

## CONSULTATION

### CULM GARDEN VILLAGE – VISION AND CONCEPT

Culm Garden Village needs to establish its own Vision and Principles that have been developed through extensive engagement and consultation with the community. These will be embedded into the project as it develops and will support the creation of an ambitious example of a modern new garden community that is appropriate for Cullompton and Mid Devon.

Through a series of stakeholder workshops, a draft vision and 9 key principles with corresponding objectives have been prepared. You can see these in the **Vision and Concept Document**. This consultation seeks to gather feedback on this document. The Vision and Concept Document can be viewed on our website at: [www.culmgardenvillage.co.uk](http://www.culmgardenvillage.co.uk).

This consultation will take place over a six-week period from 18 January 2019 to 1 March 2019. Responses should be sent to:

**Tina Maryan, Area Planning Officer, Major Projects: Cullompton**  
**Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, Devon, EX16 6PP**

Alternatively, you can complete this survey online at: <https://culmgardenvillage.co.uk/get-involved/>.

**Please note that following comments from Cullompton Town Council and Kentisbeare Parish Council, this survey has been amended to make it easier to use. Whilst the questions remain essentially the same as in the consultation material, the wording and numbering have been changed. Any questionnaires that have already been completed using the old format will still be valid.**

## INTRODUCTION

**Q1: 'Culm Garden Village' is a working name for the new settlement to the east of Cullompton. Do you have any suggestions for a name for the new garden village?**

[No suggestions at this stage.](#)

## UNDERSTANDING THE AREA

**Q2: The map on page 9 of the Vision and Concept document shows issues and features that could influence the way the Garden Village is masterplanned. Are there any other issues and features that are not shown?**

The adjoining roads around the site need to be considered and included in any Masterplanning and not just restrict it to the immediate area of the Garden Village.

The whole of the A373 through to Honiton needs to be looked at with a view to improving it and widening it in places as more traffic will go that way.

The minor roads in the area need to be considered to prevent 'rat runs' particularly through Kingsmill Industrial site through to Stag Corner and then on to Willand as an alternative way to get onto the M5 to go North until J28 is fully functional.

The B3181 needs improvements or 'off road' footpaths/cycleways provided to link Cullompton with Willand and then the cycleway to Tiverton Parkway Station.

No other issues at this stage on the information available.

## VISION AND KEY PRINCIPLES

**Q3: The Vision for the Garden Village will express the type of the place we want the Garden Village to be. Do you agree with the draft Vision shown on page 12 of the Vision and Concept document?**

Yes

No

Don't Know

**Is there anything you would like to see prioritised or omitted?**

Would look to have houses of sufficient size and spatiality so that it does not end up with back to back development like some of Cranbrook.

**Q4: The 9 key principles shown in the Vision and Concept document will guide the development of the Garden Village. Do you agree these are the right principles?**

Embed the countryside within the Garden Village (bring the countryside into the developed area)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Don't Know <input type="checkbox"/>
A well connected and integrated new place (easy to get around, good links to surrounding areas, and integrated with Cullompton physically and socially)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Don't Know <input type="checkbox"/>
Creating a healthy living environment	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Don't Know <input type="checkbox"/>
Locally distinctive with well designed neighbourhoods and places	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Don't Know <input type="checkbox"/>
Community focused	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Don't Know <input type="checkbox"/>
Great homes	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Don't Know <input type="checkbox"/>
Ambitious employment opportunities	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Don't Know <input type="checkbox"/>
Future proofed, SMART and sustainable (SMART: using new technologies to automate and connect digitally)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Don't Know <input type="checkbox"/>
Delivery and Stewardship (Using new ways to deliver development and involving the community in managing public spaces)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Don't Know <input type="checkbox"/>

**Please include any further comments you have on the 9 key principles.**

See notes on 'connectivity' and surrounding roads as set out in answer to Question 2.

Sports pitches need to be located on good land and not on low lying land likely to hold water or flood as appears to be the case on some of the information available.

Well designed must include 'spatiality' and roads wide enough to allow safe on road parking for visitors etc.

Employment opportunities need to be diverse containing scope for lesser skilled jobs.

Proportion of housing must be designed to accommodate disabled or full life term of occupants.

**Q5: Under each of the 9 key principles, the Vision and Concept document (pages 14-31) sets out a series of objectives that explain further what the 9 key principles mean.**

**Do you think these objectives are the right ones? Please provide your comments.**

The objectives are correct on the information available at this stage with the provisos in the comments under Question 4 taken into consideration.

**Q6: Do you think any of these objectives should be prioritised or omitted?**

The main thing is to ensure that the community facilities are built alongside, or even before in some cases, the housing and the occupation of same.

## CONCEPT PROPOSALS

**Q7: The Concept Plan on page 32 of the Vision and Concept document sets out how the Garden Village may be developed. Do you have any specific comments on the Concept Plan?**

The only comment is a question as to who will make and when the decision will be made as to the locally distinctive and well designed neighbourhood places?

**Q8: The Concept Plan shows a green landscape area to act as a buffer between the potential extent of the garden village and the village of Kentisbeare. Where do you consider the boundary of this landscape buffer area and the garden village should be located?**

Willand Parish Council feel that this is a matter between Cullompton Town Council and, more importantly, Kentisbeare Parish Council.

**Q9: What type of facilities would be acceptable within the green buffer, for example, sports pitches?**

Ideally it should be agricultural land or woodland to make a clear distinction between the two communities. It is felt that Kentisbeare Parish Council should have the lead voice on this matter.

**Q10: Do you have any other comments on the document?**

There are a lot of fine words and jargon which will need looking at further in the future when the detail starts to appear from the vision.

**Please tell us your post code:**  
(this information will help us see the geographical spread of responses)

EX15 2RS

**Thank you for completing this survey**

**Summary results from the survey will be published on the Culm Garden Village website at  
[www.culmgardenvillage.co.uk](http://www.culmgardenvillage.co.uk)**