

Cullompton Neighbourhood Plan

Submission Response Form

Guidance Notes

Please use this form if you wish to comment on the submission version of the Cullompton Neighbourhood Plan. Please complete all sections below; comments should be provided in the section overleaf.

Please return forms to Mid Devon District Council: planningconsultations@middevon.gov.uk or post to Forward Planning, Planning Services, Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, EX16 6PP.

All comments must be received by **5pm on Friday 15th November 2019**.

Name*

ADAM ROSS

Organisation (if applicable)

LIGHTWOOD STRATEGIC C/O NEXUS PLANNING

Address (please include post code)*

5TH FLOOR
THAMES TOWER
READING
BERKSHIRE
RG1

Email

[REDACTED]

Which section(s) of the plan are you responding to? (Please provide paragraph references or section headings if relevant)

Policy HS04 and Paragraphs 8.14 to 8.21

Do you wish to be notified when a final decision is made on the Cullompton Neighbourhood Plan?

Yes	X	No	
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What is the nature of your representation?

Support		Object	X
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Please provide comments below (continue on separate sheets if needed)

Policy HS04 and Paragraphs 8.14 to 8.21 – Parking on Housing Schemes

We note the provisions of Policy HS04 in terms of car parking provision within housing schemes, which of course supplement Policy DM8 of the adopted Local Plan Part 3 (Development Management Policies) and Policy DM5 of the emerging Local Plan Review.

With specific regard to Culm Garden Village, Mid Devon District Council is of course producing the 'East Cullompton Masterplan Supplementary Planning Document' which supplements emerging Policy CU7 of the Local Plan Review, and starts to establish details in terms of the proposed vision, framework and design for the garden village that will ultimately inform a future planning application(s).

Stage 1 of this SPD process was consulted upon in December 2018. In terms of car parking this SPD will explore, with the input of all relevant parties, a site-specific parking strategy for Culm Garden Village that has regard to site specifics and relevant policies in the emerging Local Plan Review and the Cullompton Neighbourhood Plan.

Against this background we consider that it would be helpful to all parties if the supporting text to Policy HS04 was supplemented to make this clear.

Proposed Changes

Supplement paragraph 8.20 with the addition of the following wording:

“A site-specific car parking strategy for Culm Garden Village, that has regard to the provisions of relevant Local Plan Review and Neighbourhood Plan policies, will be explored and consulted upon as part of the emerging East Cullompton Masterplan Supplementary Planning Document process being led by Mid Devon District Council.”

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Which section(s) of the plan are you responding to? (Please provide paragraph references or section headings if relevant)

Paragraph 12.9

Do you wish to be notified when a final decision is made on the Cullompton Neighbourhood Plan?

Yes	X	No	
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What is the nature of your representation?

Support		Object	X
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Please provide comments below (continue on separate sheets if needed)

Paragraph 12.9 – CCA Fields

The reference in paragraph 12.9 to 'Map 9' should seemingly be a reference to 'Map 10' which is entitled 'CCA Fields Ownership Pattern' and located on page 65 of the Cullompton Neighbourhood Plan.

Proposed Change

Amend paragraph 12.9 to refer to 'Map 10'.

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Which section(s) of the plan are you responding to? (Please provide paragraph references or section headings if relevant)

Paragraphs 4.7 to 4.13

Do you wish to be notified when a final decision is made on the Cullompton Neighbourhood Plan?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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What is the nature of your representation?

Support	<input checked="" type="checkbox"/>	Object	<input type="checkbox"/>
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Please provide comments below (continue on separate sheets if needed)

Paragraphs 4.7 to 4.13 – Mid Devon Local Plan

We welcome and support the Town Council's endorsement, in paragraphs 4.7 to 4.13 of the Cullompton Neighbourhood Plan (CNP), and indeed throughout the CNP, of the strategic direction of growth proposed in the Mid Devon Local Plan Review i.e. what is now referred to as 'Culm Garden Village'. As identified at paragraph 4.9 of the CNP, Culm Garden Village would create a new community east of junction 28 of the M5 with the best possible links to the existing settlement – facilitating a range of long-term economic, environmental and social benefits for Cullompton.

As noted at paragraphs 4.7 and 4.11 of the CNP, the Town Council supported this concept through the Local Plan Review process and also lent its support to the (ultimately successful) submission by Mid Devon District Council as part of the Government's 'Garden Village Initiative'.

Lightwood Strategic, the promoter of the significant majority of Culm Garden Village, welcomes the Town Council's support in this regard, and the specific support set out throughout the CNP, and looks forward to continuing to work with the Town Council to deliver a high quality new community east of the M5 that facilitates sustainable growth and, importantly, delivers positive transformational change for Cullompton - to the benefit of existing and new residents.

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Which section(s) of the plan are you responding to? (Please provide paragraph references or section headings if relevant)

Policy SD06 and Paragraphs 6.20 to 6.30

Do you wish to be notified when a final decision is made on the Cullompton Neighbourhood Plan?

Yes	X	No	
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What is the nature of your representation?

Support	X	Object	
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Please provide comments below (continue on separate sheets if needed)

Policy SD06 and Paragraphs 6.20 to 6.30 – Culm Garden Village

As set out elsewhere in our representations, we wholly support the endorsement throughout the Cullompton Neighbourhood Plan, and specifically in Policy SD06 and its supporting text, for Culm Garden Village.

We note the ‘emphatic support’ provided at the Community Workshop in 2017 for the Garden Village Initiative generally (paragraph 6.25), and the Town Council’s position as set out at paragraph 6.30 (a position with which we wholly agree) that the Garden Village Initiative provides a ‘marvellous opportunity’ to deliver strategic growth at Cullompton, with the local community as a ‘partner’ in its planning.

The series of workshops in 2018 (noted at paragraph 6.29) which informed the vision, principles and concept for Culm Garden Village demonstrates further the partnership working and community involvement in this collaborative process. As the promoter of the majority of the Culm Garden Village site, Lightwood Strategic looks forward to working further with the Town Council and the local community to deliver on the principles identified in Policy SD06 and its supporting text - helping to deliver positive transformational change for the town, to the benefit of existing and new residents.

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Which section(s) of the plan are you responding to? (Please provide paragraph references or section headings if relevant)

Policy SD07

Do you wish to be notified when a final decision is made on the Cullompton Neighbourhood Plan?

Yes	X	No	
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What is the nature of your representation?

Support	X	Object	
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Please provide comments below (continue on separate sheets if needed)

Policy SD07 – Timing of Infrastructure

We support Policy SD07 which seeks to ensure the timely delivery of infrastructure, with major development phased logically having regard to the timely and co-ordinated provision of infrastructure.

As the promoter of the majority of Culm Garden Village, Lightwood Strategic looks forward to continuing to work collaboratively with the Town Council and the local community to produce proposals for the site that will create a high quality and sustainable development – delivering positive transformational change for Cullompton whilst ensuring a co-ordinated and logical approach to the delivery of much-needed infrastructure.

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Which section(s) of the plan are you responding to? (Please provide paragraph references or section headings if relevant)

Policy WL01

Do you wish to be notified when a final decision is made on the Cullompton Neighbourhood Plan?

Yes	X	No	
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What is the nature of your representation?

Support		Object	X
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Please provide comments below (continue on separate sheets if needed)

Policy WL01 - Existing Recreation Spaces

As identified in paragraph 12.7 of the Cullompton Neighbourhood Plan (CNP), and Policy CU19 of the Mid Devon Local Plan Review, the CCA Fields (of which Cullompton Cricket Club ['Site T'] forms part) is identified as the likely route for a town centre relief road. The preferred route for the relief road would extend through the Cullompton Cricket Club site (albeit that the cricket club has, as recognised at paragraph 12.11 of the CNP, a desire to relocate in any event to a larger facility, and this is being explored as part of the Culm Garden Village proposals).

In these circumstances, the specific identification of the current cricket club site in Policy WL01 as sports and recreational land that should be protected in accordance with Policy DM26 of the Mid Devon Local Plan, with no reference to the town centre relief road, the provisions of Policy CU19 of the emerging Local Plan Review (which relates specifically to the relief road), or Policy WL02 of the CNP (which relates to the CCA Fields in the event that the relief road extends through them), makes the CNP somewhat unclear in this important area.

Accordingly we consider that the CNP would be clearer and more effective for all parties if reference is made in Policy WL01, and its supporting text, to Policy WL02 of the CNP and Policy CU19 of the emerging Local Plan Review. Most relevantly, Local Plan Review Policy CU19 criterion b) specifically seeks to focus on ensuring that any open space / sporting facilities affected by the relief road i.e. such as the cricket club, are replaced elsewhere in Cullompton.

Proposed Changes

Amend Policy WL01 to refer additionally to Policy CU19 of the emerging Local Plan Review and Policy WL02 of the CNP, both of which accept that the CCA Fields will be affected to some extent by the proposed town centre relief road and require that any recreation space that is lost, such as the cricket club, is re-provided elsewhere in Cullompton.

Additionally add a sentence at the end of paragraph 12.5 to state that:

"In the event that the town centre relief road involves the loss of the current Cullompton Cricket Club site / facilities (Site T), replacement facilities should be provided elsewhere in accordance with Policy CU19 of the emerging Mid Devon Local Plan Review and Policy WL02 of the Cullompton Neighbourhood Plan."

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Which section(s) of the plan are you responding to? (Please provide paragraph references or section headings if relevant)

Policy WL02

Do you wish to be notified when a final decision is made on the Cullompton Neighbourhood Plan?

Yes	X	No	
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What is the nature of your representation?

Support		Object	X
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Please provide comments below (continue on separate sheets if needed)

Policy WL02 – CCA Fields

We support generally the additional protection given to the CCA Fields by Policy WL02, which seeks to minimise the impacts of the town centre relief road.

Whilst we support the principle of criterion viii) of the policy, which is consistent with Policy CU19 of the emerging Mid Devon Local Plan Review in seeking to ensure that there is no loss of recreation space as a result of the new town centre relief road, we object to the requirement that the ownership of replacement recreation space must be vested in the community.

Whilst in some circumstances it may be appropriate / desirable for the ownership of replacement recreation space to be vested in the community, it will not always be appropriate or possible to do so. For example, where a current recreation space is in private ownership, it would be wholly inappropriate and unnecessary to require that the ownership of any replacement provision must be vested in the community i.e. in public ownership.

This should not be a blanket requirement and should instead focus on securing the Town Council's primary objective in this regard i.e. ensuring that replacement provision is made.

Proposed Changes

Amend criterion viii) to state:

*'replace any recreation space lost with equivalent or better elsewhere, to be vested in the community **where the land to be lost is in public ownership**' (emphasis added)*

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Which section(s) of the plan are you responding to? (Please provide paragraph references or section headings if relevant)

Policy WL07

Do you wish to be notified when a final decision is made on the Cullompton Neighbourhood Plan?

Yes	X	No	
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What is the nature of your representation?

Support	X	Object	
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Please provide comments below (continue on separate sheets if needed)

Policy WL07 – Community Allotments, Orchards and Composting

We support Policy WL07 which seeks to ensure that space is set aside, in suitable locations within larger residential developments, for the provision of allotments, community orchards and composting, sufficient to meet local demand.

As acknowledged in paragraph 12.37 of the Cullompton Neighbourhood Plan, this broad objective is supported by the NPPF and will contribute towards enabling and supporting healthy lifestyles and providing for locally-identified health and wellbeing needs.

This will be an important consideration for Culm Garden Village and, as the promoter of the majority of this site, Lightwood Strategic looks forward to continuing to work with the Town Council, Mid Devon District Council and other relevant stakeholders to explore this in further detail.

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Which section(s) of the plan are you responding to? (Please provide paragraph references or section headings if relevant)

Policy WL08

Do you wish to be notified when a final decision is made on the Cullompton Neighbourhood Plan?

Yes	X	No	
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What is the nature of your representation?

Support	X	Object	
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Please provide comments below (continue on separate sheets if needed)

Policy WL08 – Dementia Friendly Town

We support Policy WL08 which seeks to ensure that development proposals contribute towards making Cullompton a more dementia-friendly and accessible town to disabled people.

Whilst not a matter addressed specifically in the adopted Local Plan or the emerging Local Plan Review, these are clearly important issues locally and we note from paragraph 12.45 that 98% of respondents to a local consultation exercise in 2016 supported the Town Council's initiative in this regard.

As the promoter of the majority of the Culm Garden Village site, Lightwood Strategic looks forward to continuing to work with the Town Council, Mid Devon District Council and other relevant stakeholders to deliver a high quality development that delivers positive transformational change and accords, insofar as it is possible, with the principles of Policy WL08.

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