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### **CULM GARDEN VILLAGE – VISION AND CONCEPT RESPONSE**

Please find responses from Cullompton Town Council to the Planning Authority's consultation on the Culm Garden Village Vision and Concept document (Appendix 1) and the East Cullompton Masterplan Supplementary Planning Document (Appendix 2).

Judy Morris  
Town Clerk

**CULLOMPTON TOWN COUNCIL RESPONSE****CULM GARDEN VILLAGE – VISION AND CONCEPT**

*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?*

“Cullompton Garden Village” as the majority of the proposal is located inside Cullompton Parish and Cullompton Town Council and the Neighbourhood Plan have been working for many years for homes in East Cullompton.

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

- Road infrastructure.
- Sewerage, flooding and pylons.
- Business links.
- Sports facilities.

The map on Pages 7 and 9 does not include the road bridge at Old Hill and Duke Street and there is concern that there is no alternative crossing of the M5, main line railway and the River Culm.

*Do you agree that embedding the countryside should be one of the 9 key principles?*

Yes.

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

Objective f (Page 15) should list the countryside park and sports zone as specific topics that should be delivered in Phase 1 of the development.

A landowner has stated that there is a significant proportion of land that will be unavailable for this development and it appears that MDDC are ignoring this and including this land in the allocation for the Culm Garden Village.

*Do you agree that a well-connected and integrated new place should be one of the 9 key principles?*

Yes.

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

Cullompton Town Council have been asking for provision of a bus station as a key transport interchange in Cullompton and yet there is no mention of it.

There will also be a need for significant parking at a reopened railway station.

*Do you agree that creating a healthy living environment should be one of the 9 key principles?*

Yes

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

Active lifestyles do not refer to Sport England’s demands that sports facilities are expanded and improved.

Who will take on the management and ongoing revenue costs of community buildings?

There is no discussion surrounding additional medical facilities, such as GP Surgeries. The existing facilities do not have the capacity to cater to a town that will be twice the size that it is now.

*Do you agree that locally distinctive and well designed neighbourhoods and places should be one of the 9 key principles?*

Yes.

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

Largely, yes, but with the addition of suitable accommodation of an ageing population (such as bungalows) and a bus on a circular route to link east and west Cullompton via GP Surgeries, schools and transportation links in order to maximise safety and minimise car usage.

*Do you agree that being community focussed should be one of the 9 key principles?*

Yes.

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

- a. Infrastructure and sporting facilities should be prioritised in the first phase of development.
- b. Yes.
- c. Yes, but on condition that the responsibility for ongoing capital and maintenance costs are established in advance.
- d. Yes.
- e. Accessibility to community facilities will be a key aspect.
- f. How will the community at large be engaged?

*Do you agree that delivery of great homes should be one of the 9 key principles?*

Yes.

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

- There is no mention of bungalows for an ageing population or “homes for life”.
- There is no mention of accessible homes with reference to RNIB and Design Council planning guidance.
- There is no mention of the weathering of exterior finishes of buildings and damp as reported in other large, modern and local developments.

*Do you agree that creating ambitious employment opportunities should be one of the 9 key principles?*

Yes.

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

There needs to be a larger allocation of land for business use and business and employment opportunities should receive more emphasis.

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

Yes.

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

*What are your views on the Concept for Culm Garden Village as shown on the Concept plan?*

- There should be a “green zone” between Horn Road and Dead Lane that contains:
  - A secondary school.
  - The Cricket Club.
  - The Rugby Club.
  - High Quality, up market 4-6 bedroomed dwellings.
- The Countryside Park is not shown.
- Potential for cycle paths along the River Culm are not shown.
- There is significant concern that the proposed sport and leisure facilities will not be addressed until Phase 2 which may be 10-20 years into the future.

*The Concept Plan show a green landscape area to act as a buffer between the potential extend 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?*

This should be located between Horn Road and Dead Lane and include the sports zone.

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

Rugby and cricket clubs and the Secondary School together with high quality 4-6 bedroomed dwellings.

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

- It does not address the Countryside Park.
- It puts all sports and leisure provision into Phase 2 which could be 20 years away.
- It does not provide clarity concerning new road infrastructure:
  - Western Relief Road.
  - New or significantly improved Junction 28/28A or links to Honiton Road.
  - Links to Old Hill and Duke Street.
  - Large areas of land in the proposed allocation unavailable, at this time, for development.
  - No mention of separate pedestrian and cycle links spanning the River Culm, M5 motorway and main railway line.

**CULLOMPTON TOWN COUNCIL RESPONSE****EAST CULLOMPTON – MASTERPLAN SUPPLEMENTARY PLANNING DOCUMENT**

*The map on page 24 of the Masterplan SPD document shows issues and features that could influence the way the East of Cullompton development is masterplanned. Are there any other issues and features that are not shown?*

- No reference to countryside park alongside the River Culm between the river and Kingsmill Industrial Estate.
- No reference to flooding major works, lakes etc. needed on River Culm to mitigate flooding.
- Kingsmill Industrial Estate desperately needs a new LGV suitable road behind Mole Valley Farmers to Honiton Road to remove the log jam of LGV traffic at the junction of Honiton Road and Kingsmill Industrial Estate to Junction 28.
- The region around Old Hill and Duke Street motorway bridge must be included.

*Two power lines cross the East of Cullompton development area as shown on the map on page 21 of the Masterplan SPD. These could form wide, green corridors as part of a green network running through this development.*

*Do you agree with this approach?*

Disagree.

Cycle paths are essential but there needs to be a safe pedestrian and cycle route over the M5 motorway leading to:

- Cullompton Community College.
- Town centre.
- Connecting east and west Cullompton.
- From J28 to Willand alongside River Culm connecting to National Cycle Route in Willand to give national cycle connections.

*The green and blue infrastructure will provide opportunities to provide sports, health and leisure uses. What types of uses do you consider important to promote healthy living, and why?*

- Countryside park of c110 acres along River Culm.
- Lakes for water retention used for a water park.
- Relocate Cullompton Cricket Club and provide a County Cricket ground.
- Site for a Secondary School (or “all through” school).
- Sports Zone – hockey, archery, indoor shooting, outdoor bowls, tennis, Multi Use Games Area.
- Relocate Cullompton Rugby Football Club.
- Larger play areas with 5-a-side football and basket ball in place of many small play parks.

*The emerging Local Plan policy requires a shopping and community centre and an area of 2ha is required to provide for this. This could include a range of shops and services e.g. health care provision. Where do you think the local centre should be located and what key uses do you think it should include?*

A facility such as this will definitely be required in one of the following locations:

- With easy access from the M5 on the roadside on Honiton Road between Junction 28 and a new Junction 28A.
- In the area in the vicinity of the existing Mole Valley Farmers.

*What types and tenures of housing do you think is needed within the allocation, for example, family homes to buy, starter homes, affordable rent, shared equity, extra care apartments, self build, energy efficient? Please explain why.*

Family Homes to Buy (3, 4, 5 bedroom)	X		
Starter/Smaller Homes (1, 2 bedroom)		X	
Apartments	X		
Affordable Homes	X		
Extra Car Apartments	X		
Self Build	X		
Adaptable/Lifetime Homes	X		
Live/Work Units	X		
Highly Energy Efficient Homes	X		

*Are there any other types and tenures of homes you would like to see?*

Lots of large bungalows for the elderly ideally situated in small cul-de-sacs that make walking safe.

Pay attention to RNIB Building Guide and the Design Council’s Wheelchair Access housing guide.

*What type of employment opportunities do you think should be included within the allocation, and why?*

Industrial units	X		
Offices	X		
High tech/digital/low carbon companies	X		
Small, flexible work spaces	X		
Hubs providing services for home workers	X		
Homes with work spaces	X		
Retail/leisure/tourism	X		

*Are there any other employment opportunities/work spaces you would like to see?*

- High speed broadband to all buildings.
- Solar panels to all buildings.

*Do you see opportunities for community groups to manage facilities on the allocation, and how might this work?*

No.

*Do you know of any existing community groups that might be interested in this or can you suggest how this might work?*

Cullompton Town Council for some facilities; sports clubs e.g. Cricket and Rugby, St Andrew's Church; YMCA.

*Is the focus on SMART and sustainable development the right approach to development within the allocation? Please explain your answer.*

- High speed broadband.
- Solar panels.
- Energy efficient buildings.
- Roofs with wide eaves for shade in summer and rain protection.

*Do you think the suggestions for development of the East of Cullompton allocation set out in the Masterplan SPD reflect the draft Vision and Principles for the wider Garden Village shown on page 8 of the Masterplan SPD?*

Yes.

*Any further comments?*

Principles should be increased to ten. Countryside principle should remain but sport and leisure should become principles in their own right.

*Overall, do you think that the identified opportunities for the first phase of the garden village shown in the Masterplan SPD document are the right ones to help to start to deliver the Garden Village?*

Yes.

*Any further comments?*

- Start as quickly as possible.
- The Road Infrastructure is key, particularly Junction 28/28A and Cullompton Relief Road.

*Do you agree with the potential scope and content of the Masterplan SPD shown on page 37?*

Key questions relate to the road infrastructure and time. Questions relate to flooding, sanitation, drains etc.; timing of sport and leisure facilities, parks and amenities for young people that are not sport related; timing of building of schools, doctors' surgeries, shopping plazas etc.

*Do you have any further comments on the Masterplan SPD document?*

Pylons, escarpments and rivers all affect East Cullompton plans. There is a need for care in locating green infrastructure with such pylons and escarpments that will make the green space less usable.

There needs to be better planning for being offices, business and commerce in order that local people can work locally. There also needs to be a shopping plaza in East Cullompton to reduce vehicle traffic over the M5.

The proposed secondary school needs to be located within the Cullompton Parish boundary.