

CULM GARDEN VILLAGE DELIVERY BOARD
MINUTES of a meeting held on 11 October 2022 at 2 pm
Meeting held virtually via Microsoft Teams

Present – Board Members

Cllr Nick Allan, Kentisbeare Parish Council
Cllr Queenie Broom, Kentisbeare Parish Council
Cllr Richard Chesterton Cabinet Member for Planning and Economic Regeneration, Mid Devon District Council (Chair)
Cllr Gordon Guest, Cullompton Town Council
Ian Harrison, Heart of South West Local Enterprise Partnership
Jonathan Hill, National Highways
Rev Ed Hobbs, Stakeholder Forum
Jamie Hulland, Transportation Manager, Devon County Council
Stuart Jarvis, Principal Transportation Planning Officer, Devon County Council
Richard Marsh, Director of Place, Mid Devon District Council
Sally Parish, National Highways
Rosa Payne, Homes England
Eleanor Ward, National Highways

Apologies for absence

Mike Buxton, Progress Land
Andrea Davis, Cabinet Member for Climate Change, Environment and Transport, Devon County Council
Cllr Bob Deed, Leader, Mid Devon District Council
Cllr Kate Haslett, Cullompton Town Council
Michael Speirs, Stakeholder Forum
James Turner, Lightwood Land, Landowner Forum
Stephen Walford, Chief Executive, Mid Devon District Council

Also present

Paul Brockway, Project Lead, Hyas Associates
Tina Maryan, Area Planning Officer, Major Projects Cullompton, MDDC

1. Welcome and introductions

Rev Edward Hobbs was attending for the first time and introduced himself.

2. Minutes and Action Log from last meeting

There were no matters arising from the Minutes or Action Log. At the last meeting it was agreed to publish Board Minutes on the CGV website. It was agreed that Minutes would be produced within 1 week of a Board meeting, and Board Members would have one week to respond with their comments before the Minutes were published.

3. Masterplanning SPD consultation update

The Project Team gave an update on the public consultation on the East Cullompton Masterplan SPD which is running from 21 September to 1 November 2022, demonstrating the consultation website and presenting the exhibition boards. A selection of the early comments in response to the consultation were also presented to the Board.

It was noted that although there were high numbers of people visiting the website and exhibitions, this was not translated into written comments yet. It was agreed that there would be further social media posts to remind people to comment and the permanent displays would be updated towards the end of the consultation reminding people that they only had a certain time in which to respond.

It was also suggested that Devon Live may wish to do a Q&A session with Cllr Chesterton, and/or an interim press release issued setting out the comments raised and MDDC's response to the comments to show that it is worthwhile taking part.

As well as commenting on transport issues, the press release could also cover comments on the proposed local centre and retail, as well as building a community.

When the consultation closes, comments on transport issues will be fed into the J28 improvement workstream so officers and consultants working that that project are aware of what local people's concerns are.

Transport and connections with the existing town are major issues and improvements to the road network need to be balanced with the climate emergency and garden community sustainability principles. National Highways are being asked by customers what highway interventions are going to come forward to accommodate the transport impact of Culm Garden Village. It is important to start answering those questions.

4. Flooding and hydrology work

WSP are continuing to work on the flooding and drainage commission. A draft Strategic Flood Risk Assessment has been prepared and this with stakeholders such as the Environment Agency and Lead Local Flood Authority for comment. The modelling and other work carried out so far by WSP has fed into the Masterplan now out for consultation and the Masterplan work has fed into the hydrology work. It has been an iterative process. Once the SFRA has been agreed, it will be published on the Culm Garden Village website.

5. Transport and movement updates

Junction 28

DCC and their consultants WSP are continuing with the options analysis and will shortly be looking to move from a long list of options to a shorter list. More detailed technical work can then be progressed on the short list to get to a preferred option/s to take forward in a Strategic Outline Case. This detailed work will be taking place until March next year. The work is looking at a number of possible solutions, balancing the need for road infrastructure with the sustainability vision for the garden village.

Work is also continuing on capacity modelling at the junction and that work is intended to be completed by the end of this year.

Town Centre Relief Road

The Levelling up Fund bid was submitted in August. It is a solid bid with a good benefit/cost ratio. The decision was originally scheduled for October 2022, but is likely to be sometime between now and Christmas.

If the bid is not successful, MDDC and DCC will continue to think about other opportunities for funding and continue to talk to Government about other funding options. It was

suggested that this is where the goodwill of the community may start to break down if housing goes ahead but there is no timely delivery of infrastructure.

Railway station

Network Rail are making positive progress and have indicated that they are still on track to open the station in May 2025. Officers and consultants working on this project are making connections with other transport projects so they are aware of the dependencies. One of the considerations is how to incorporate walking and cycling connections and the importance of providing facilities such as cycle storage. Space on trains is limited for bikes and much of the rolling stock is not suitable for taking bikes on trains. A solution may be provision of a co-bikes solution so people can pick up a bike when they get off the train. Conversations are required with a potential operator for the Cullompton station.

DCC, like all transport authorities, have been asked to assess where they are on active travel and have been allocated funding to progress walking and cycling initiatives. They are intending to produce a local cycling and walking infrastructure plan for Tiverton and Cullompton/the garden village. This will also help with future funding bids to Active Travel England.

East Devon are working on an off-road cycle route from Topsham to Ashclyst Forest and it would be good to connect Cullompton into this network. The Project Team has had initial conversations with East Devon and this could be something that is picked up in the work being progressed by DCC.

6. Project Overview and Delivery Plan

No comments.

7. Dates for next meetings and AOB

Dates for next meetings are:

9 December 2022

17 March 2023

The next meeting is likely to be a virtual one. At least one Board Member has a problem with Fridays so although the next two meetings are set, opinions will be canvassed on the most suitable date and time for meetings going forward. The Project Team will also continue to approach the new MP to see if he wishes to take up a place on the Board.