

CULM GARDEN VILLAGE DELIVERY BOARD
MINUTES of a meeting held on 22 September 2023 at 10 am
Meeting held via MS Teams

Present – Board Members

Cllr Queenie Broom, Kentisbeare Parish Council
 Cllr James Buczkowski, Cullompton Town Council
 Mike Buxton, Progress Land, Landowner Forum
 Ian Harrison, Heart of South West Local Enterprise Partnership
 Jonathan Hill, National Highways
 Jamie Hulland, Deputy Director – Planning, Devon County Council
 Stuart Jarvis, Principal Transportation Planning Officer, Devon County Council
 Cllr Steven Keable, Mid Devon District Council (Chair)
 Fionnuala Lennon, Homes England
 Lisa McCaffrey, National Highways
 Richard Marsh, Director of Place, Mid Devon District Council
 Steve Reardon, Cullompton Town Council
 James Turner, Lightwood Land, Landowner Forum
 Eleanor Ward, National Highways

Apologies for absence

Cllr Nick Allan, Kentisbeare Parish Council
 Andrea Davis, Cabinet Member for Climate Change, Environment and Transport, Devon County Council
 Richard Foord, MP
 Rev Ed Hobbs, Stakeholder Forum

Also present

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

1. Welcome and introductions

The Chair welcomed everyone who introduced themselves.

2. Minutes and Action Log from last meeting

The Minutes and Action Log were circulated before the meeting. The Minutes were approved and no points were raised on the Action Log.

3. Updated Terms of Reference

The ToR updated in accordance with agreement at the previous meeting were circulated. It was agreed that the ToR would be revised further to reflect progress of the project in moving into the delivery phase. It was agreed that a further developer representative would be added and paragraph 20 revised to provide that any Board member would identify any conflict of interest and excuse themselves from the meeting, if necessary.

<p>Action: ToR to be further updated and circulated before the next meeting. Additional developer representative to be invited to the next meeting.</p>	<p>TM</p>
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4. Transport & Movement updates

Town Centre Relief Road

Delivery of the TCRR remains a top priority for MDDC and DCC. The Councils intend to seek LUF3 funding, once the bidding opens. There is currently no information on when round 3 will open or on the process for bidding.

MDDC continue to have productive conversations with Homes England regarding the HIF funding, and opportunities to support delivery of the relief road. Current development proposals cannot progress without confirming the delivery of the road.

Train Station

Network Rail are continuing to make headway in terms of progression of the project which continues to be one of the front runners within the programme. Network Rail continue to talk positively and are still targeting Oct 2025 opening, with submission of the full business case towards the end of the year.

Mobility Hubs

In a joint project with Somerset, MDDC are looking at the detail of the potential for delivery of mobility hubs. A series of engagement sessions have taken place looking at the possibilities and the potential specifications for 3 hubs in the garden village, and how they work together with other hubs in the town. The work crosses over with a parallel piece of work on a Local Cycling and Walking Infrastructure Plan.

5. Transport & Movement – M5 J28 work update

At the last Board meeting, a point was raised as to what can be communicated more widely and more publicly. A new sub-page will be added to the CGV website to provide information on J28 which can be updated as the work progresses.

Ian Beavis from WSP ran through a number of slides to update on progress since the last Board meeting. The slides will form the basis of the website information.

A number of questions were raised.

Have Active Travel England been engaged?

Active Travel England have not been engaged to date on the J28 work, although work is still ongoing and it is expected that they will be engaged on the more detailed design, and

through DfT. Active Travel England are engaged in other relevant workstreams such as the LCWIP and the mobility hub project.

Who has attended the stakeholder workshops and when will the results be available?

The stakeholder events have been technical in nature and included DCC, MDDC and National Highways. No wider public stakeholder engagement has yet taken place. The results of the workshops are being incorporated into the Strategic Outline Case for the junction.

What are the indicative costs of the options and where will the 15% local contribution be found?

If the funding for the scheme comes through the Large Local Majors fund, as expected, a 15% local contribution will be required. The options have been costed at a high level, although further work is being done on detailed designs and costs, which will be brought back to a later meeting. As set out in the MDDC Local Plan, delivery of J28 improvements will release the next tranche of growth and with it large developer contributions. The 15% can be met through developer contributions. Whatever solution is chosen, it must be deliverable and fundable. Viability testing has been done and shared with the Board previously, and further information could be brought back to a later meeting. A joint statement could be provided on how the project could be funded.

Action: More detail on costs, funding and viability to be brought back to a future meeting.	JH/PB
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Will there be public engagement before submission of the SOC?

MDDC will be putting some information on the website now. The SOC will be complete before the end of the year and at this stage some more meaningful engagement could be done.

When is the earliest a scheme might be completed to unlock development?

The project is at the first stage of submission of the SOC. The scheme will then need to be worked up in more detail for the Outline Business Case, followed by the Detailed Business Case. Construction could start in 2027, the construction period being 2-3 years.

What is the timescale for release of the existing J28 trigger point modelling?

Work is still ongoing. DCC are drafting a report for circulation around the stakeholders which can be shared once agreed between the stakeholders.

Homes England commented that it was good to see the CGV stakeholders actively engaged. The garden communities programme is important and fits so many of the Government's agendas. Homes England continue to support the project and future capacity funding will be targeted towards those projects focussing on delivery and quality outcomes.

The Chair thanked everyone for their hard work and contributions.

6. Project Overview & Delivery Plan update

Planning applications

A planning application has been submitted 1100 houses, community facilities, sport and open space on land north and south of Honiton Road. The Mid Devon Local Plan sets out triggers for the delivery of infrastructure which is the basis on which the application will be assessed. There is an expectation that it will take a number of months to assess and is

reliant on off-site infrastructure. It is important that infrastructure is delivered to support growth. Planning applications are a significant investment for developers and take time and effort to put together. Having schemes as ready as possible is important to unlock funding for infrastructure.

Communications & engagement strategy

An updated draft of the strategy was circulated before the meeting. It is a high level strategy on how the team will be engaging with stakeholders. It has been updated to reflect the delivery stage of the project and to reflect changing circumstances.

Funding

Work is ongoing on funding but there is nothing concrete to report to the board at this stage.

Risk register

The updated risk register was circulated before the meeting. Delivery of the TCRR is at the top of corporate register and CGV register. All key risks remain the same as reported to the last Board meeting.

Project delivery plan

The updated project delivery plan was circulated before the meeting.

7. AOB & Close

The date of future meetings are as set out on the agenda. Start time is 10am if online or 10.30 if in person.

The Chair thanked everyone for their contributions.