

## **MINUTES OF CULLOMPTON & DISTRICT MEMBERS FORUM**

**2pm, 18 August 2020 via Zoom**

### **Attending:**

Cllr Graeme Barnell, MDDC (Chair)  
Cllr Nick Allen, Kentisbeare Parish Council  
Cllr Eileen Andrews, MDDC  
Cllr John Berry, MDDC/DCC  
Cllr Kate Haslett, Cullompton Town Council  
Cllr David Pugsley, MDDC  
Cllr Barry Warren, MDDC/Willand Parish Council  
Cllr Ashley Wilce, MDDC  
Cllr Nikki Woollatt, MDDC

Lou Maddocks, Special Projects Officer, Cullompton Town Council

Paul Brockway, Hyas Consultants (Culm Garden Village Project Lead)  
Tina Maryan, Area Planning Officer, MDDC  
Christie McCombe, Area Planning Officer, MDDC

### **Apologies:**

Cllr Gordon Guest, Cullompton Town Council  
Cllr Ray Radford, DCC

John Bodley-Scott, Economic Development Team Leader, MDDC

- 1. Welcome and introductions**
- 2. Minutes and actions from last meeting**

Actions from the last meeting were:

- 1) Paper copies of the baseline report to be made available at all Cullompton Town Centre Masterplan staffed events and to view at Cullompton Town Hall and The Hayridge. The report was also made available on the MDDC website so it could be accessed electronically at the Town Hall and The Hayridge Centre.
- 2) Culm Garden Village Project Team to come up with information on the potential approaches to the management of green infrastructure for the next meeting. The location and extent of the country park to be defined as soon as possible through the master planning work.

See item 4. Below.

### **3. Scope of Members Forum and Terms of Reference**

The revised draft Terms of Reference propose to extend the scope of the Forum from a garden village focus to a wider focus on planning, development and infrastructure related projects in and around Cullompton with an initial focus on:

- a) Culm Garden Village, including the East Cullompton Local Plan allocation
- b) Cullompton Town Centre Masterplan
- c) Cullompton Town Centre Heritage Action Zone
- d) NW Cullompton Urban Extension
- e) Transport infrastructure

The draft Terms of Reference also envisage Membership being extended to representatives from Halberton and Butterleigh Parish Councils, and it was suggested that Uffculme Parish Council are also invited.

It was confirmed that representative from neighbouring Parish Councils in East Devon are also invited but they have not yet taken up the invitation. It was also agreed that Cullompton Town Council would be invited to have a third representative on the Forum.

#### **Actions:**

- 1. The draft Terms of Reference be circulated to members of the Forum for consideration.**
- 2. Cullompton Town Council to be invited to nominate a third representative.**

### **4. Culm Garden Village update and discussion**

Technical work has been progressing in a number of areas, including masterplanning, transport, climate change and green infrastructure provision.

Local engagement has restarted via virtual meetings with the Stakeholder Forum, Landowner Forum and Members Forum. A Stakeholder Forum meeting focusing on Building with Nature was held on 11 August and notes of this meeting will be published shortly. The next meeting will be held on 9 September and will focus on blue infrastructure and the Connected the Culm project, to be led by the Connecting the Culm project team. A further meeting is planned for October/November focusing on transport and future mobility.

The Project Team will shortly be starting work on producing a draft Masterplan SPD for the East Cullompton allocation, following the recent adoption of Mid Devon's Local Plan Review. A framework masterplan for the wider garden village will also be produced in order to ensure that the garden village is masterplanned as one. It is intended that the East Cullompton masterplan (Phase 1) would be more detailed and would "fit" seamlessly within the wider framework masterplan. The Project Team are working up a brief for the commission and it is anticipated that the work will be around 9 months, with completion in spring/summer 2021.

It was agreed that the strategic vision for the whole garden village was essential for the success of the project and should proceed in advance of formal allocation of the remainder of the garden village. The masterplanning work would be used to inform future planning policy for the garden village.

It was not clear yet how the remainder of the garden village would be allocated, following the Cabinet resolution to recommend to Full Council that MDDC withdraws from the Greater Exeter Strategic Plan. A decision will be taken at Full Council on 26 August 2020. MDDC remains committed to the garden village and if the Council decides to withdraw from GESP, the garden village could be allocated through the next Mid Devon Local Plan. Cabinet has also recommended to Full Council that work starts on the next Local Plan as soon as possible.

The Project Team provided the Forum with information on various ways in which green infrastructure and other community assets could be managed into the future, including options for various type of stewardship body and funding mechanisms. Examples were given of a not for profit management company, such as that at Sherford, and community assets being run by a charity such as the Land Trust. The organisational structure chosen would depend on the extent and type of community assets to be included and this has not yet been defined. Further work is required.

## **5. Other Cullompton Projects updates and discussion**

### **1) NW Cullompton**

Phase 1 of the NW Cullompton urban extension has been approved by Planning Committee, subject to Section 106 obligations being finalised. Negotiations are now proceeding and it is anticipated that a report with recommendations on the final S106 package be taken back to Planning Committee in autumn 2020.

Now that the Mid Devon Local Plan has been adopted, there is a need to update the Masterplan SPD to update the policy framework and include new allocations and one other area that was omitted from the adopted Masterplan SPD.

Cullompton Town Council has a number of new members that are not fully up to speed on the NW Cullompton urban extension project and it would be useful for them to have a briefing on what has happened to date and what is planned.

**Action: An online seminar be set up for Cullompton Town Council and any District Council members that wished to attend to provide information on NW Cullompton. Date to be agreed but in the next 2-3 months.**

### **2) Town centre relief road and cricket club relocation**

The town centre relief road application is being processed. The case officer is going through the consultation responses and is awaiting some additional information. Sport England has registered an objection as the proposal would result in the loss of the cricket club ground. A public information event was held by the club on 11 August 2020 and a planning application for a replacement ground is expected by the end of August 2020. It is anticipated that the application would be going to Planning Committee in October 2020.

### **3) Cullompton Town Centre Masterplan**

The Stage 1 public consultation was held between 25 February and 15 April 2020 with 3 staffed events and 2 workshops that were held with students from two local primary schools. The three staffed events welcomed approximately 150 members of the public. 55

survey and email responses were received. Information was also published on the MDDC website, Facebook and Twitter.

Analysis of the feedback shows that there are a number of key themes that are emerging: enhanced public realm, care of historic buildings, traffic management and green spaces, including walking and cycling routes. A clear vision will be required with an understanding of the town's unique selling points. A clear distinction will be required between an 'aspiration' and what is 'deliverable'.

Discussion included the key theme relating to connectivity. Assurance was provided that the various Cullompton projects are not being progressed in isolation. Connectivity is a high priority for both the Town Centre Masterplan and the Culm Garden Village.

It was agreed that good connections between the existing town and the garden village were key to integration of the existing and new settlements. A number of options to achieve good walking and cycling connections were being considered in collaboration with Officers working on the Culm Garden Village. The Culm Garden Village Stakeholder Forum meeting planned for October/November would focus on transport and mobility and this would include physical connections between east and west over the motorway, railway and river.

#### **6. Items for next meeting and date**

Stage 2 public consultation on the Town Centre Masterplan is anticipated to take place in autumn 2020, at which stage there would be draft masterplan to consider. The Heritage Action Zone work is connected to the Masterplan and a detailed update on both projects would be given at the next Forum meeting.

**Action: The next meeting of the Forum to be held in October 2020 will focus on the draft Cullompton Town Centre Masterplan and the Heritage Action Zone work. Dates for the meeting to be circulated.**