

11 - Local Economy and Jobs

Make Cullompton more business friendly

Introduction

11.1 Our Neighbourhood Plan policies are intended to ease local barriers and broaden the supply of local business spaces so that Cullompton can continue to grow as an important business centre in Mid Devon and meet more of its local employment needs.

Aims and Objectives

11.2 The following aims and objectives relating to jobs and our local economy have emerged following a programme of community consultation. They have been used to help formulate the neighbourhood plan policies and inform a programme of other community actions.

Local Economy and Jobs	
Planning Aims	Planning Objectives
Encourage businesses to move to Cullompton	Improve access to and from industrial estates
Foster a positive attitude towards promoting local economic development and attracting inward investment	<ul style="list-style-type: none"> Increase the supply of flexible, easy in and out business spaces Accommodate new forms of retailing such as click and collect

Improving Access to Commercial Areas

11.3 Access and egress to several of the commercial areas is a matter of concern, not least because of safety considerations. It is raised regularly with town councillors. Access and egress from the Kingsmill Estate is particularly hazardous because of the volume of traffic and the lack of separation between pedestrians, motor vehicles and cycles; but arrangements at the other busy commercial areas shown on the map 7 could also be improved. Improving access arrangements in the interests of safety is very important. Such measures would also help reduce one of the barriers to business development and likely to make these trading areas more attractive to new businesses as well as customers.

11.4 Local Plan Policy CU8 recognises the

need to create safe and attractive pedestrian and cycle links between the new East Cullompton development, when it takes place, and the Kingsmill Industrial Estate (the area's main area of commercial activity).

11.5 In the meantime, Policy EJ01 supports all development proposals that serve to improve safety and access to commercial areas for both pedestrian and road users.

Policy EJ01 Improving Access to Commercial Areas

Measures that improve access to and from the commercial areas (as identified on map 7) and increase safety of pedestrians and road users are necessary and will be supported.

Development of Small Business Units

11.6 There is a need for more and better quality local employment opportunities. 87% of respondents to the Community Survey 2014 told us that we should encourage more business and commercial development. Cullompton Community College tells us that the town "needs to attract business and a strong local economy in order to retain the excellent skill base of young people on its doorstep"¹. We want to encourage new business and enterprise of all kinds. The NPPF (para. 80) says "planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt" and "be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances" (para. 81).

11.7 The strategic policies of the Local Plan focus on providing larger employment sites in association with the new housing on the major development areas of North West Cullompton (21,000 square metres commercial floorspace), East Cullompton (20,000 square metres commercial floorspace within the plan

¹ Reg 14 Consultation response, Cullompton Community College 12th Nov 2017

period and a further 12,000 post-2033), Week Farm (15,000 square metres of employment floorspace) and Venn Farm (9,000 square metres of employment floorspace). Local Plan Policy DM19 provides for the protection of existing employment land and premises.

11.8 The Mid Devon Employment Land Review of 2013 considered that “there is a case to argue that the portfolio of employment sites could be ‘rebalanced’ to include a number of smaller employment land allocations which are not dependent on provision of significant additional infrastructure, and could be easier to deliver in the short-to-medium term”². We want to help new small enterprises to get established and to engage with local markets. Providing for more small business units in the town may also reduce the need to commute out of Cullompton.

11.9 Policy EJ02 aims to be pro-active in the development of local enterprise and jobs at the micro-scale. It provides support to the development of various forms of small start-up business units within the town area (as defined on map 2, page 17) as long as they do not cause nuisance and conform to other policies in the Neighbourhood Plan.

² Mid Devon Employment Land Review Mid Devon District Council, Final Report, GL Hearn Limited, Jan 2013 <https://www.middevon.gov.uk/media/85326/employment-land-review-nw-cullompton.pdf>

Policy EJ02 Development of Small Business Units

Proposals that provide for the development of small-scale business units, including live-work units, in the town area (as defined on map 2) are supported, provided that the proposals:

- i. contribute positively to the character and vitality of the local area;
- ii. are well integrated into, and complement, existing clusters of activity;
- iii. do not have an adverse impact on residential amenity; and
- iv. do not adversely impact upon road safety.



Map 7:
Commercial/
Industrial Areas
referred to in
Policy EJ01

12 - Community Wellbeing and Leisure

Provide first class local community facilities and develop community-based services that meet the growing demands of the community

Introduction

12.1 Our Neighbourhood Plan policies are intended to protect the social, community, leisure and recreation spaces and facilities we have and ensure that such facilities increase to meet the future demands of our growing community and help us become more involved, active and healthier.



Aims and Objectives

12.2 The following aims and objectives relating to community wellbeing and leisure provision have emerged following a programme of community consultation. They have been used to help formulate the neighbourhood plan policies and inform a programme of other community actions.

Existing Recreation Spaces

12.3 The NPPF (para. 96) says “access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.” and says (para. 97) “existing open space, sports and recreational buildings and land, including playing fields, should not be built on” unless it is certain that they are no longer needed.

12.4 The parish area has a limited number of sports and recreation areas. The ones we have are well used and serve an important role in

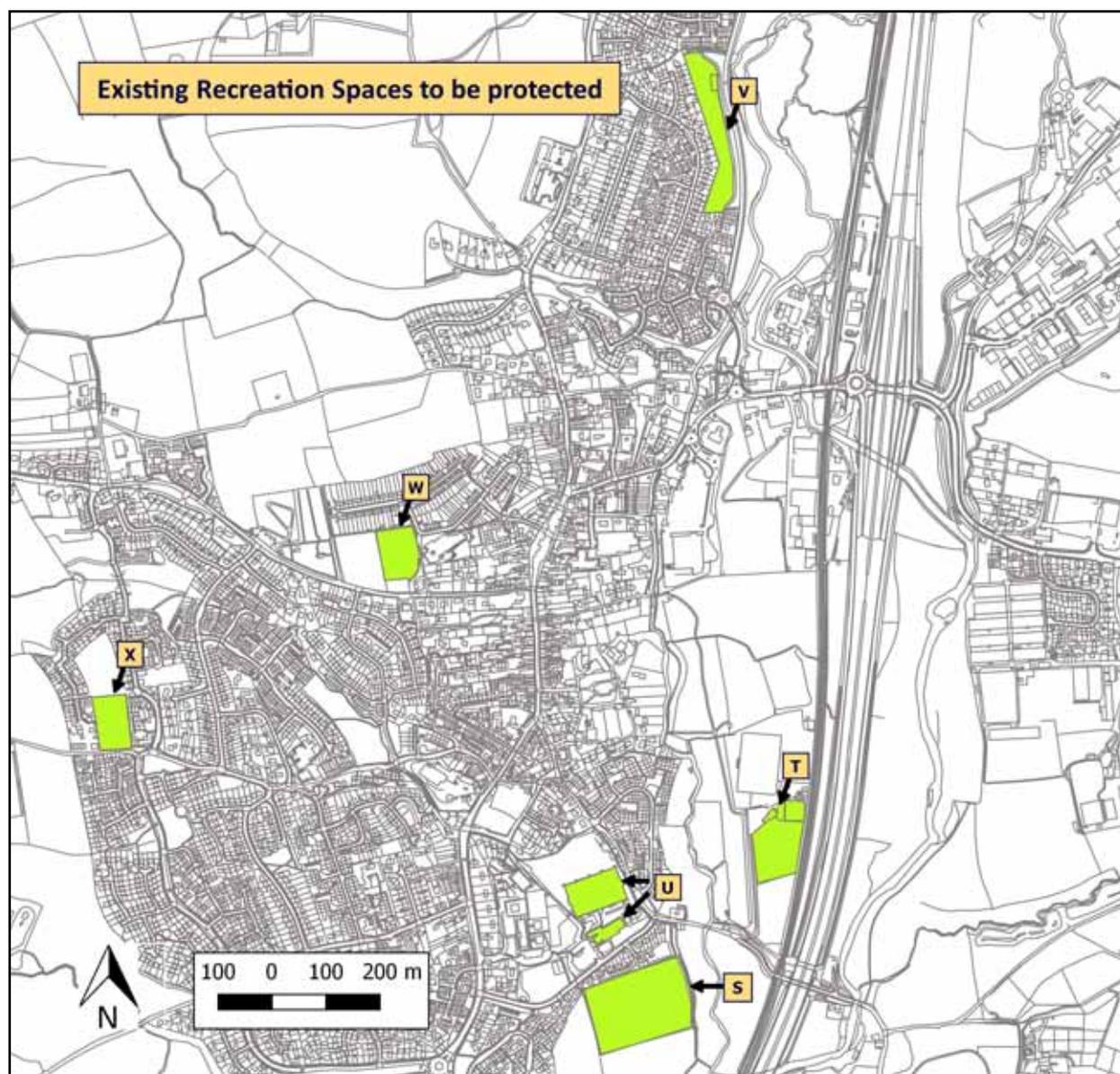
Community Wellbeing and Leisure	
Planning Aims	Planning Objectives
Improve access to and the quality of public open spaces	Plan footpaths, cycle routes and parking for open spaces
Ensure adequate indoor and outdoor facilities are available in local neighbourhoods	<ul style="list-style-type: none"> • 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
Develop sustainable community facilities	Provide more allotments
Continue to improve community resilience	Cullompton to become a dementia friendly town and community
Encourage the involvement of young people as part of the community	Expand provision of youth facilities

community life. We want to encourage people to enjoy healthy leisure pursuits. We want to protect the recreation areas we have and ensure they are easily accessible and fit for modern purposes.

12.5 Local Plan Policy DM24 seeks to protect existing open space, sports and recreational buildings and land, including playing fields, unless they are deemed surplus to requirements or can be replaced by better.

12.6 The areas listed in Policy WL01 are those that are available for public use or serve the recreation needs of local schools. The Town Council has agreed that these should be afforded the protection of Local Plan Policy DM24.

Map 8: Existing Recreation Spaces in Cullompton to be Protected referred to in Policy WL01



Policy WL01 Existing Recreation Spaces

The following sports and recreational land and buildings (identified on maps 8) are very important to the local community and should be protected in accordance with Local Plan Policy DM26.

- S Cullompton Community College sports pitches, Meadow Lane
- T Cullompton Cricket Club
- U Culm Valley Sports Centre
- V Linear Park, Millennium Way
- W Upcott Field
- X Willowbank School Field, Knowle Lane



CCA Fields

12.7 Both the adopted Local Plan and the emerging Local Plan identifies the CCA Fields as the potential route for a town centre relief road. It is shown on the policy maps and referred to in policies AL/CU/14 and Policy CU19 respectively. It is not a 'solution' that is easy to accept by the community, as consultation after consultation has shown, but we do acknowledge that: a road to relieve congestion and air pollution in and around the town centre is very necessary, and even more so in the context of an expanding town and population; and it may help facilitate improvements to the motorway connection as per Policy HT01 (Motorway Connection).

12.8 The 'CCA Fields' is a 13 hectares site that once belonged to two different farms. In many ways, it still has the appearance of open countryside. Yet, it is close to the town centre of Cullompton. It has become a much loved, readily accessible leisure and recreation resource for the community. It is the home of several sports clubs, it includes formal play areas and it plays host to a range of town events such as the annual circus, dog shows and the Cullompton Town Fayre.

12.9 The CCA Fields is owned by the people of the town. It is managed on their behalf by Cullompton Community Association, which is a Registered Charity (no. 270312) formed in the 1970s following a public meeting, by a group of Cullompton residents to improve the life of the residents of Cullompton. The extent of the CCA Fields and the ownership of its various parts is shown on Map 9.

12.10 The Fields were purchased for the community in the 1970's, using monies from dormant club and charity bank accounts with the permission of the Charity Commissioners. Much of the work to make it usable as public open space and recreation area was done by volunteers, with some help from the contractors that were constructing the nearby M5.

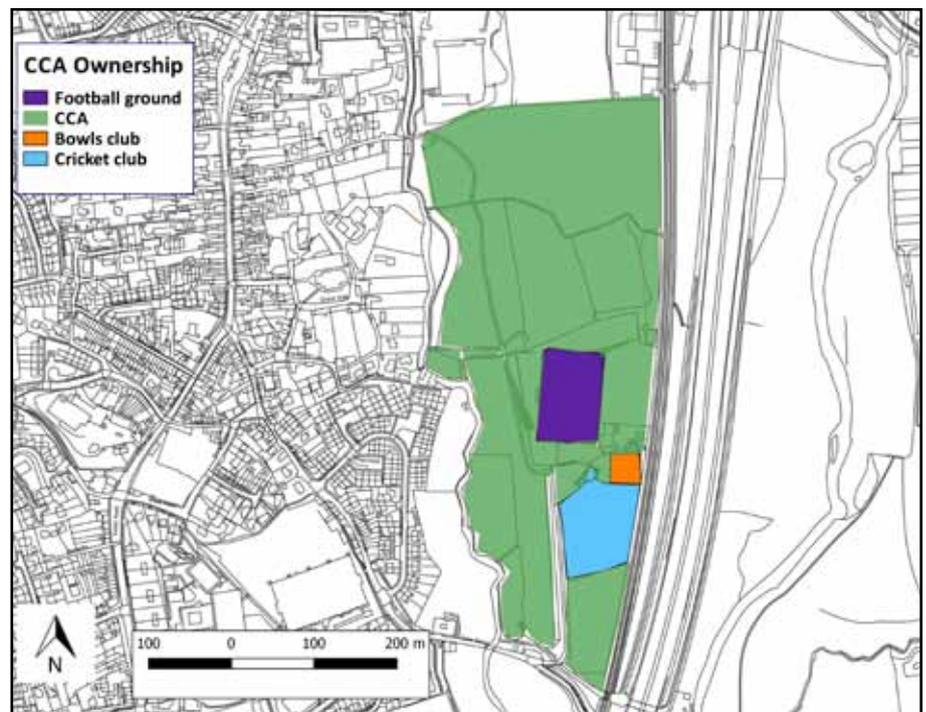
12.11 The Cricket Club (established 1891) owns the freehold of its own site excluding the car park. The 1.01ha. site comprises a cricket pitch, a club house with changing facilities, a

bar and function rooms, modern cricket practice nets, an artificial wicket and storage facilities for mowers and other equipment. The Cricket Club has indicated a desire to relocate. The Club has out-grown its current location and, recognising that a growth in population should lead to an increase in participants, it wishes to find space sufficient for two cricket pitches plus a club house and all the ancillary facilities a club of its stature needs. The England and Wales Cricket Board has advised that a site with a footprint of 4.85ha. is required to accommodate this size facility. The Bowling Club also owns the freehold of its site (see map 9).

12.12 The Local Plan Review Policy CU19 deals with displacement and replacement of open space and sporting facilities and the protection of archaeology, habitats and environmental features as a result of the construction of a relief road for Cullompton. The Local Plan also states that "the aim will be to cause minimum impact on the CCA Fields and acceptability in terms of flood risk and flood flows." Flood prevention proposals should be attentive to the current issues of flooding and drainage in the vicinity and along the Culm Valley. No doubt the planning of the final route will be guided by these important considerations.

12.13 Policy WL02 introduces additional safeguards and considerations. These have

Map 9: CCA Fields Ownership



been informed by the representations of the Cullompton Community Association, which is taking seriously its role as a charity set up to advance education and to provide facilities in the interests of social welfare, recreation and leisure. The Association has debated the issue on several occasions over the past few years. At its meeting in March 2017 it considered the purpose and efficacy of a draft version of policy WL02 and made several suggestions, which the Neighbourhood Plan Steering Group has sought to accommodate within the policy.

12.14 Our purpose is to minimise the permanent loss of most of the CCA Fields and retain most of their uses, if they are to be dissected by a relief road. Policy WL02 reflects this ambition and sets criteria to ensure:

- much of the CCA Fields would remain in use during a prolonged period of construction
- the community is compensated for the disturbance and any loss of precious recreation space
- there is no net loss in community recreation opportunities because of the construction of a relief road through the CCA Fields
- the CCA Fields can continue to provide for a variety of different recreational activities
- safety is a prime consideration and the CCA Fields remain a safe and secure environment for users
- any potential conflict between users of the CCA Fields and adjoining roads is avoided

12.16 In Autumn 2018 and Spring 2019, Mid Devon District Council and Devon County Council voted to approve a relief road through the CCA Fields and to progress detailed design work for a relief road that runs parallel with the railway line. This would form part of a phased highway infrastructure plan to include an upgrade to Junction 28 of the M4 motorway.



Policy WL02 CCA Fields

The existing leisure and recreation space at the CCA Fields is an important resource for the local community. Any proposals to develop part of the CCA Fields to provide a relief road for Cullompton should:

- i. seek to maximise the single uninterrupted area of recreational land to be retained as the CCA fields in their current location
- ii. be suitably landscaped and screened to minimise disturbance to users of the CCA Fields
- iii. have regard to the most sensitive ecological areas and habitats
- iv. include proposals to mitigate any loss of or harm to the natural environment
- v. maintain as far as possible current access routes to the fields to facilitate:
 - a. safe pedestrian access to the CCA fields
 - b. continued use of the car park
- vi. prevent any unauthorised access to the CCA Fields from the relief road
- vii. include a management plan in relation to arrangements for the continued use of sports facilities and recreation spaces during construction
- viii. replace any recreation space lost with equivalent or better elsewhere, to be vested in the community
- ix. ensure the remaining area of CCA Fields is capable of being used for a variety of recreational purposes in a safe manner
- x. include an appropriate contribution towards the long-term maintenance of the CCA Fields and other community recreation spaces
- xi. ensure satisfactory arrangements are put in place for flood control on the CCA Fields and there is no adverse impact on flooding and drainage problems elsewhere

Usable Public Open Space

12.17 The NPPF (para. 96) says “access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities”. It also states that “planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities... and opportunities for new provision”.

12.18 We want to encourage people to enjoy the outdoor environment. 81% of respondents to the Community Survey 2014 told us we need better parks and open spaces in Cullompton. We want open space that is provided on new developments to be usable for a variety of recreational and leisure purposes and have the access and facilities that will enable their enjoyment by the local community. We want to encourage community activity on the open spaces. We want open space to be easily accessible by foot or bicycle. We want good quality play areas for younger children to be located close to family homes.

12.19 The Town Council has recently carried out an audit of local public open spaces¹ to better understand their use and value. It was agreed that a few of the smaller park areas were underused and in a poor state of repair. The conclusion from the audit was that some of the smaller parks and play spaces in the town should be closed and replaced by bigger and better facilities nearby.

12.20 Open space on new developments should not be regarded as the ‘remainder’ parts of the site layout that cannot easily be developed. We also want open space that is easy to maintain. The Town Council prefers larger multi-purpose open space to be an integral part of the layout of new housing developments, rather than small areas of limited use that are difficult to maintain. The Mid Devon Open Space & Play Area Strategy, 2014–2033 reflects our preference “the priorities for Cullompton are: to reduce the number of small play areas where over provision can be demonstrated and to concentrate available funds on the larger sites”.

12.21 We accept that the standards used in the Mid Devon Open Space Strategy of 300m distance for amenity space, allotments and children’s play areas and 600m for other

forms of public open space are appropriate in establishing limits to what is reasonable in accessibility terms. These are the standards adopted in Local Plan Policy S5 of the new Mid Devon Local Plan, which sets standards of provision for open space. We would like to see these standards improved upon in new housing developments whenever possible.

12.22 Local Plan Policies CU3 and CU9 specifies the hectares of open space required in the North West Cullompton development for East Cullompton. Local Plan Policy CU13 does the same for Knowle Lane.

12.23 Policy WL03 requires new open space proposals to be based on an up-to-date assessment of the need for different activities and appropriate size requirements and ensure it is part of a joined-up strategy of provision for the whole town. It also emphasises the importance of location, to maximize visibility, and accessibility as well as size. It requires developers to consult with the Town Council in the interests of ensuring the open space provision is part of an overall approach, which ensures that all open space on housing schemes is more than adequate in scale and size, contributes to meeting local needs for leisure and recreation and, importantly, has satisfactory arrangements in place to secure the long-term maintenance of the public open space.

Outdoor Sports Facilities



12.24 We are a sporting community. The importance of good quality sports facilities to the people of Cullompton is understood by the Town Council and reflected in the goals of the Provision of Leisure Facilities Report², accepted by the Town Council in 2013. Cullompton Town Council would like a substantial expansion of sports/leisure facilities in Cullompton. The NPPF (para 96) recognises that “access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.”.

12.25 Some sports areas may need up-dating

¹ Report on Cullompton Parks to Cullompton Town Council, Buczkowski and Guest, Feb 2015

² Provision of Leisure Facilities, G. Guest for Cullompton Town Council, May 2013

Policy WL03 Usable Public Open Space

Public open space on major new developments should be of adequate size and be located and designed so that it is usable by residents and other members of the public for a range of leisure and recreation activities based on an up-to-date assessment of the needs of the area.

In consultation with Cullompton Town Council, developers should seek to maximise the amount of public open space in new housing developments.

Developers should seek to ensure that children's play space benefits from natural surveillance and is located close to family-type housing areas. All new public open space should be accessible via the footpath network.

The public open space should be provided in perpetuity along with an appropriate commuted sum for its long-term maintenance.

or replacing. We need to ensure facilities are accessible to disabled persons. We need to ensure that there are a wide variety of indoor and outdoor facilities and a variety of different playing surfaces to facilitate the greatest variety of different sports. We want to increase the number and range of sports facilities that serve the whole community and meet the growing demand we anticipate, not least because of the intended new developments. Currently Cullompton Community College has an arrangement for shared use of sports facilities at the MDDC Leisure Centre. The College tells us that "as pupil numbers grow between 2018 – 2021, the need for greater use of the leisure centre during the daytime and after school clubs for larger numbers will increase. The Leisure Centre may not prove to be adequate for the rising 1,200 [pupil] capacity that the School requires"³.

12.26 Whilst carrying out consultations for the Neighbourhood Plan we have been reminded that the current site and facilities enjoyed by Cullompton Rugby Club are a significant

constraint on its growth and development. "As a Club we are in desperate need of more pitches for all our players to be able to use"⁴ was the position in 2015 and has remained the same since then. The Cricket Club too has made it clear that the capacity of its current site is constrained "our ground is now too small to support the levels of cricket demand that we are seeing even at this stage of Cullompton's growth curve, with us literally not having any further pitch capacity to support further growth in player numbers"⁵. Sport England (having consulted several sports governing bodies) has advocated that Mid Devon District Council should prepare a comprehensive "playing pitch strategy (PPS) as well as assessing the needs and opportunities for sporting provision. Sport England provides comprehensive guidance on how to undertake both pieces of work"⁶. Cullompton Town Council is wholly supportive of such a strategic approach, which takes account of the growth in population that is envisaged over the next 15 years and well beyond. It will be a willing participant.



12.27 We expect sufficient land to be allocated and safeguarded in appropriate locations by the policies in the Local Plan so as ensure there is sufficient space for the growth of outdoor sports provision in the area throughout the Plan period. A view on which land should be allocated for sports and recreation was set out in the Town Council's response to the Local Plan Review⁷.

12.28 Local Plan Policy CU3 sets down the required area of sports and recreation space to be provided in the North West Cullompton development and Local Plan Policy CU9 states the requirements for East Cullompton. Local Plan Policy CU20 lists community facilities, including sports and leisure facilities, amongst the required infrastructure for Cullompton.

12.29 Policy WL04 provides support for flexible, accessible, sports facilities that are designed

4 Letter to MDDC from Cullompton Rugby Club Project Manager, 16th Sep 2015

5 Letter to NPSG from Chair, Cullompton Cricket Club, 6th Aug 2017

6 Email to MDDC regarding NW Cullompton applications, Sport England, 14th Sep 2017

7 Local Plan Review Letter from Cullompton Town Council to Mid Devon District Council, 30th March 2015

3 Reg.14 Consultation response, Cullompton Community College, 12th Nov 2017

to serve the whole area and not just for new development areas. In some cases, this may mean considering a site outside of the settlement area. In these instances, the proposals should be assessed as being able to blend in and not cause harm to the countryside or ecology in the vicinity; nor having an unacceptably adverse effect by way of noise and light pollution, for instance, on neighbouring uses.

Policy WL04 Outdoor Sports Facilities

Proposals to provide more tennis courts, Multi Use Games Areas (MUGA) and other outdoor sports facilities and pitches are supported provided they will:

- i. have no significant adverse impact on the character and ecology of the area;
- ii. not have an adverse effect on other land uses in the vicinity;
- iii. be capable of being integrated into the surrounding landscape, through landform and appropriate planting; and
- iv. have satisfactory arrangements put in place for their long-term maintenance.

Indoor Sports Facilities

12.30 The indoor sport and recreation provision we have in Cullompton requires significant improvement just to bring the town up to a similar standard as Tiverton and Crediton. 84% of respondents to the Community Survey 2014 told us we need more leisure facilities. Cullompton Town Council's desire to see a substantial expansion of leisure facilities in Cullompton includes an indoor swimming facility.

12.31 If we adhere to the advice in the NPPF (para. 92) of planning "positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments". The shortage of good quality public indoor sport and recreation space should be remedied when the major new developments take place.

12.32 Local Plan Policy DM23 supports the

development of new community facilities providing a local community benefit or environmental enhancement will be permitted where they are easily accessible by the local community and well related to a settlement.

12.33 Policy WL05 supports the provision of additional indoor sports and recreation facilities that serve the whole area in accordance with the latest standards of provision.

Policy WL05 Indoor Sports Facilities

Proposals to provide improved and additional indoor sports and recreation facilities in or adjacent to settlement areas are supported.

Cullompton Swimming Pool Complex

12.34 A swimming pool campaign for Cullompton can be traced back as far as 1922. In 2005, a feasibility study by Mid Devon District Council acknowledged residents' support for and frustration over the lack of a local swimming pool. It accepted that there was an unmet demand locally, which unfortunately the District Council was unable to satisfy. There is an active community campaign and planning group in Cullompton, which has been raising project development funds since 2011. This has enabled progress to be made on proposals for a 'state of the art' swimming pool complex that includes:

- indoor swimming pool
- learner pool
- hydrotherapy pool
- dance studio/hall
- health and fitness suite
- ten pin bowling area (3 – 4 lanes)

12.35 The demand for a local swimming pool was confirmed by a very positive response to the Cullompton Swimming Pool Campaign Questionnaire 2014 and to subsequent neighbourhood planning consultations. Cullompton Town Council acknowledges that the benefits of a modern swimming pool complex to a growing town like Cullompton would be substantial. Policy WL06 reflects the town's continuing support for the development

of a Swimming Pool Complex in the neighbourhood area with ancillary facilities, which could include appropriate (A1 and A3) commercial uses, that will ensure the Complex is a viable and sustainable community enterprise.

12.36 A community-based project to provide the Swimming Pool Complex should attract substantial grant funding towards its construction. It is likely however that additional and match-funding will be required to ensure that the multi-million-pound project is developed. To this end, the Swimming Pool 'Campaign' Group has been engaged in negotiations with local land-owners and developers.

12.37 To ensure that development proposals are in the best interest of the community, Cullompton Town Council is mindful to work with the partners in the Swimming Pool Complex during 2019/20 to prepare a Neighbourhood Development Order⁸. This will engage the community in the preparation of plans for the swimming pool and associated development; and would vest the decision with the community, as to whether the package of development proposals should be granted outline planning permission.



Community Allotments, Orchards and Composting

12.38 The Town Council supports the further provision of allotments, community orchards and composting in development areas as part of planning to “enable and support healthy lifestyles, especially where this would address identified local health and well-being needs” (NPPF para. 91).

12.39 Cullompton Town Council maintains a register of those interested in having an allotment. There is a waiting list for allotments. Such facilities should encourage healthier lifestyle and healthy leisure pursuits. Opportunities to provide more allotments, community orchards and community composting sites and encourage more local food growing should be realised as a direct result of the major new developments that will take place. If the trend of providing smaller garden on new developments continues, this exacerbates the need for an increased supply of allotment or community gardening space. 88% of respondents to the consultation survey in the winter of 2016 supported the provision of more allotments.

12.40 All the larger housing proposals within the Cullompton area should allow for the provision of allotments, a composting site and

Policy WL06 Cullompton Swimming Pool Complex

The development of a swimming pool complex with appropriate ancillary facilities will be supported provided:

- i. it does not have an unacceptable environmental impact;
- ii. the scale of the facility is related to the needs of the area; and
- iii. there is safe and convenient access for potential users.

⁸ <https://neighbourhoodplanning.org/toolkits-and-guidance/neighbourhood-development-orders-community-right-build-orders/>

a community orchard, as long as the demand is there.

12.41 Local Plan Strategic Policy S5 sets standards of provision for allotments in the Cullompton areas as 0.25 hectares per 1,000 persons, which should be within 300 metres or six to seven minutes' walk time (presumably of those that use the allotments). Local Plan Policy CU3 sets down a required area of allotment space to be provided in the North West Cullompton development. Local Plan Policy CU9 states the requirement for East Cullompton.

12.42 Policy WL07 relates not just to the provision of allotments but to other forms of community horticulture and supports the Town Council's policy of not only meeting local need but also encouraging more community-based horticulture and recycling activity. This starts with the availability of sites and, we believe that previously redundant land could be a focus for such activity.

Policy WL07 Community Allotments, Orchards and Composting

Space should be set aside for the provision of allotments, community orchards and composting in the larger residential development areas (over 50 dwellings), in suitable locations and sufficient to meet local demand.

The use of redundant land for community allotment, orchard and composting initiatives in suitable locations and where viable should be considered favourably.

Dementia Friendly Town

12.43 "A dementia-friendly community is one in which people with dementia are empowered to have high aspirations and feel confident, knowing they can contribute and participate in activities that are meaningful to them. To achieve this, communities working to become dementia friendly should focus on ... Ensuring that the physical environment is accessible and

easy to navigate for people with dementia."⁹

12.44 The NPPF (para. 91) states that "planning policies and decisions should aim to achieve healthy, inclusive and safe places that: promote social interaction; are safe and accessible; and enable and support healthy lifestyles, especially where this would address identified local health and well-being needs".

12.45 Environments that are easy for people to access, understand, use and enjoy are beneficial to everyone (all ages and to the able bodied and disabled). Good accessibility is becoming increasingly important as we experience an ageing population. While that population is generally staying more active for longer, a greater number of people living into old age means that we need an accessible town and an urban environment that is responsive to their needs.

12.46 Dementia is on the increase nationally (and locally). Dementia-friendly neighbourhoods are places that are familiar, legible, distinctive, accessible, comfortable and safe. By supporting change and development that helps make Cullompton a more dementia-friendly town shows that we care for all age groups and the more vulnerable amongst us. We want them to continue to enjoy being a part of the community. 98% of respondents to the consultation survey in the winter of 2016 supported the proposed initiative.

12.47 Cullompton Town Council will adopt a Dementia Strategy that will include a form of checklist that can be used to assess whether a development proposal is achieving the kind of dementia-friendly outdoor environment that is required. When in place, this checklist will be based on the principles of familiarity, legibility and distinctiveness that are considered important in helping persons with dementia to continue to cope alone.

12.48 There is no Local Plan policy on this matter.

12.49 In addition to dementia, Cullompton Town Council would like new development to consider all physical and mental health disabilities. Local medical practices report that Cullompton's

⁹ [Building Dementia-friendly Communities: A priority for everyone, Alzheimer's Society, 2013](http://www.actonalz.org/sites/default/files/documents/Dementia_friendly_communities_full_report.pdf)
http://www.actonalz.org/sites/default/files/documents/Dementia_friendly_communities_full_report.pdf

Providing for Young People

12.51 We need more positive things for young people to be involved with. We recognise that many young people feel the town lacks facilities and the opportunities they want. 93% of respondents to the Community Survey 2014 told us we need to improve facilities for teenagers. Two thirds of respondents to the survey carried out at July 2014 amongst the students of Cullompton Community College said the same. However, we feel that the needs of young people need to be better understood and planned for. In the 2014 Survey, the most commonly suggested activities the students would like to see in Cullompton were a swimming pool (70%) and a cinema (12%). Many other activities were suggested including tennis courts, bigger parks, football pitches and bowling; but the preferences and priorities amongst young people were difficult to discern.

12.52 We need to find ways to engage with young people further to understand what they really want and involve them in its delivery. Cullompton Town Council would also like to involve young people in civic affairs and planning for the future. Over 87% of respondents to the Town Council's 2019 Budget Survey, of residents, regard investment on youth services as being important. In terms of the requirement to provide for young people, Cullompton Community College is rapidly reaching capacity; Planned Admission Numbers (PAN) for 2018 was 150 pupils with an increase in PAN to 180 (6 classes) brought forward from 2020 to 2019. All available spaces at the school are at the upper



new housing development is attracting a high proportion of retired, older, people into the area. This means that Cullompton has a high need for support services and access to facilities.

12.50 Policy WL08 reflects a desire to introduce and embed the concept of dementia-friendly to the development process in Cullompton and encourage developers to recognise the issue and opportunity. Land use planning in support of a dementia strategy is relatively new. Examples of good practice are limited. Oxford Brookes University has produced a useful checklist¹⁰ of things to consider in the interest of creating a familiar, legible, distinctive, accessible, comfortable and safe environment. Developers will be encouraged to consult with the Town Council and the Devon Dementia Partnership and show how their development proposals have been influenced by local strategies, current guidance and good practice in planning to create a dementia-friendly environment.

Policy WL08 Dementia FriendlyTown

Proposals that contribute towards making Cullompton more dementia-friendly and an accessible town to disabled people are supported.

Development proposals should seek to demonstrate, where appropriate, how they incorporate the principles of dementia-friendly and fully accessible environments by reference to the Cullompton Dementia Strategy and other relevant Town Council strategies.



10 https://www.idgo.ac.uk/about_idgo/docs/NfL-FL.pdf

end with Y7, Y8 and Y9 at capacity in 2019. It is anticipated that in September 2019 will be 750 pupils and this clearly demonstrates the need to provide for their needs.

12.53 Local Plan Policy S5 sets standards for outdoor space for youths and Local Plan Policy S8 refers to the need for “community halls” as part of the additional infrastructure requirements of the major new developments. Local Plan Policy CU10 goes as far as providing for new youth facilities in the long-term as part of a multi-purpose community building for youth, children and other community uses as part of the major development at East Cullompton.

12.54 We want to ensure that local young people are given a proper say in what is provided for them. Policy WL09 is framed around the principle that the end users should have a major say in what is being provided for them. This is particularly important for young people in helping establish a sense of ownership and responsibility towards the facilities. Bodies such as ‘Youth Voice’, or whatever representative bodies are active at the time, should be involved in the design and planning process.

12.55 Cullompton Town Council strongly believes in supporting young people. The Town Council has regular meetings with Cullompton Community College and the John Tallack Youth and Community Centre. It supports the Youth Council and liaises with the youth service providers. The council has taken on responsibility, from Mid Devon District Council, and is refurbishing a growing number of play parks. The Town Council believes that major new housing development should contribute to supporting amenities for young people. This should include a full range of services and amenities for children and young people.

Policy WL09 Providing for Young People

Proposals that provide additional facilities for the direct benefit of young people are supported where it is demonstrated, through direct engagement with recognised local youth organisations, that local young people have been consulted and involved in developing the proposal.