



CULM GARDEN VILLAGE MEMBER FORUM

2pm, 12 November 2019, The Hayridge, Cullompton

Minutes

Attending:

Cllr Eileen Andrews, MDDC
Cllr Graeme Barnell, MDDC (Chair)
Cllr John Berry, MDDC/DCC
Cllr Queenie Broom, Kentisbeare Parish Council
Cllr Richard Chesterton, MDDC
Cllr Gordon Guest, Cullompton Town Council
Cllr Kate Haslett, Cullompton Town Council
Cllr David Kennedy, Bradninch Town Council
Cllr David Pugsley, MDDC
Cllr Ray Radford, DCC
Cllr Luke Taylor, MDDC
Cllr Barry Warren, MDDC/Willand Parish Council
Cllr Ashley Wilce, MDDC
Cllr Sally Woofenden, Kentisbeare Parish Council
Cllr Nikki Woollatt, MDDC

Project Team:

Paul Brockway, Hyas Consultants (Project Lead)
Tina Maryan, Area Planning Officer, MDDC

Apologies:

Cllr Bob Evans, MDDC

1. Purpose and scope of Forum

Paul Brockway and Graeme Barnell explained the proposed scope of the Member Forum asset out in the draft Terms of Reference (Appendix 1) and how the Forum fits within the Culm Garden Village governance structure (see Appendix 2).

A discussion took place on the scope and membership of the Forum.

Members found it useful that membership of the Forum was wide and comprised County, District, Town and Parish councillors.

It was agreed that the Project Team would invite one councillor from each of the neighbouring East Devon Parishes to the meeting as they would be impacted by traffic, particularly along the Honiton Road. Invitations will be extended to the Parishes of Plymtree, Broadhembury and Clyst Hydon, as to Phillip Skinner as District Councillor for the area and Ian Chubb as County Councillor.

It was agreed that improving the flow of information was a positive step and in addition more use should be made of the website, for example, an online newsletter. It was agreed to publish Minutes of the meeting on the website and to circulate to Members. It was suggested that information could also be published in the Cullompton Town Crier.

Action: Publish Minutes on the website.

Action: Widen membership to include the Parishes of Plymtree, Broadhembury and Clyst Hydon, Phillip Skinner as District Councillor for that area of East Devon and Ian Chubb as County Councillor.

2. Masterplanning, policy and key issues

Paul Brockway presented slides on the background to the garden village and the planning policy context, including the potential allocation of the wider garden village through the Greater Exeter Strategic Plan (GESP). MDDC confirmed that the GESP would need to be approved by MDDC's full Council and therefore control would remain with MDDC. If the GESP was not approved by all the GESP authorities, it would not be adopted. There were other options for allocation if the GESP did not go ahead, for example through a review of MDDC's Local Plan.

Paul Brockway described the masterplanning process and the need to plan for the garden village as a whole rather than just for the Phase 1 East Cullompton allocation initially. He emphasised that the project was to be locally led rather than developer led.

Cullompton Town Council wants to ensure that the garden village is integrated with Cullompton. MDDC confirmed there needs to be joined up thinking with other projects such as the Town Centre Masterplan and Heritage Action Zones project, and across the wider area, for example in planning for health, education and employment. Clarity is needed over how physical and social integration will be achieved.

Willand Parish Council were interested mostly in movement options, for example, routes to Tiverton Parkway and walking and cycling routes, rather than the detail of the actual development.

Kentisbeare Parish Council wants Kentisbeare to keep its own identity, not be encased in the garden village.

There was a discussion about the potential relocation of Cullompton cricket and rugby clubs. The cricket club needs to move quickly to allow for delivery of the Town Centre Relief Road and it is not likely that the masterplanning process will be within this timescale. No planning applications have yet been received by MDDC. Clubs will need to demonstrate in their planning applications that they have considered other options for relocation, and the decision whether or not to grant planning permission will be for MDDC's Planning Committee.

The process of looking at options for the relief road were discussed and it was confirmed that a public consultation on the detailed route would be taking place during November and December 2019, starting on 19th November. There will be an exhibition at The Hayridge.

There was a discussion about the potential closure of Old Hill Bridge in conjunction with the future improvements to the connection onto the M5 motorway. This will depend on the chosen option for the junction improvements. Considerations include the condition of the bridge and flood modelling. There may be an option to retain the bridge for pedestrian and cycle access. A safe pedestrian and cycle access to and from the existing town was considered imperative.

MDDC confirmed that the importance of the motorway junction improvements were recognised. A technical working group involving different government agencies, including at national government level, was being set up and had been added to the Governance structure. The principal reason for

strategic meeting is to look at potential options and test how they perform against various criteria. Work has started on gathering the evidence base to inform this work. The importance of considering transport holistically, including the potential for zero carbon transportation. The reopening of the railway station is a key priority and work is ongoing to achieve this.

There was a discussion about green space and the potential for a country park. MDDC confirmed that the country park land had not yet been allocated as it was outside the Phase 1 East Cullompton allocation (no land has been allocated yet for the wider garden village). However, the masterplanning process will set the aspiration for public open space, including a country park, to be brought forward as early as possible, recognising that a country park would take time to develop. There is an opportunity for this to be a major attraction that can generate revenue for its upkeep. There is potential for this to be achieved ahead of the GESP allocation being adopted. The first principle in the Vision document is embedding the countryside. It is recognised that Cullompton has limited green space and the relief road would impact on existing space at the CCA fields. Options for delivering a country park, including pedestrian and cycle connections to Willand, and other green areas such as woodland, and walking and cycling routes to connect up green areas were being considered, although no areas have yet been formally identified.

The provision of green space and amenities is also something that is being considered to keep Kentisbeare village separate from the garden village. Some work has been done on this to date and this will be considered further, including at a Stakeholder Forum workshop being held on 26th November. It is not clear as yet what would go into a buffer area, if anything, or how it would look. The masterplanning process will determine what areas can be developed and what areas cannot, including green space of different descriptions.

3. Next steps

Next steps for the masterplanning process would include reflecting on feedback from the Stage 1 public consultation, the technical work being done in the background, and working with other organisations such as Devon County Council and health providers. This will feed into a more detailed masterplan between now and next summer, when there will be a further public consultation.

It was agreed that the Member Forum would act as a check and balance group. The masterplanning workshops already take place at the Stakeholder Forum and the Member Forum would check whether the masterplanning is going in the right direction and pick up where Members had concerns.

It was agreed that the meetings should take place every 2-3 months, the next meeting to take place in February 2020.

Action: Arrange the next meeting for February 2020 to consider updates on masterplanning and transport.