

Planning Consultation (DPD)

From: Stuart, David [REDACTED]
Sent: 18 November 2019 15:38
To: Planning Consultation (DPD)
Subject: Cullompton Neighbourhood Plan - Regulation 16 Publicity Period
Attachments: Cullompton NP, Reg 16, 18.11.19.docx

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Dear Ben

Many thanks for this consultation.

Apologies for not being able to get our response to you by Friday.

We had a meeting with Council colleagues on Cullompton last Wednesday at which the Plan was discussed and this needed to take place before we could complete our drafting of the letter. Regrettably being out of the office for the rest of last week and remote access server problems meant I wasn't able to send it when planned.

Hopefully, despite the timing of its submission, our response can still be accepted.

Kind regards

David

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From: Planning Consultation (DPD) [mailto:planningconsultations@middevon.gov.uk]
Sent: 04 October 2019 09:12
Subject: Cullompton Neighbourhood Plan - Regulation 16 Publicity Period

Dear all,

As a consultee to the Cullompton Neighbourhood Plan, I am writing to you in accordance with Regulation 16 of the Neighbourhood Planning regulations to inform you that we have now received the Cullompton Neighbourhood Plan proposal.

We will formally consult on this document for a period of 6 weeks from Monday 7th October – Friday 15th November 2019 before proceeding to the appointment of an independent examiner to carry out the examination of the plan.

You may view a copy of the plan and associated documents from 7th October via our website:

<https://www.middevon.gov.uk/residents/planning-policy/neighbourhood-planning/cullompton-neighbourhood-plan/>

Please respond to this consultation by email to planningconsultations@middevon.gov.uk

The attached notice of publication provides further detail on how to view the plan and make representations.

If we do not hear from you before the 15th November 2019 we shall assume you have no comments to make.

Many thanks

Ben

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Our ref: PL00188188
Your ref:
Telephone 0117 975 0680

via email

15 November 2019

Dear Mr Lucas

CULLOMPTON NEIGHBOURHOOD PLAN: REGULATION 16 CONSULTATION

Thank you for your consultation on the submitted version of the Cullompton Neighbourhood Plan.

In our Regulation 14 Pre-Submission consultation response dated 24th November 2017 we highlighted a number of site development issues with potential for impact on heritage assets. The further refinement of the Plan together with the availability of supporting information such as the SEA Environmental Report provide reassurance that there are now no related issues which we feel the need to highlight.

That response also drew positive attention to the chapter on Town Centre, Heritage and Culture. The existence of the town's Conservation Area on the national Heritage At Risk Register was a reflection of the range of issues affecting the condition and performance of the town. Given that the Conservation Area remains At Risk we are pleased to be able to reaffirm our support for this section of the Plan and its attendant policies in particular.

The timing of this consultation is apposite in this respect as the town has recently successfully submitted an Expression of Interest for funding from us through our High Streets Heritage Action Zone initiative. Mid Devon District Council is currently leading on the preparation of a delivery plan with local stakeholders which will set out how the resources secured from a variety of sources will be applied to a regime of agreed projects for the protection and enhancement of the town centre.

This initiative is part of a complementary package which includes, inter alia, the construction of a relief road to reduce traffic levels and facilitate public realm enhancement within the town whilst capitalising on the potential for improved economic activity provided by new urban growth areas. In parallel, the recent



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commissioning of a masterplan for the town will create an overarching spatial framework which can help provide the evidence and detail for those regeneration aspirations and policies identified in the Neighbourhood Plan and elsewhere.

While the masterplan is intended to assume SPD status in due course, the Neighbourhood Plan provides a valuable opportunity to bind the various discrete parts of the town's regeneration agenda and give it statutory and enduring status as part of the Local Development Plan. In that respect, while we note that the Plan may have been submitted to your authority at the beginning of this year, we wonder if there would have been value in deferring its formal processing at this stage – obviously with Town Council agreement - to provide time for it to accommodate additional relevant and useful information and possible policy formulation. That might not only create a more robust and comprehensive framework for the delivery of projects planned over the next few years but see that reflected in the long-term legacy within which success can be built on, protected and managed.

As an example, the high levels of development which are envisaged for the town will no doubt provide potential for developer contributions which can be used to provide or enhance infrastructure. However, there appears to be no Community Infrastructure Levy schedule of proposed projects which might benefit from such funding. Such provision might be particularly helpful in the delivery of policies TC03 & 04 given that we understand that no dedicated funding as yet exists.

As it stands, the Plan's scope of policies and proposals is still commendable, and covers those issues identified as being of application to the town and the protection and enhancement of its historic environment. There should therefore hopefully be little opportunity for tensions between its contents and those initiatives whose details are still emerging. The drafting of the policy in favour of retained on-street parking in the Bullring (policy TC04), for example, is able to accommodate any alternative proposals for that space which better meet the needs of the town.

Should any conflicts between the Plan and emerging complementary initiatives be identified by your authority we would be happy to engage in any activities to resolve these in the interests of our role as a funding partner to the regeneration of the town.

There are no other issues associated with the submitted Plan upon which we wish to comment.

Yours sincerely

[Redacted signature]

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