary infrastructure in a predictable, timely and effective fashion</i> including those listed in CU20
Policy HT01 Motorway Connection	COR10 Strategic Transport Networks COR14 Cullompton	Policy HT01 protects the function of the <i>strategic transport networks and supports any necessary improvements to the motorway junction</i>	CU7 East Cullompton	Policy HT01 supports the provision of <i>a new or improved access and egress onto the M5 motorway</i>
Policy HT02 Improving our Public Transport Network	COR9 Access	Policy HT02 encourages <i>the provision of necessary infrastructure</i>	S7 CU20 Cullompton Infrastructure	Policy HT02 is supportive of measures <i>improving sustainable travel opportunities and interchange facilities</i> including the <i>provision of railway and bus interchange in Cullompton</i>
Policy HT03 Improving our Cycle Network	COR9 Access COR14 Cullompton	Policy HT03 seeks to <i>reduce the need to travel by car and increase public transport use, cycling and walking and enhancing walking and cycling opportunities around the town</i>	CU2 North West Cullompton CU8 East Cullompton	Policy HT03 seeks to facilitate <i>an attractive, permeable network for non-car modes travelling within, into and out of the area</i>
Policy HT04 Improving Footpaths	COR9 Access	Policy HT04 is about <i>creating attractive environments which are accessible to all</i>		Policy HT04 promotes <i>sustainable travel such as walking and cycling, and providing safe environments</i>
Policy HS01 Housing Mix	COR3 Meeting Housing Need	Policy HS01 requires <i>an appropriate mix of dwelling sizes and types</i>	S1 Sustainable Development Priorities	Policy HS01 supports <i>a diverse housing mix and by meeting the housing needs of all sectors</i>
Policy HS02	COR3	Policy HS02	S1	Policy HS02 facilitates <i>the delivering a wide</i>

Social and Affordable Housing	Meeting Housing Need	advocates <i>an appropriate mix of dwelling sizes and types</i>	Sustainable Development Priorities	<i>choice of high quality homes through a diverse housing mix</i>
Policy HS03 Creating Smaller Housing Units	COR7 Previously Developed Land	Policy HS03 seeks to guide <i>development towards the most sustainable locations available</i>	S1 Sustainable Development Priorities	Policy HS03 helps to deliver <i>a wide choice of high quality homes through a diverse housing mix and by meeting the housing needs of all sectors</i>
Policy HS04 Parking on Housing Schemes			S1 Sustainable Development Priorities	Policy HS04 helps <i>create safe and accessible environments</i>
Policy HS05 Gypsy and Traveller Sites			S3 Meeting Housing Needs	Policy HS05 supports the provision of <i>gypsy and traveller pitches on deliverable sites</i>
Policy EN01 Protecting and Enhancing the Natural Environment	COR2 Local Distinctiveness	Policy EN01 is about <i>the preservation and enhancement of the distinctive qualities of Mid Devon's natural landscape</i>	S1 Sustainable Development Priorities	Policy EN01 is about <i>conserving and enhancing the natural environment and minimising impacts on biodiversity</i>
Policy EN02 Improving the Public Rights of Way Network	COR1 Sustainable Communities	Policy EN02 supports <i>the provision and protection of accessible green infrastructure networks</i>	CU3 North West Cullompton	Policy EN02 supports <i>the protection and enhancement where possible of all existing public rights of way</i>
Policy EN03 Local Green Space	COR1 Sustainable Communities	Policy EN03 supports <i>the protection of accessible green infrastructure networks</i>	S1 Sustainable Development Priorities	Policy EN03 identifies and designates <i>local green space</i>
Policy TC01 Heritage Assets	COR2 Local Distinctiveness	Policy TC01 is about <i>the protection of sites, buildings, areas and features of recognised national and local importance</i>	S1 Sustainable Development Priorities	Policy TC01 requires development to <i>respect local character, heritage, surroundings</i>
TC02 Character of the Built Environment	COR2 Local Distinctiveness	Policy TC02 requires <i>high quality sustainable design which reinforces the character and legibility of Cullompton's built environment</i>	S9 Environment	Policy TC02 requires <i>high quality sustainable design which reinforces the character and distinctiveness of Mid Devon's historic built environment</i>
Policy TC03 Pedestrian Priority in the Town Centre	COR6 Town Centres	Policy TC03 supports <i>traffic management measures to improve their environment and accessibility</i>	S7 Town Centres S11 Cullompton	Policy TC03 supports <i>traffic management measures to improve their environment and accessibility</i>

Policy TC04 Service Arrangements in the Town Centre	COR6 Town Centres	Policy TC04 supports <i>traffic management measures to improve their environment and accessibility</i>	S7 Town Centres	Policy TC04 supports <i>positive measures of enhancement and regeneration</i>
Policy TC05 Art in the Public Realm	COR6 Town Centres	Policy TC05 <i>positive measures of enhancement and regeneration</i>	S7 Town Centres	Policy TC05 positive measures of enhancement and regeneration
Policy TC06 Cultural and Leisure Facilities in the Town Centre	COR6 Town Centres	Policy TC06 promotes <i>key town centre uses</i>	S7 Town Centres	Policy TC06 promotes <i>key town centre uses which are well designed and contribute to vitality and viability</i>
Policy TC07 Former Cullompton Cinema	COR6 Town Centres	Policy TC07 supports <i>positive measures of enhancement and regeneration</i>	S7 Town Centres	Policy TC07 supports positive measures of enhancement and regeneration
Policy TC08 Extending the Attraction of the Town Centre	COR6 Town Centres	Policy TC08 promotes <i>key town centre uses</i>	S7 Town Centres	Policy TC08 promotes key town centre uses
Policy TC09 Improving the Town Centre Offer	COR6 Town Centres	Policy TC09 <i>promotes key town centre uses</i>	S7 Town Centres	Policy TC09 promotes <i>key town centre uses</i>
Policy EJ01 Improving Access to Commercial Areas	COR9 Access	Policy EJ01 seeks to <i>enhance road safety</i>	CU8 East Cullompton	Policy EJ01 supports the <i>provision of appropriate highway improvements on roads around the development</i>
Policy EJ02 Development of Small Business Units	COR4 Meeting Employment Needs	Policy EJ02 promotes <i>other forms of sustainable employment generating uses</i>	S6 Employment	Policy EJ02 promotes <i>other forms of sustainable employment generating uses</i>
Policy WL01 Existing Recreation Spaces			S1 Sustainable Development Priorities	Policy WL01 promotes <i>opportunities for sport and recreation</i>
Policy WL02 CCA Fields			CU19 Town Centre Relief Road	Policy WL02 establishes safeguards required by the community consistent with the strategic policy
Policy WL03 Usable Public Open Space			S5 Public Open Space CU3 North West Cullompton CU9 East Cullompton	Policy WL03 identifies the need for adequate usable open space

Policy WL04 Outdoor Sports Facilities	COR1 Sustainable Communities	Policy WL04 seeks to provide <i>neighbourhoods and settlements with a vibrant mix of flexible and compatible uses, services and community facilities</i>	CU3 North West Cullompton CU9 East Cullompton	Policy WL04 supports the provision of additional <i>outdoor sports and recreation grounds</i>
Policy WL05 Indoor Sports Facilities	COR1 Sustainable Communities	Policy WL05 seeks to provide <i>neighbourhoods and settlements with a vibrant mix of flexible and compatible uses, services and community facilities</i>	S1 Sustainable Development Priorities	Policy WL05 supports the provision of further <i>opportunities for sport and recreation</i>
Policy WL06 Cullompton Swimming Pool Complex	COR1 Sustainable Communities	Policy WL06 seeks to provide <i>neighbourhoods and settlements with a vibrant mix of flexible and compatible uses, services and community facilities</i>	S1 Sustainable Development Priorities	Policy WL06 supports the provision of further <i>opportunities for sport and recreation</i>
Policy WL07 Community Allotments, Orchards and Composting			S5 Public Open Space CU3 North West Cullompton CU9 East Cullompton	Policy WL07 supports the provision of <i>allotments and community gardens</i>
Policy WL08 Dementia Friendly Town	COR1 Sustainable Communities	Policy WL08 recognises <i>the diverse needs of communities and seeks to provides vibrant, safe, healthy and inclusive places</i>	S1 Sustainable development priorities	Policy WL08 promotes <i>healthy communities</i>
Policy WL09 Providing for Young People			S1 Sustainable development priorities	Policy WL09 promotes <i>healthy communities</i>

D. The Making of the Plan Does Not Breach, and is Otherwise Compatible with, EU Obligations

A screening process was carried out by Mid Devon District Council during 2016 to determine whether a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004; and / or a Habitats Regulation Assessment (HRA) in accordance with Article 6(3) of the EU Habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended). Through consultation with the statutory environmental agencies, Mid Devon District Council advised that the Cullompton Neighbourhood Plan *“submitted to Mid Devon District Council 26th June 2015 for consideration and screening..... is unlikely that there will be significant effects in relation to the SEA criteria or European sites identified. As such it is recommended that a full SEA and appropriate HRA are not required”* (see Appendix 3).

The local planning authority’s screening opinion, which involved consulting appropriate statutory agencies, concluded as far as a SEA was concerned *“it is unlikely that any significant environmental effects will occur from the implementation of the NP that were not considered and dealt with by the Sustainability Appraisal of the emerging Local Plan Review. As such it is considered that the NP does not require a full SEA to be undertaken”*.

Following amendments to the draft Plan in 2015, it was considered by the Neighbourhood Plan Steering Group that a SEA would be advisable for our Neighbourhood Plan to ensure the basic conditions concerning Habits and Environmental Impact Assessment as described in Schedules 2 and 3 of the Regulations were accounted for. An initial SEA¹³ was carried out on our behalf by AECOM in October 2017 and its finding taken into account when preparing the Pre-submission Version of the Plan. The SEA report was ‘published’ at the same time as the Pre-submission Version of the Cullompton Neighbourhood Plan.

The SEA was revisited by AECOM, on our behalf, in early 2019 after the Submission Version of the Cullompton Neighbourhood Plan had been prepared. We were advised by AECOM, our consultants, *“the current version of the CNP [Cullompton Neighbourhood Plan] is likely to lead to significant positive effects in relation to the ‘population and community’ and ‘health and wellbeing’ SEA themes. These benefits largely relate to the carefully targeted approach to housing provision proposed by the current version of the CNP, the focus on enhancing accessibility to services and employment opportunities in Cullompton by sustainable modes of transport and the CNP’s impetus on protecting and enhancing open space and green infrastructure networks. In addition, the Neighbourhood Plan has a strong focus on protecting and enhancing townscape character and the setting of the historic environment in Cullompton, leading to significant positive effects in relation to the ‘historic environment and landscape’ theme.*

The current version of the CNP will initiate a number of beneficial approaches regarding the ‘air quality’ ‘transportation’, ‘land, soil and water resources’ and ‘climate change’ sustainability themes. However, these are not considered to be significant in the context of the SEA process given the scope of the Neighbourhood Plan, the lack of explicit housing and employment allocations, and the scale of proposals. Similarly, in relation to the ‘biodiversity’ SEA theme, whilst the scope and scale of the proposed policy approaches relating to the natural environment will help ensure that wide ranging benefits in relation to this theme are secured through the Neighbourhood Plan, these are not considered to be significant in the context of the SEA process.” No further changes were necessitated to the Submission Version of the Cullompton Neighbourhood Plan as a result of the final SEA.

¹³https://www.cullomptonneighbourhoodplan.co.uk/Cullompton%20NP%20SEA%20Environmental%20Report_v2.0_101017.pdf

Neighbourhood Plans are also required to take account of European Human Rights requirements. The Cullompton Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and comply with the Human Rights Act 1998.

The principal parts of the European Convention on Human Rights that can be relevant to neighbourhood plans are: Article 8 (privacy); Article 14 (discrimination); and Article 1 of the first Protocol (property). In preparing the draft Neighbourhood Plan, Cullompton Town Council, through its Steering Group, has acted in an open way, but always respecting the privacy of those participating. The interests of all sectors of the community have been taken into account, especially in ensuring that the Plan would take account of the needs and aspirations of the more vulnerable members of our community including the elderly and disabled, and younger people – thus ensuring no unfair discrimination.

The consultation process included all locally resident people in these groups as well as some organisations outside the plan area but with responsibilities or interests extending over some or all of the area of the draft Plan. The Town Council also believes that its policies will not affect property rights beyond the legitimate role of the town and country planning system in operation where policies are properly explained and justified.

E. The Prescribed Conditions Are Met in Relation to the Plan and Prescribed Matters Complied with In Connection with the Proposal for the Plan

Section 38A(12) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act¹⁴ sets out the definition of “prescribed”. It means conditions prescribed by regulations made by the Secretary of State.

Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended) set out one basic condition in addition to those set out in the primary legislation. This is:

- *the making of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects)*

The following European Designated Sites are within 10km

East Devon Pebblebed Heaths Special Areas of Conservation

SAC EU Code UK0012602

Area 1119.9ha Approximately 9.5km south of Cullompton parish boundary

East Devon Heaths Special Protection Area

SPA EU code UK9010121

Area 1119.9ha Approximately 9.5km south of Cullompton parish boundary

Component SSSI/ASSIs East Devon Pebblebed Heaths

The 2015 assessment¹⁵ undertaken by Mid Devon District Council concluded that “*the implementation of the Neighbourhood Plan will not result in any likely significant effects, alone or in combination, upon the East Devon Pebblebed Heaths SAC and East Devon Heaths SPA in regard to vulnerabilities identified in section 4 on any European Sites. As such it is considered that the Neighbourhood Plan does not require an appropriate assessment HRA*”. This opinion was re-confirmed by Mid Devon District Council in January 2019 after inspection of the Submission Version of the Cullompton Neighbourhood Plan.

Natural England was consulted as part of the SEA screening process.

¹⁴ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

¹⁵ <https://www.cullomptonneighbourhoodplan.co.uk/documents>

Appendix 1.

Neighbourhood Area Application



Interim Town Clerk: Nick Randle OBE FILCM

The Town Hall
1 High Street
CULLOMPTON
Devon
EX15 1AB

www.cullomptontowncouncil.gov.uk
town.clerk@cullomptontowncouncil.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

Handwritten signature of Nick Randle in black ink.

Nick Randle
Interim Town Clerk OBE FILCM
Cullompton Town Council

VAT Reg No: 948 7241 86

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

Appendix 2.

Neighbourhood Area Designation – Approval



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: prwilliams@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 "P. Williams", with a stylized flourish underneath.

Peter Williams
Forward Planning Team Leader

Appendix 3.

Strategic Environmental Assessment / Habitats Regulation Assessment Screening Opinion – December 2015



Forward Planning & Conservation
Phoenix House
Phoenix Lane
Tiverton
Devon
EX16 6PP
www.middevon.gov.uk

Your Ref:
Our Ref: Cullompton Screening Final

Contact: Adrian Welsh
Telephone: 01884 234344
Email: planningconsultations@middevon.gov.uk
Fax / DX: 01884 234235
Date: 17/12/2015

Dear Cullompton Town Council

Re: Cullompton Screening Report

Please find attached a copy of the final Cullompton Screening Report informed by statutory consultees as requested. The screening report is based on the emerging Cullompton Neighbourhood Plan submitted to Mid Devon District Council 26th June 2015 for consideration and screening. This screening report concludes that based on the policies currently presented it is unlikely that there will be significant effects in relation to the SEA criteria or European sites identified. As such it is recommended that a full SEA and appropriate assessment HRA are not required for the Cullompton Neighbourhood Plan submitted on 26th June 2015. Any significant changes to the Cullompton Neighbourhood Plan will require a further screening report and should be submitted to Mid Devon District Council for a further screening exercise.

On the whole the policies are in conformity with the Local Plan Review strategic policies however some policies have been identified as not in conformity. In these cases please see the detailed comments in the screening report for reasons for non-conformity and recommendations provided. If you have any questions regarding the screening report please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read "A Welsh".

Adrian Welsh
Forward Planning Team leader