

# CULM GARDEN VILLAGE

## Vision & Concept



### 1 INTRODUCTION

On 2nd January 2017, the Government announced plans for a number of new Garden Villages and Towns across the country, including Culm Garden Village. Garden villages focus on providing excellent access to services and jobs within a healthy, well connected and green environment.

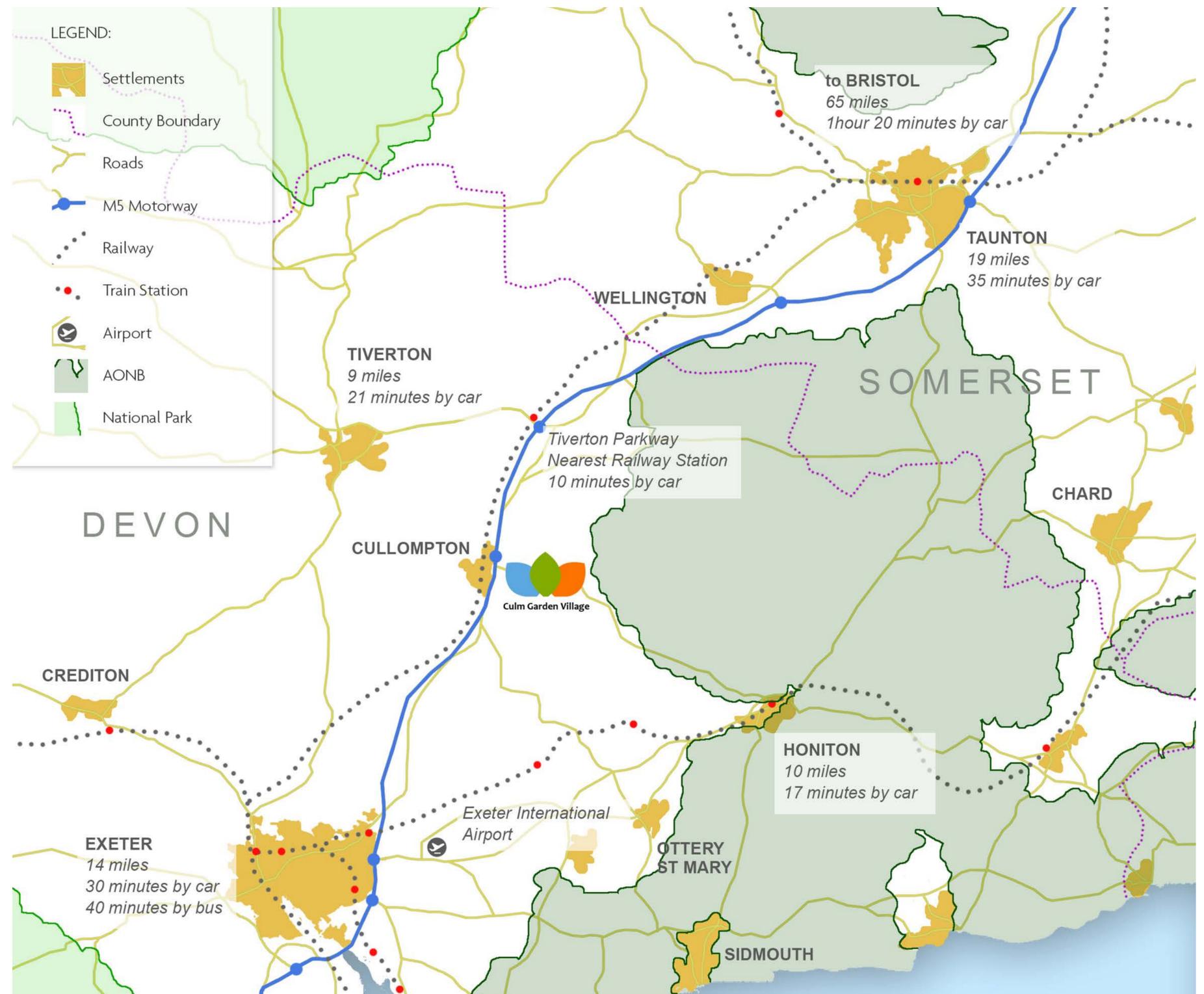
Culm Garden Village now needs to establish its own Vision and Principles that have been developed through extensive engagement and consultation with the community. These will be embedded into the project as it develops and will support the creation of an ambitious example of a modern new garden community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

#### Scope & Purpose of the Document

The key purpose of this document is to establish a Vision for the garden village and set out the key principles that will guide development and deliver the Vision. The document will also begin to add shape to the garden village in the form of an initial Concept Plan that sets out spatially how the garden village may be developed.

**Q1:** Culm Garden Village is a working name for the new settlement to the east of Cullompton. Do you have any ideas for a name for the new garden village and reasons why you have selected this name?

East Cullompton in Regional Context



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### Relationship to the emerging Mid Devon Local Plan, Cullompton Neighbourhood Plan and the Greater Exeter Strategic Plan (GESP)

The first part of the garden village is proposed to be allocated for development under the Mid Devon Local Plan Review. Emerging Policy CU7 proposes the allocation of a site of 160 hectares to the east of Junction 28 of the M5 for the development of the initial new settlement (1,750 houses to 2033 with at least a further 850 to follow).

Additional land required for the garden village will need to be identified and allocated in future plans, potentially through the emerging Greater Exeter Strategic Plan.

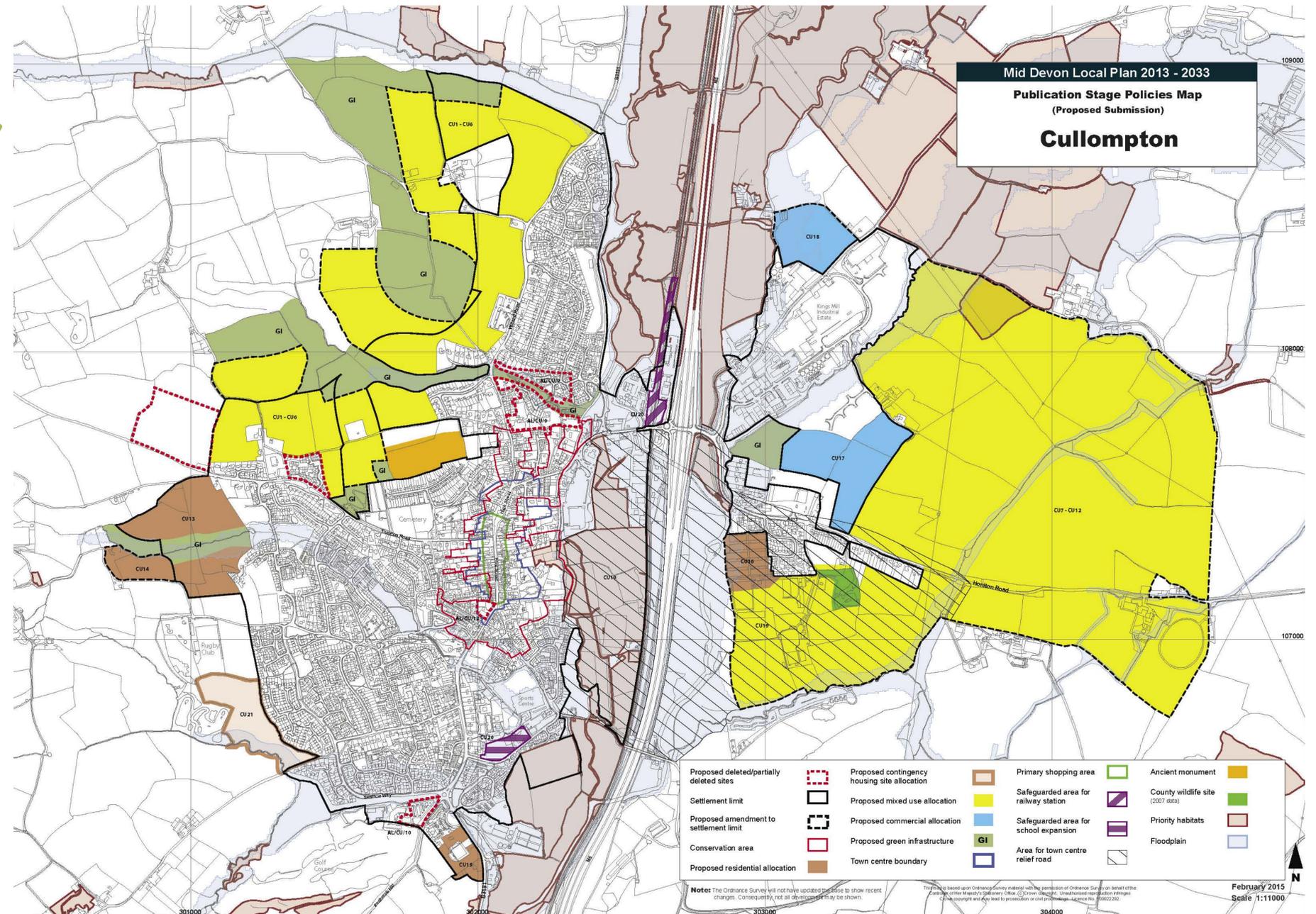
The draft Neighbourhood Plan was published for consultation in March 2017 and supports the idea of the wider garden village conditional upon establishing a joined-up and locally led approach that ensures physical and social integration.

The emerging Mid Devon Local Plan policy requires comprehensive masterplanning and the adoption of a Masterplan as a Supplementary Planning Document (SPD) before any planning application is determined.

The opportunity is being grasped now to develop the key choices and decisions for the initial Masterplan SPD area (the Local Plan allocation) at the same time as establishing a clear understanding of the broader, longer term concept for the wider garden village.

Accordingly, this initial draft Vision and Concept document is accompanied by a separate Stage 1 consultation draft version of the Masterplan SPD document (see separate consultation boards).

Mid Devon Local Plan 2013-2033 Publication Stage Policies Map for Cullompton



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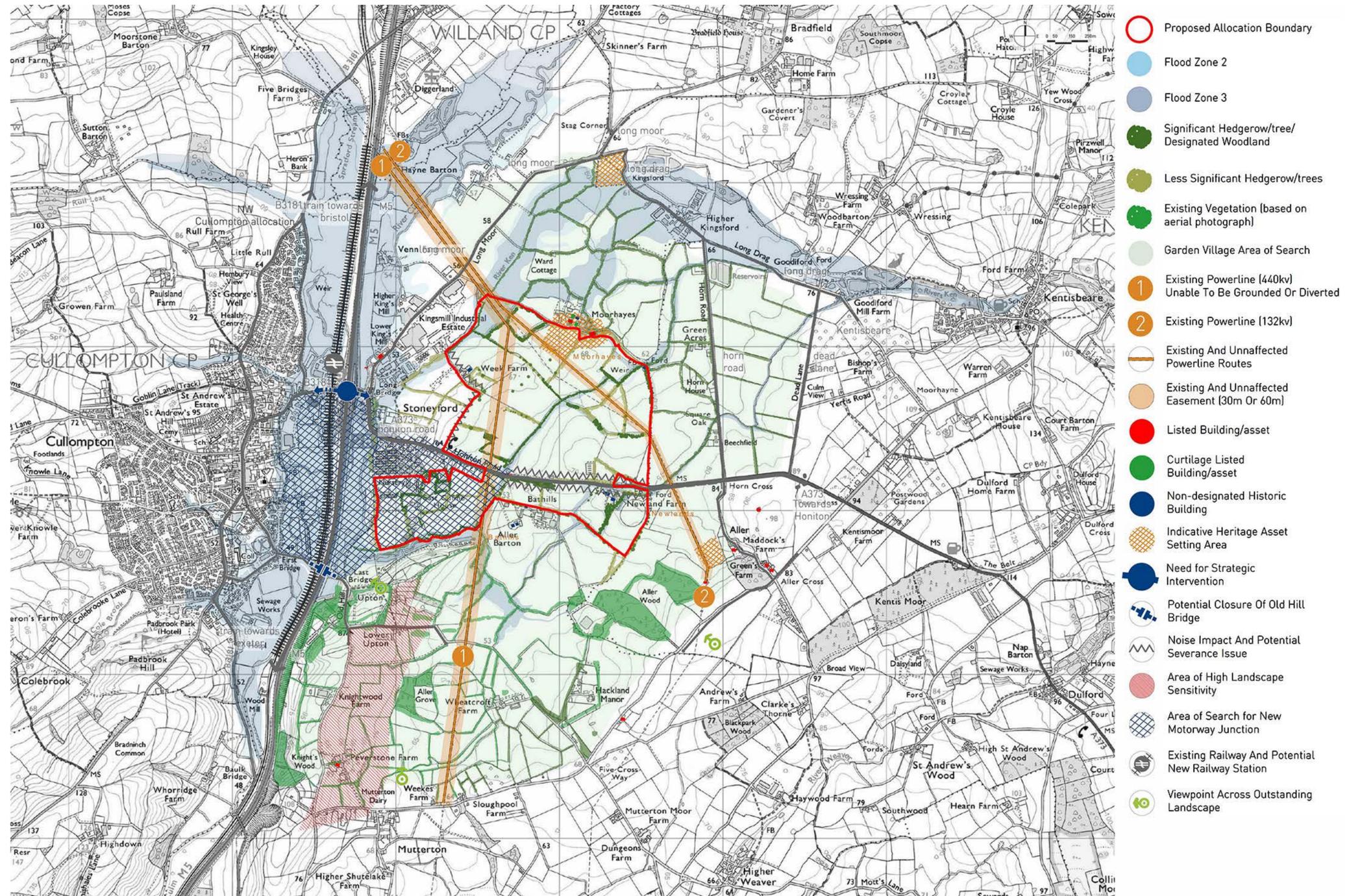


## 2 UNDERSTANDING THE AREA

Whilst the full extent of the garden village is not yet known, the conceptual work done to date has identified some natural boundaries to what might be the potential developable area.

These include areas of woodland, ridgeline, flood zone, M5 motorway and railway, and the need for a green buffer between the garden village and Kentisbeare.

Working with the constraints of the site and the opportunities that arise from these provides a framework for development. Some of the key constraints and opportunities are shown on the adjacent plan.



**Q2:** Are there other significant constraints or opportunities that the master planning process at Culm Garden Village needs to take into account?

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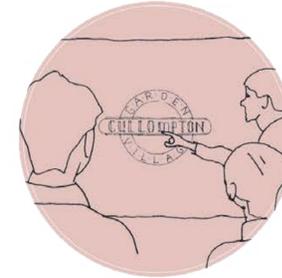


### 3 VISION & KEY PRINCIPLES

The Vision statement for Culm Garden Village has been informed by a wide range of existing material including Mid Devon Council's emerging Local Plan, the draft Cullompton Neighbourhood Plan and the original Expression of Interest to Government for a garden village at Culm. Allied to this has been engagement with community and technical stakeholder groups to ensure the master planning process is locally led.

The product of this work and thinking is set out on these Boards starting with the Vision statement. This and the 9 key Principles articulate the type of place Culm Garden Village could be.

DELIVERY AND STEWARDSHIP



EMBED THE COUNTRYSIDE  
WITHIN THE GARDEN VILLAGE



FUTURE PROOFED -  
SMART AND SUSTAINABLE



A WELL CONNECTED AND  
INTEGRATED NEW PLACE

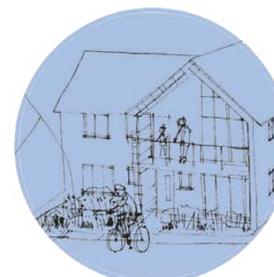


“Culm Garden Village will be a new settlement in the exceptional Mid Devon countryside that will become a distinctive, vibrant and inclusive place that is physically and socially integrated with the historic market town of Cullompton. Residents will feel a strong sense of shared identity, civic pride and community ownership. The garden village will carefully and imaginatively use the outstanding natural environment to create a successful and sustainable place set in a beautiful landscape setting. New infrastructure, parks and open spaces connect local people to a range of jobs, facilities, recreation and services that are accessible to all. In this green setting, Culm Garden Village will promote active, healthy, fun and safe lifestyles. It will deliver high quality, well designed and affordable homes, new work places, streets and neighbourhoods that use innovation and technology to support sustainable approaches to living, working, and travelling.”

AMBITIOUS EMPLOYMENT  
OPPORTUNITIES



CREATING A HEALTHY  
LIVING ENVIRONMENT



GREAT HOMES



COMMUNITY FOCUSED



LOCALLY DISTINCTIVE  
WITH WELL DESIGNED  
NEIGHBOURHOODS AND  
PLACES

**Q3:** Do you agree with the emerging Vision for Culm Garden Village? What other aspects should the vision include or what should be taken out of it?

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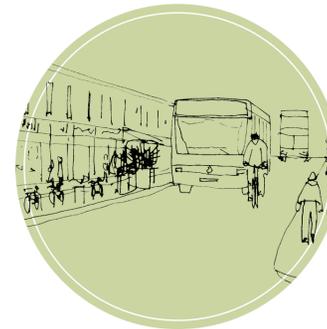


### I. EMBED THE COUNTRYSIDE WITHIN THE GARDEN VILLAGE



Culm Garden Village provides a superb opportunity to embed the countryside within the new settlement within a hierarchy of ambitious open space provision, including destination parks, formal and informal open space and green corridors which at the strategic level would also be shared with the neighbouring town of Cullompton to provide for exemplary recreational, educational, ecological resources and enhancements.

### II. A WELL CONNECTED AND INTEGRATED NEW PLACE



A new garden village and community is well connected and integrated both within the boundaries of the settlement and with the existing community of nearby Cullompton and areas beyond such as Exeter and Taunton.



Enhance and respect existing landscape



Green and blue infrastructure as features and connecting corridors



Physical connections and integration – with Cullompton, the local area and beyond



Destination green and open spaces



Connecting water, ridge and wooded landscapes



Social connections and integration



A legible and walkable place with neighbourhood and local centres



Biodiversity gains and enhance the natural environment



Recreational and educational resources



Movement and travel choices – walking, cycling, public transport



Potential to reopen Cullompton railway station

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### III. CREATING A HEALTHY LIVING ENVIRONMENT



Culm Garden Village will enable people to enjoy active lifestyles, promoting good health and personal wellbeing within its natural surroundings. The offer includes well-connected green environments and open spaces for informal and formal recreation, including sports clubs and facilities to support a range of activities, and children's play areas to promote outside learning and play. By creating opportunities and encouraging community cohesion a natural sense of community will evolve to help people of all ages and abilities feel safe and keep naturally healthy.

### IV. LOCALLY DISTINCTIVE WITH WELL DESIGNED NEIGHBOURHOODS & PLACES



Culm Garden Village will be a place where people really want to live, embracing design and quality at the highest level to deliver a memorable settlement of unique character that integrates with and enhances an outstanding local natural environment. Culm Garden Village will have a clear design theme which relates to locally distinctive architectural styles and traditions and uses high quality materials.



Active Lifestyles



Design and materials that reflect local character



Integrated with landscape, environment and heritage features



Built environment



Natural environment



Adaptable neighbourhoods and places



Exemplary public realm



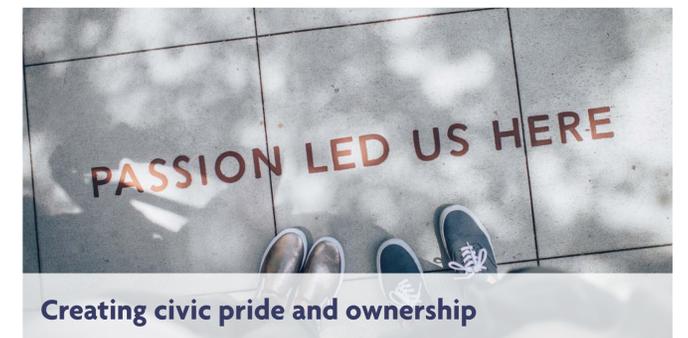
Local food production



Benefits to the local economy



Supporting diversity and innovation



Creating civic pride and ownership

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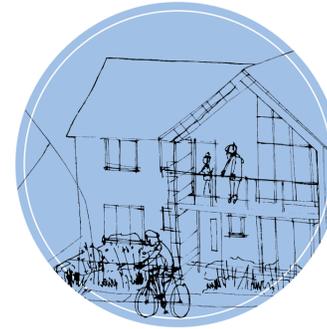


### V. COMMUNITY FOCUSED



Culm Garden Village will be designed to foster a sense of community pride and ownership, delivering everything that will make the place function well and flourish for all of its residents. This will contribute to a feeling of community spirit, inclusion and permanency that will encourage people to stay and put down roots. Key to the initial and longer term building of the new community will be integration with Cullompton that will create and sustain links between the new and existing communities.

### VI. GREAT HOMES



Culm Garden Village provides a unique opportunity to deliver a vibrant new community with homes that people want to live in, in a place where people can live, work, and play for generations to come. Homes will be sustainable, affordable, accessible and adaptable and set within a beautiful landscape, with a range of types and tenures to meet identified needs.



**Co-ordinated and timely delivery of services, facilities and infrastructure**



**Integrated with and complementary to Cullompton Town**



**Beautifully and imaginatively designed**



**Mix of character, types, tenures and designs**



**Strong recreational, arts and cultural offer in sociable neighbourhoods**



**Safe places and facilities delivered as part of vibrant walkable neighbourhoods**



**Self and custom build**



**Local opportunities**



**Accessible to all and fair for everyone**



**Fostering a sense of community pride and ownership**



**Sustainable and resilient in construction and use**



**Exemplar/pilot areas**

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### VII. AMBITIOUS EMPLOYMENT OPPORTUNITIES



Culm Garden Village is not simply about housing. A broad range of high quality employment opportunities is required to reduce out-commuting and help deliver a sustainable, resilient community. This will be supported by an economy and skills strategy to attract the right people with the right skills and the right jobs. Sustainable transport networks such as a re-opened railway station, and fast bus transit will facilitate sustainable commuting where necessary to jobs in the local area.

### VIII. FUTURE PROOFED – SMART AND SUSTAINABLE



Culm Garden Village will be designed to be a resilient place that allows for changing demographics, future growth, the impacts of climate change and new technology for generations to come. Today's technology would have been unimaginable when the original garden cities were designed. Now they are increasingly becoming a vital part of everyone's life. The creation of a new garden village provides the opportunity for new and emerging technology and SMART solutions to play a part in all aspects of its design.



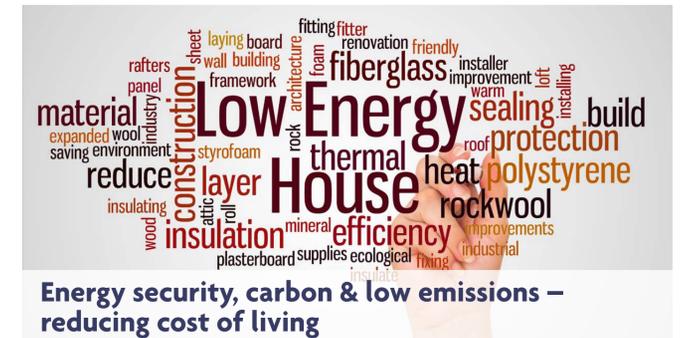
Economy & skills strategy



Diverse opportunities for all



Design & construction



Energy security, carbon & low emissions – reducing cost of living



Well connected



Linked to education



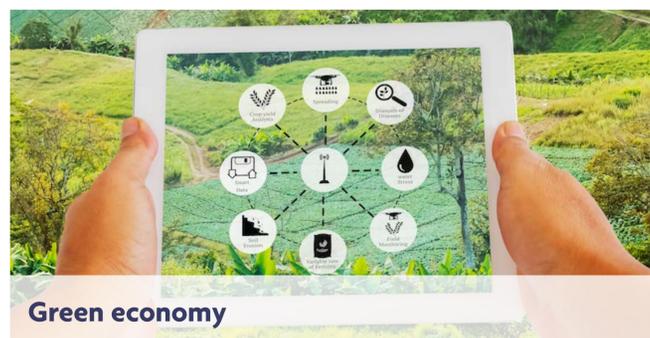
Environmentally sensitive – biodiversity gains & climate change resilience



Innovation & technology



Quality buildings and environments



Green economy

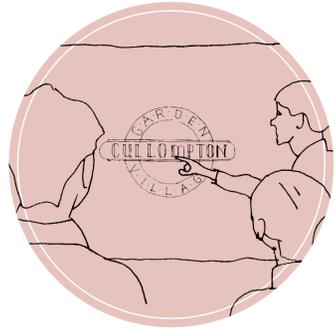


Well connected



Strong communities

### IX. DELIVERY & STEWARDSHIP



Delivery of a successful and thriving place and community at Culm Garden Village is recognised as needing to develop innovative and long term thinking for its design, execution, funding and stewardship with particular emphasis on the engagement and involvement of the existing local community and future residents and businesses.



**Q4:** Do you agree that delivery and stewardship should be one of the 9 key principles?

**Q5:** Do you agree that the following objectives are the right ones to deliver that principle or should the emphasis be on other priorities, and if so, what are they?

**Do you agree with the 9 key principles?**

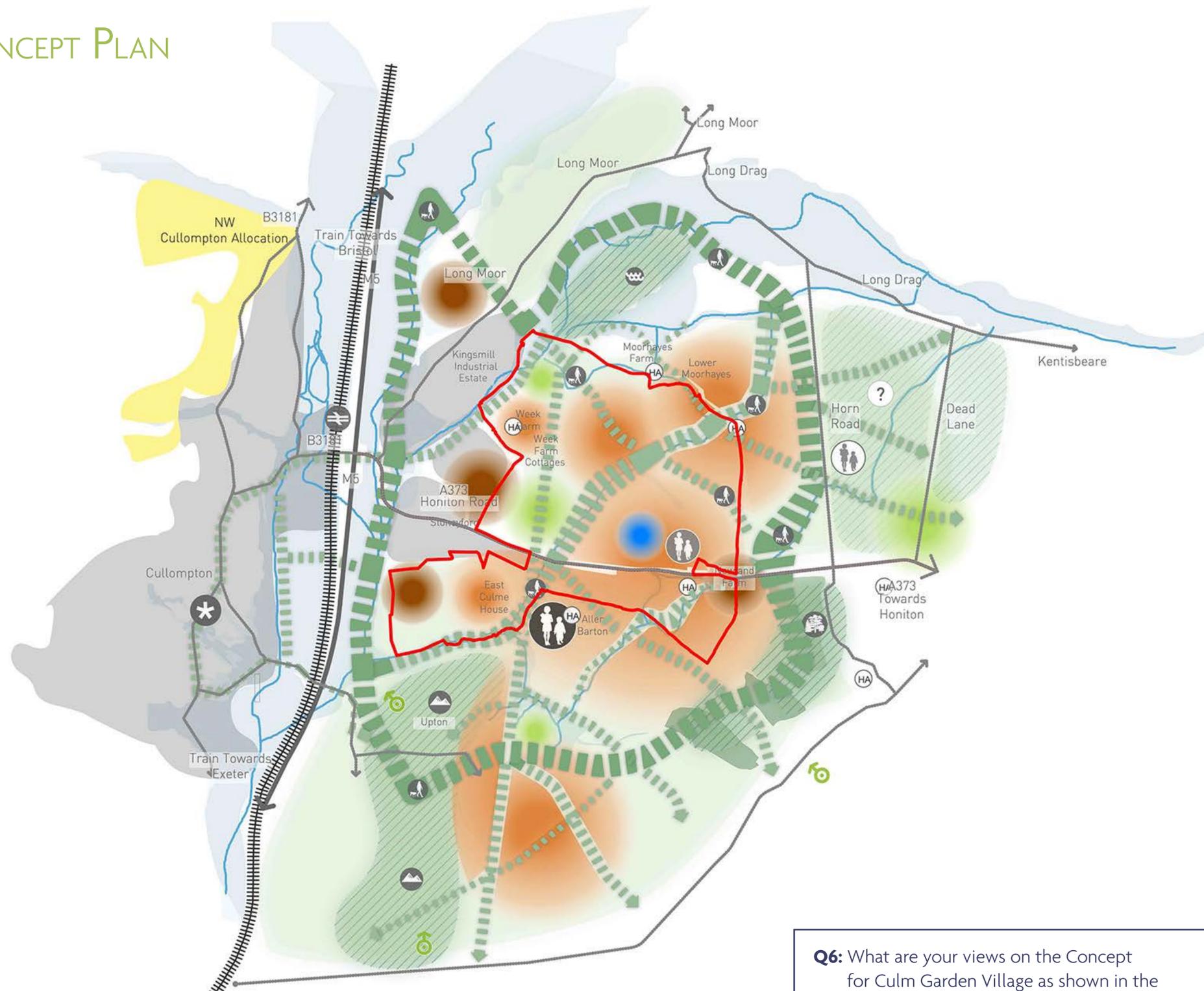
**Do you agree that the objectives pictured with each key principle are the right ones.....**

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### 4 CONCEPT PLAN



- Mid Devon Local Plan Proposed Allocation Boundary
- Watercourses
- Flood Zone 2 & 3
- Potential Neighbourhood Centre
- Potential Employment
- Potential Sports amenity
- Potential Residential
- Green Links
- Potential Recreational Walk
- Access To Cullompton
- Potential Water Park
- Potential Ridgeline Landscape Area
- Potential Wooded Landscape Area
- Viewpoint Across Outstanding Landscape
- Potential New Railway Station
- Potential Primary School
- Alternative Site For Potential Combined Secondary & Primary School
- Potential School (combined Secondary & Primary)
- Heritage Assets
- Proposed Use Query - Development Area or Green Landscape Buffer

**Q6:** What are your views on the Concept for Culm Garden Village as shown in the Concept Plan?

## 5 NEXT STEPS

### How to Make Your Views Known

Copies of the information will also be available and responses are encouraged to be submitted electronically through the online form available on the Culm Garden Village website at: [www.culmgardenvillage.co.uk/get-involved/](http://www.culmgardenvillage.co.uk/get-involved/)

Or through the following email address:  
[culmgv@middevon.gov.uk](mailto:culmgv@middevon.gov.uk)

Written responses to this document can also be posted/  
delivered to:

**Tina Maryan,**  
**Area Planning Officer, Major Projects Cullompton,**  
**Growth, Economy and Delivery Team,**  
**Mid Devon District Council,**  
**Phoenix House,**  
**Phoenix Lane,**  
**Tiverton EX16 6PP**

