

Culm Garden Village Masterplan

Stakeholder Workshop 2:
27th April 2022

Introduction

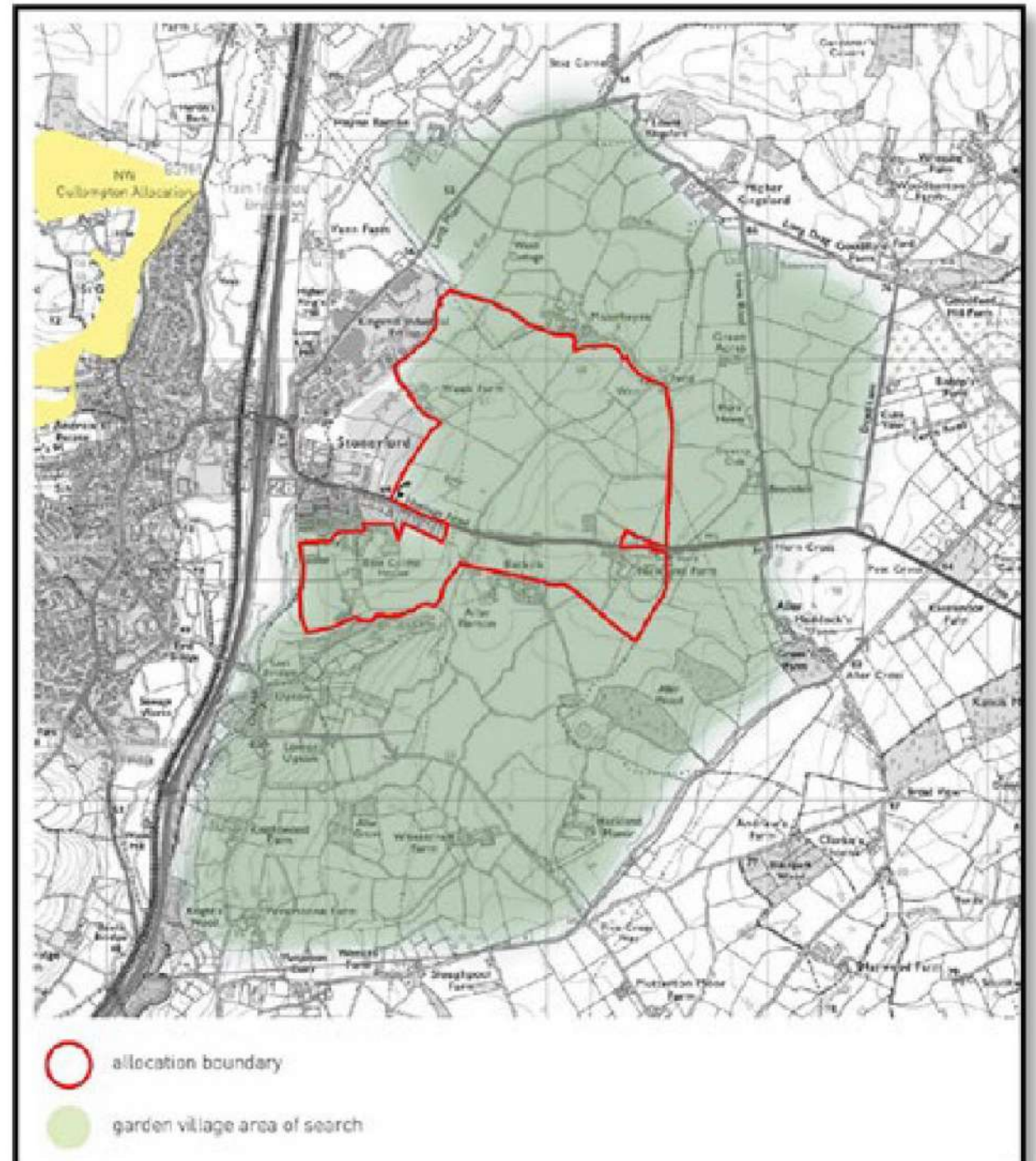
Purpose of the workshop

- * Present emerging thoughts on the masterplan for Culm Garden Village and collectively review the placemaking priorities for the SPD.

Workshop Structure

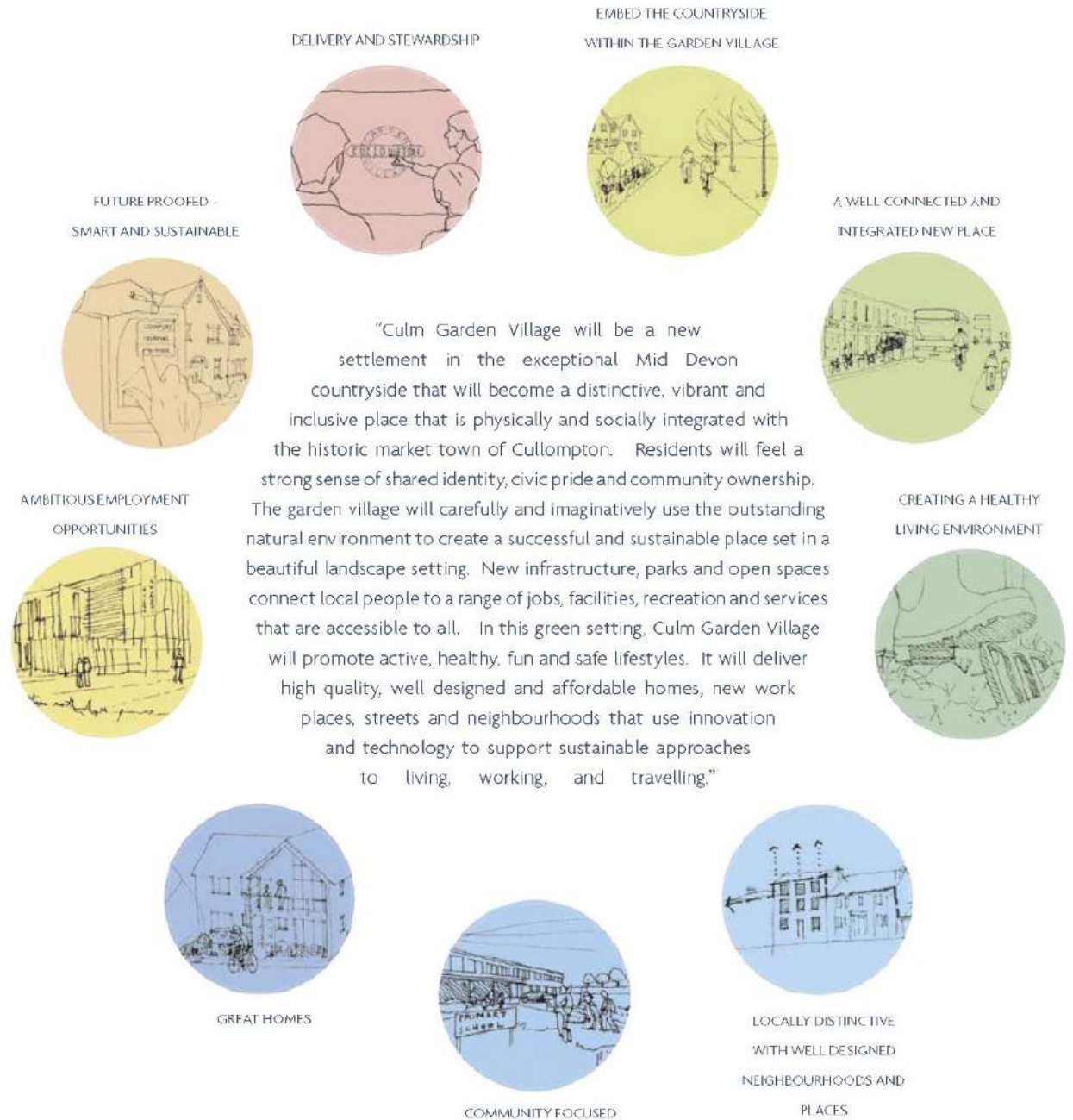
- * Introduction (*15 mins*)
- * An Evolutionary Place Narrative. (*45 mins*)
- * **Break (*10 mins*)**
- * Workshop 1: The emerging plan – applying the 20 minute neighbourhood (*35 mins*)
- * Feedback from the Groups (*10 mins*)
- * **Break (*10 mins*)**
- * Workshop 2: Placemaking priorities (*35 mins*)
- * Feedback from the Groups (*10 mins*)
- * Summing up and next steps (*10 mins*)

Allocation boundary & area of search



Key Principles

1. Embed the countryside within the Garden Village
2. A well connected and integrated new place
3. Creating a healthy living environment
4. Locally distinctive with well designed neighbourhoods and places
5. Community focussed
6. Great homes
7. Ambitious employment opportunities
8. Future proofed, smart and sustainable
9. Delivery and stewardship



Programme

- 1st Draft SPD and Framework: May
- Independent Design Review: June
- Cabinet approval: July
- Public consultation & workshop:
Summer 2022
- Adoption: End of 2022

Other work

- BE Group commissioned to produce an Employment & Skills Strategy – completion Spring 2022
- Flooding and drainage work currently underway – anticipated to complete December 2022
- Ecology surveys and habitat mapping
- Creation of a Future Mobility Strategy for Culm Garden Village, considering potential approaches, interventions and means of delivery of future movement and mobility solutions.

Other work

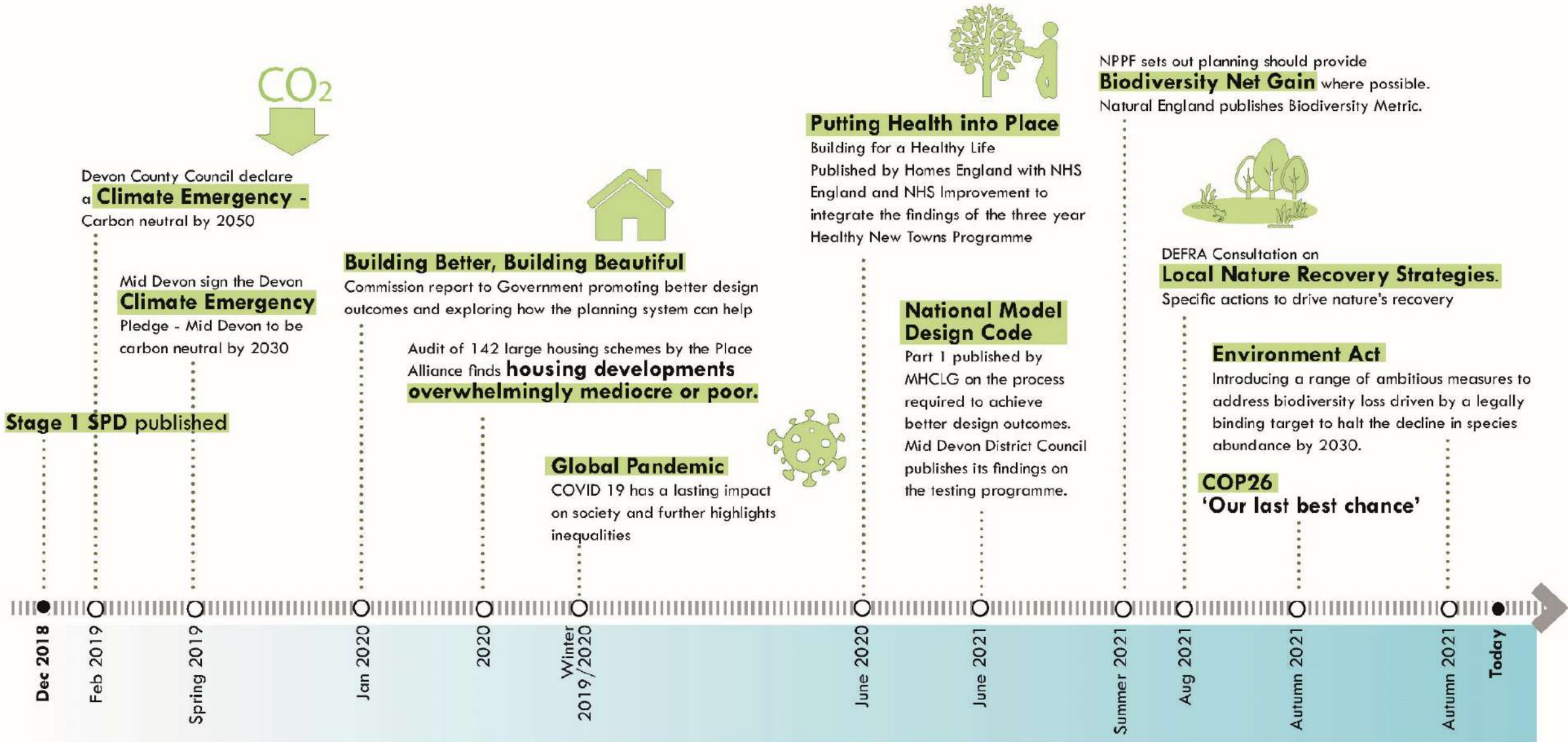
- Testing high level viability and developing the viability model for Culm Garden Village
- Developing the thinking around the uses and approach to the proposed Culm Garden Village Country Park(s)
- Climate change/sustainability strategy
- Health and wellbeing framework

Other work

- Cullompton Town Centre masterplan alongside work for the town's Heritage Action Zone.
- Work related to the Cullompton Railway Station re-opening proposals.
- Cullompton Town Centre Relief Road and J28 options analysis ongoing work
- Linkages with the Connecting the Culm project

Summary of workshop 1

That was then, but this is now...



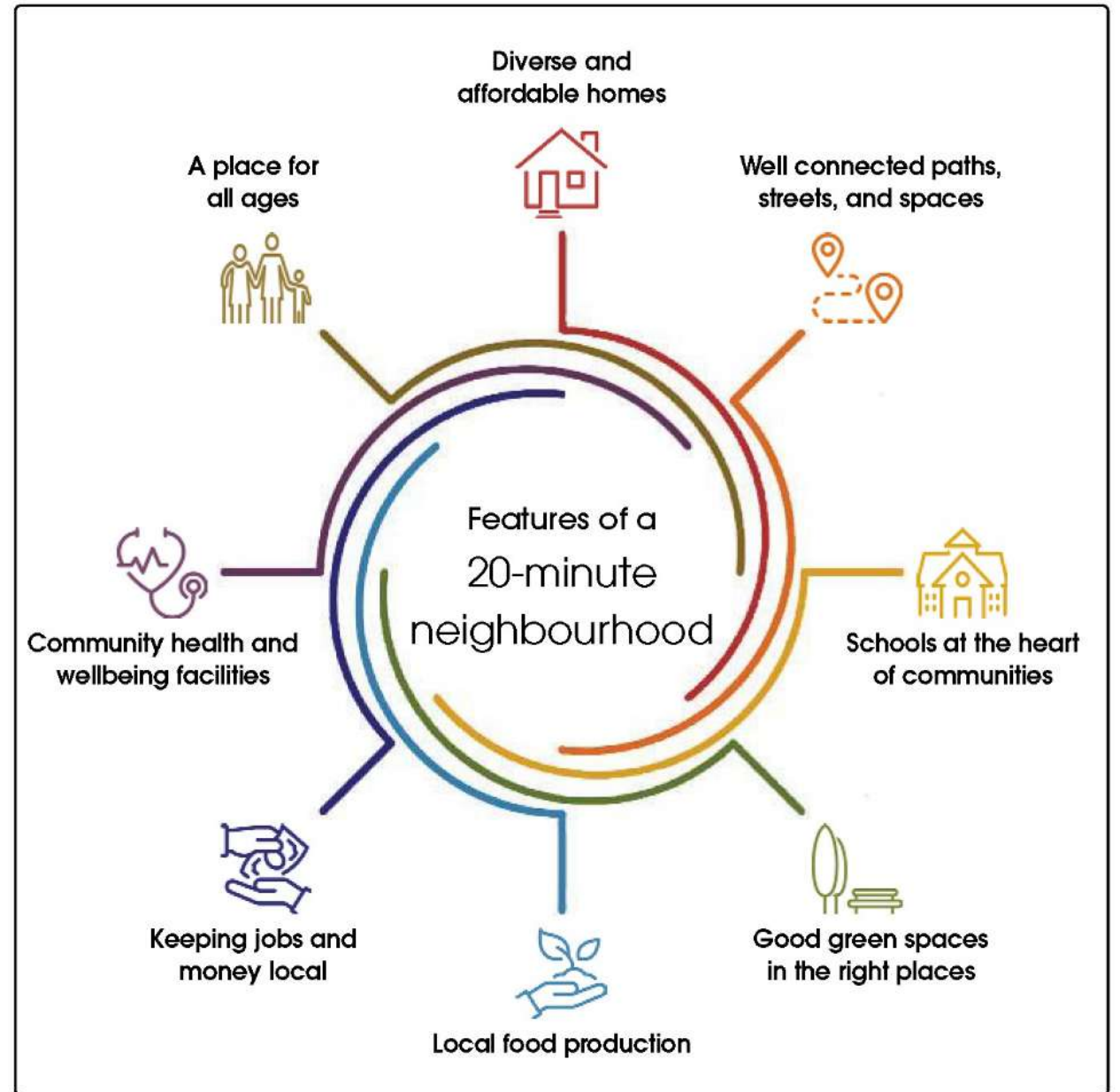
Powerful influences of change

- * Climate emergency and the race to net-zero
- * Biodiversity decline and nature recovery
- * COVID-19
- * Health, wellbeing and inequality
- * Building beautifully

The 20 minute place

Research from the TCPA

‘Transforming the way we live’



Workshop 1: What are the important components of a 20 minute place at Culm Garden Village?

1. What do people need/want to access in their day to day lives?



Workshop 1: What are the important components of a 20 minute place at Culm Garden Village?

2. What would be the best way of accessing them?

Tram system

Cycle footway from the garden village to Cullompton

Safe walking to school

Walking & Cycling - sustainable way of travel

Make footways and cycleways educational

Electric buses

Mobility scooters - consider their route requirements

Transport to support the events and performance idea - the train station and bike hire

Access through clustering of complementary uses

flat paths for good access

3. What are the important qualities of place and experiences that would ensure new facilities are well used and appropriate to the context?

Educational about wildlife & environment

Fun for children

Accessible to everyone

Identifiable housing and pop up markets - make sure they look different

Design nature into green spaces

We have good sports but need to diversify leisure and culture into arts and performance space

Can expand activities from Cullompton e.g. start-ups like craft and smaller businesses. They need regular markets, and space to start and grow - flexibility needed.

Good parking by village hall

Link to the identity of the rural hinterland, farming and farm shops etc.

Good broadband

Safe

Good catering facilities in community hall

Green spaces need to be priority and good quality. Design in central green space co-located with community hub.

Not pastiche of Devon - opportunity to be forward looking and using innovative design. Establish own identity.

Consider idea of small hamlets with independent local developers - not homogenous estate

Design housing with communal green space

Co-housing and other types of housing to enable people to move within the area

4. Are there temporary or event based needs? What sort of spaces would these require?

Art centre & Theatre

Market place

Existing events programme within Cullompton, important to support and grow these

Barn with a cafe & other business

Don't put green space under pylons where nobody wants to use it

Large events/performance space, building on SW places like Eden and Glastonbury

Flexible space is key, look at how Cathedral Green can be used

Pop up shops from Cullompton showcasing their business

A venue that can start small and grow

A larger event space or venue could be key to supporting local businesses

Workshop 2: How can these components of a 20 minute place be provided within Culm Garden Village?

1. Where are the opportunities, are there existing site features or qualities to anchor new places?

- Fordmore Farm a useful start
- Established trees
- Create bigger woodland-right tree palette
- Ancient woodland
- Existing landscape offers scope of high quality open spaces/hamlets set in open space

2. Is it one neighbourhood or multiple?

- Main centre with core facilities and smaller hubs with community space, local shops etc.
- One neighbourhood
- Mixed tenure
- Better social mix of housing
- Hubs that can support a range of functions e.g. hub for local food
- Multiple neighbourhoods
- Development densities guide the opportunities for different neighbourhoods
- Smaller neighbourhoods work better for people with mobility issues
- One neighbourhood but different places within - outdoor focus or community focus

3. How can new & existing places and facilities be connected?

- Plan Garden Village and Cullompton as one place
- FE only available in Exeter/Taunton. Need to ensure good public transport access for needs that can't be met locally
- Public transport needs to come down in price - cost is disincentive from Cranbrook
- Link all schools in the area
- Co-Cars/car share good idea. CGV is opportunity to create viable market in Cullompton
- Will become a two way relationship between Cullompton and Garden Village
- A circular bus route that connects to Cullompton.
- Well lit, safe crossings
- A green bridge for wildlife

4. What are the physical obstacles and challenges to delivering the 20 minute place?

- District heating can be expensive - locked into one supplier at Cranbrook
- Rugby club generates traffic - should be relocated close to motorway to avoid through traffic in CGV
- Existing employment largely motorway driven
- Woodland potential constraint
- No further education in Cullompton potential barrier to skills development - need a 6 form as minimum
- The routes to delivery, who controls the land and what uses it will be brought forward for
- Will developer models bring forward the range of spaces we need
- M5 - particularly for walking and cycling
- M5 crossings will tie people to their cars and buses
- Getting the right people involved (future residents) otherwise it will be planned by people who don't live there

5. What would a good first step include?

- Focus on links over M5 - pedestrian links/PT
- If planned as one connected place with Cullompton this will influence what is needed in the early phases
- Need to plan community cores first
- Phasing is important - Ensuring land can be brought forward in the right way
- A pedestrian bridge like the one at the Exeter Science Park
- improve skills profile
- Cranbrook delivered primary schools early with knock on benefits



An Evolutionary Place Narrative

Defining the Masterplan Framework for East Cullompton

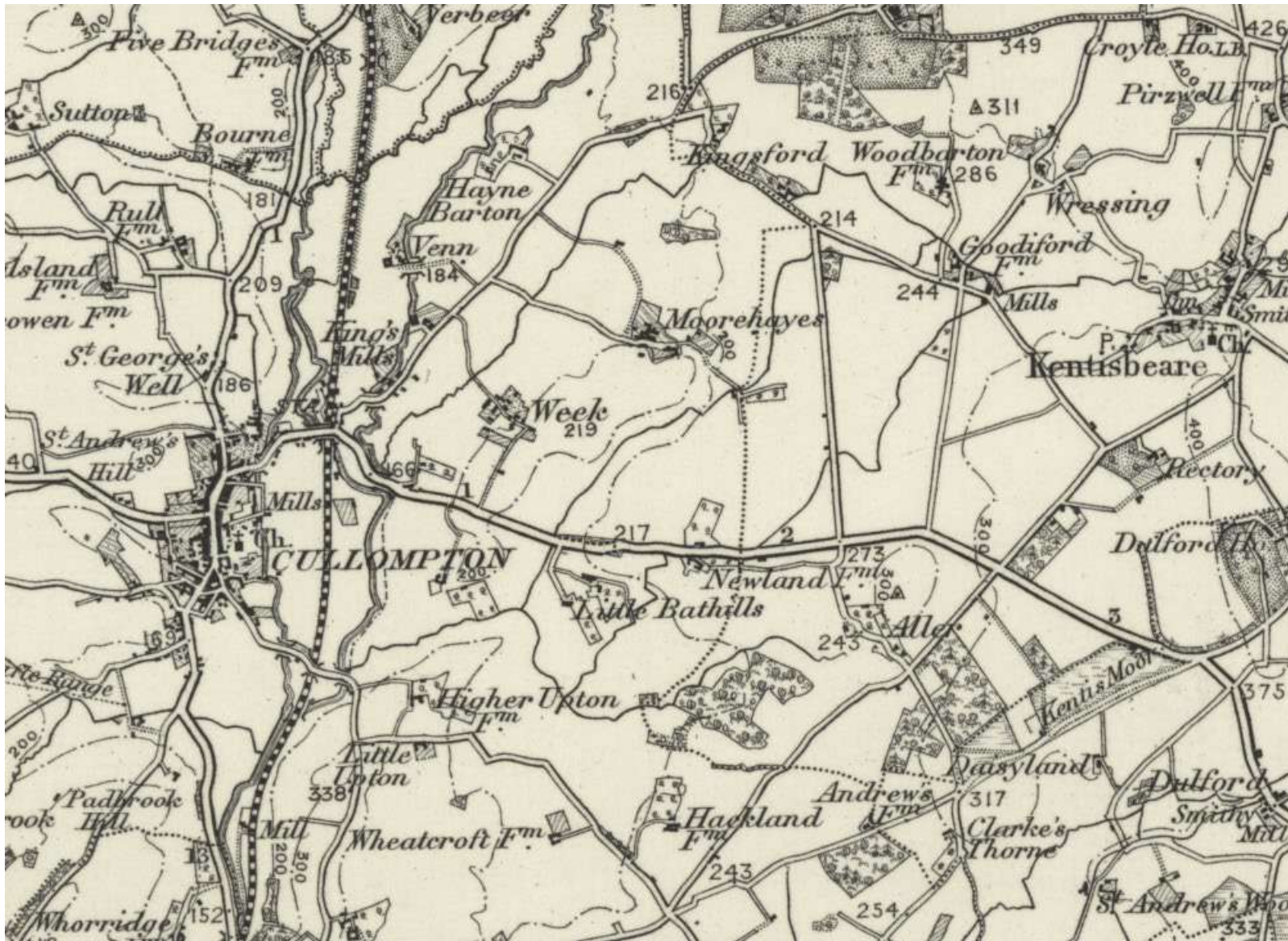
Part 1

Cullompton and the Garden Village: Thinking
about them as one place

Columtune, Culliton, Cullompton

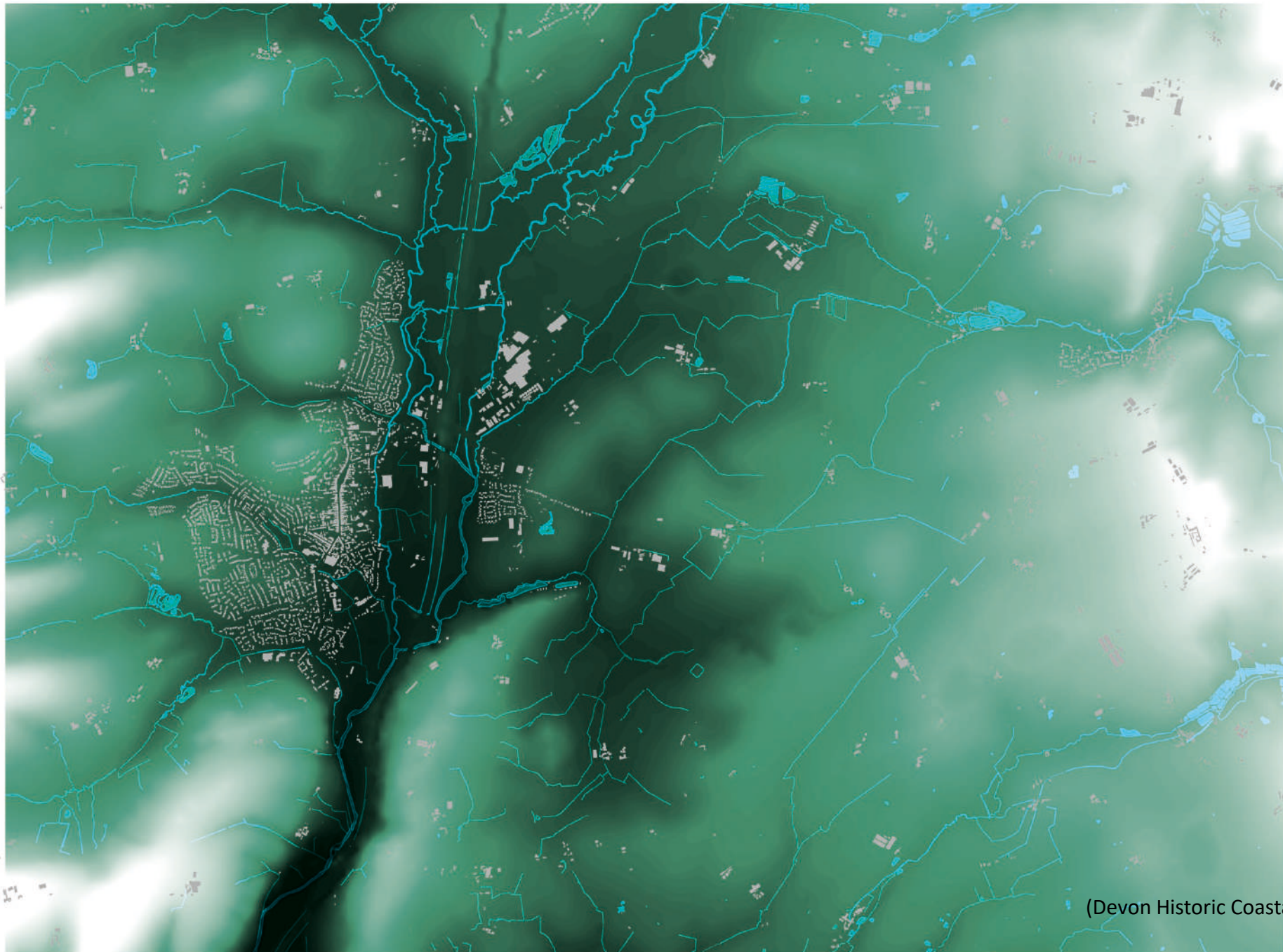
“The place name is derived from the Celtic river name cwlwn (‘looped’ or ‘winding’ river) and – ton, suggesting an important early estate centre.”

Past & Present: The history of the settlement and the river



Cullompton's natural topography, coupled with the imprint on its plan-form and fabric of previous land use and over a 1000 years of continuous development, have resulted in a varied historic urban character -part village, part market town, part industrial settlement, part service centre/commuter belt, played out across the modern settlement.

Flowing through these disparate parts is the network of water courses (river, tributaries, Mill Leat, other channels and culverts) fundamentally important to Cullompton's historic development, influencing its location, supplying water to its inhabitants and powering its industries. The significance of this integrated water system cannot be overestimated and surviving elements are best understood as part of the overall character of the town, rather than just within the individual character areas.

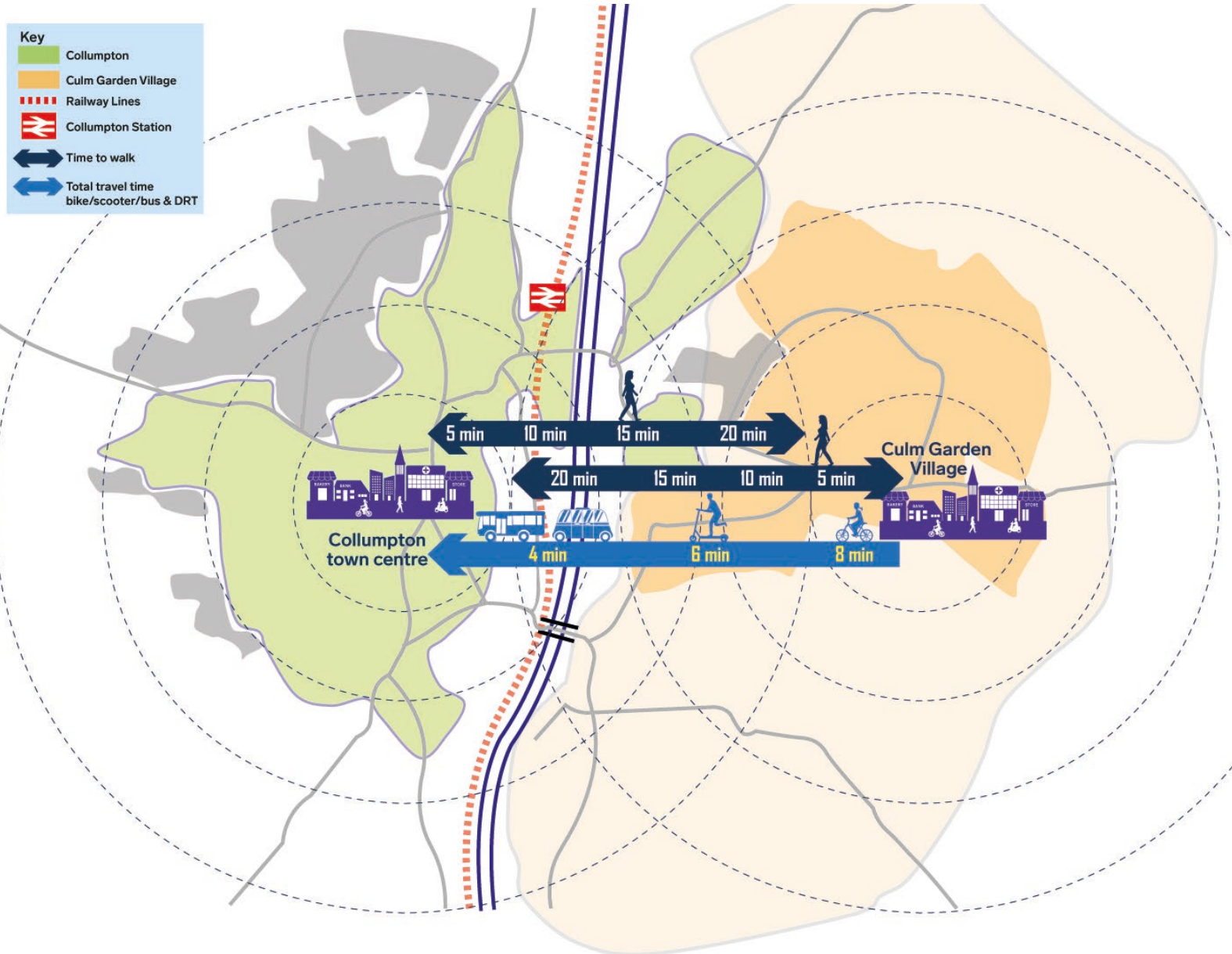


“its side of valley position on a plateau above the river with little development the steeper valley to the flood plain makes the town quite **intimate and self-contained within the landscape** with the Parish Church being the principle indicator of development.”

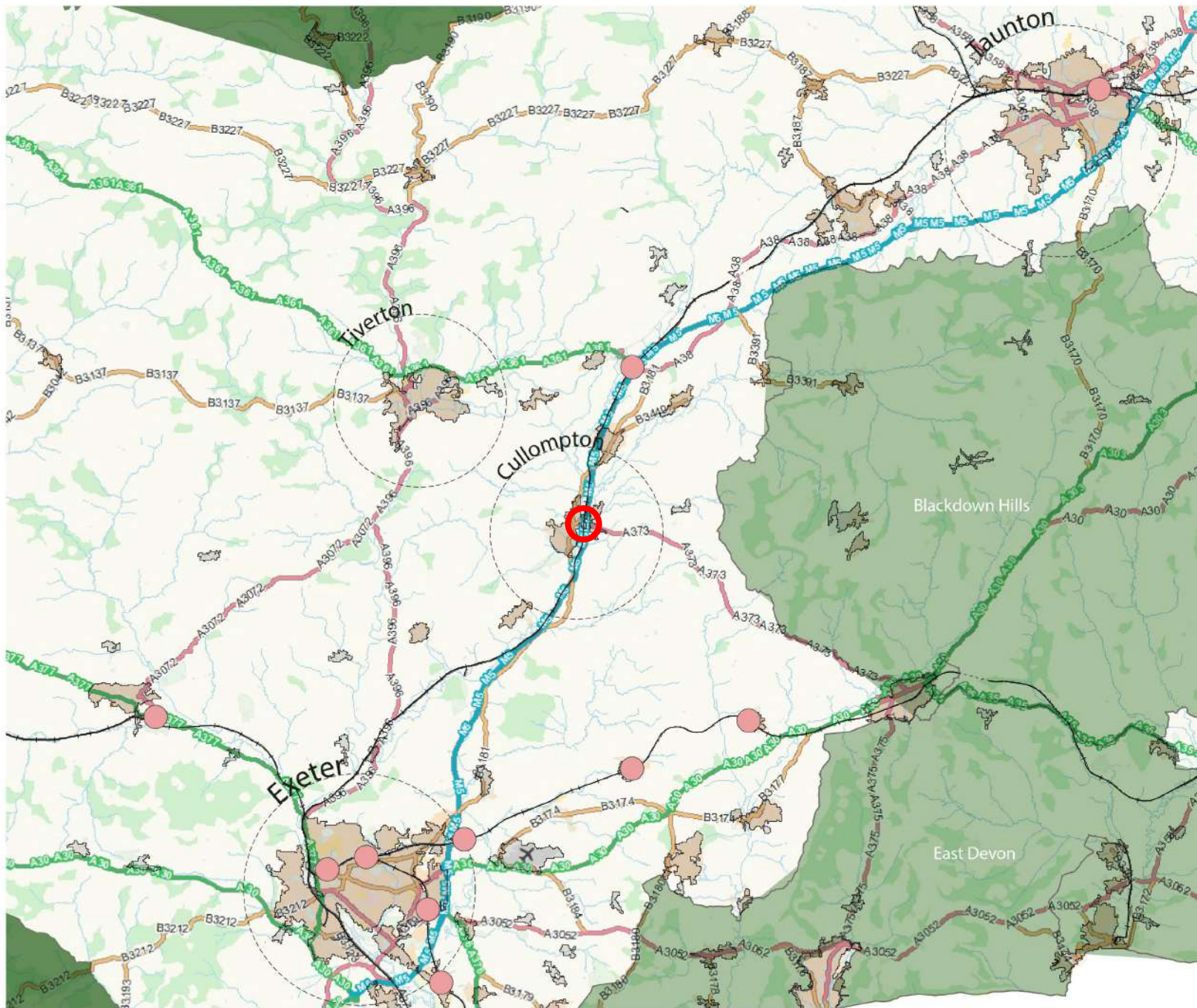
(Devon Historic Coastal and Market Towns Survey for Cullompton)

The river has helped shaped the evolution of the town and there is an opportunity for this to continue at East Cullompton.

Future: Resilience, greater self containment and the circular economy



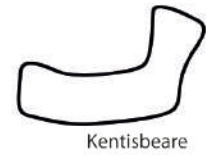
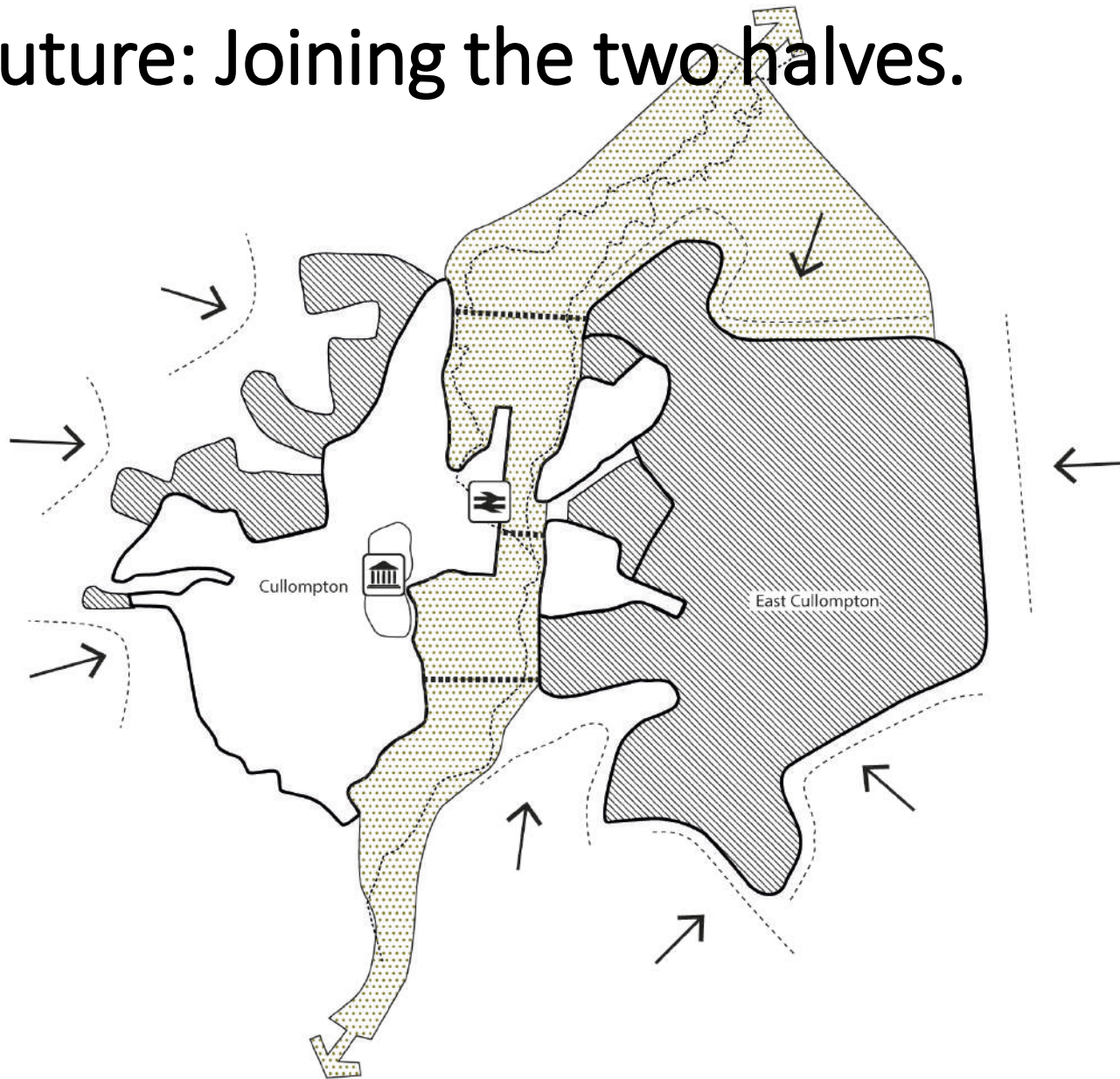
East Cullompton offers the opportunity to shift focus away from perpetuating behaviours and activities like regular out-commuting by private car or the physical separation of the home from the workplace or the school towards a circular place.



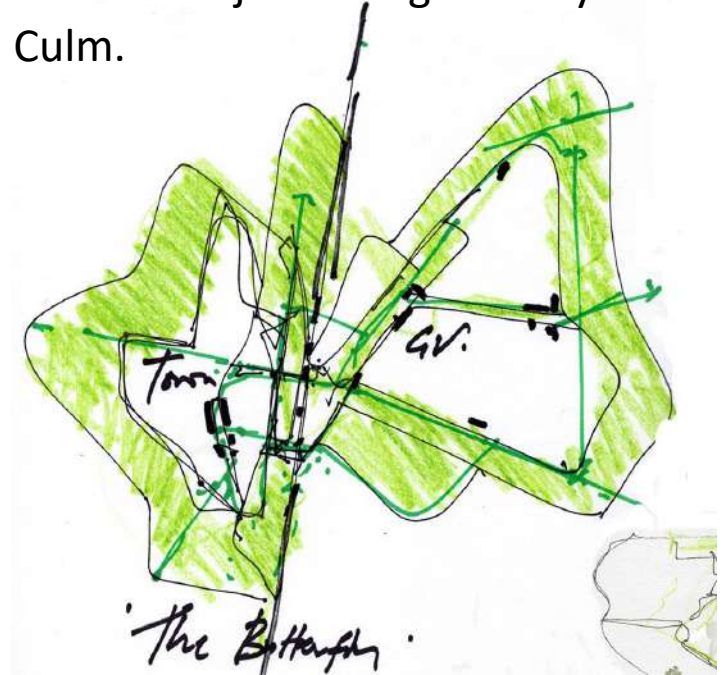
Sub regional connections

Nature recovery networks

Future: Joining the two halves.



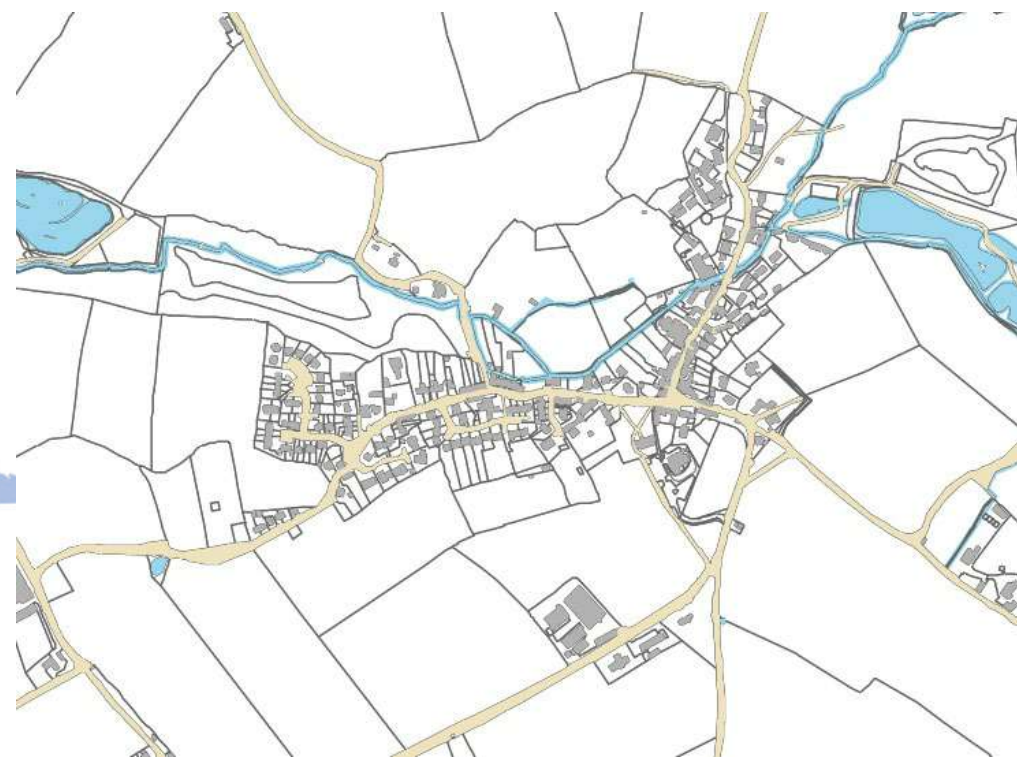
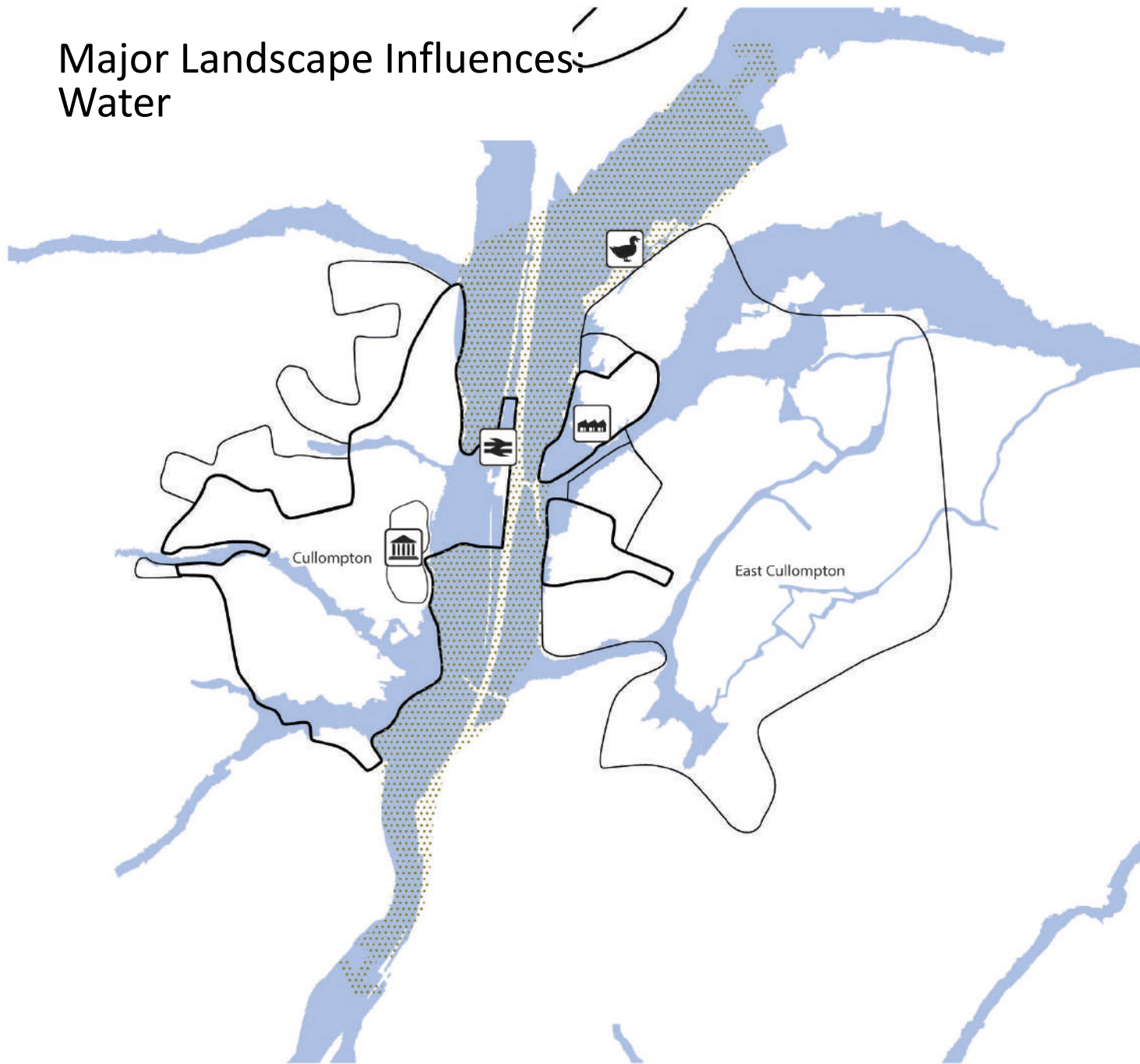
Culm Garden Village can embrace Garden Village principles and even feel different from Cullompton, but its success and the future prospects for the town will be determined by thinking about their dependence on each other, rather than thinking about them as two different places. We need to think about them as two halves joined together by the Culm.



Part 2

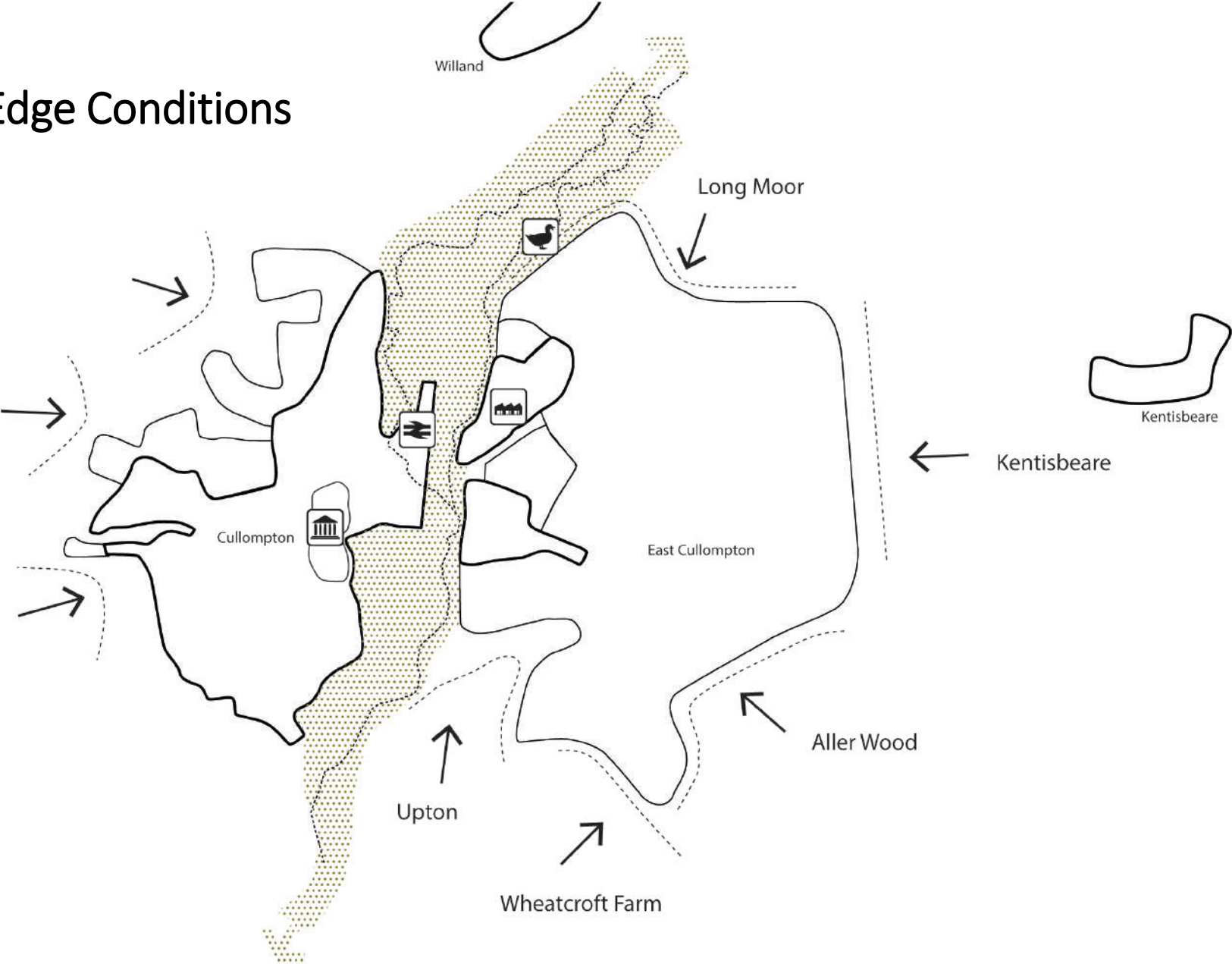
Developing The Framework Plan

Major Landscape Influences: Water





Edge Conditions



Major Landscape Influences:
Existing landscape structure.



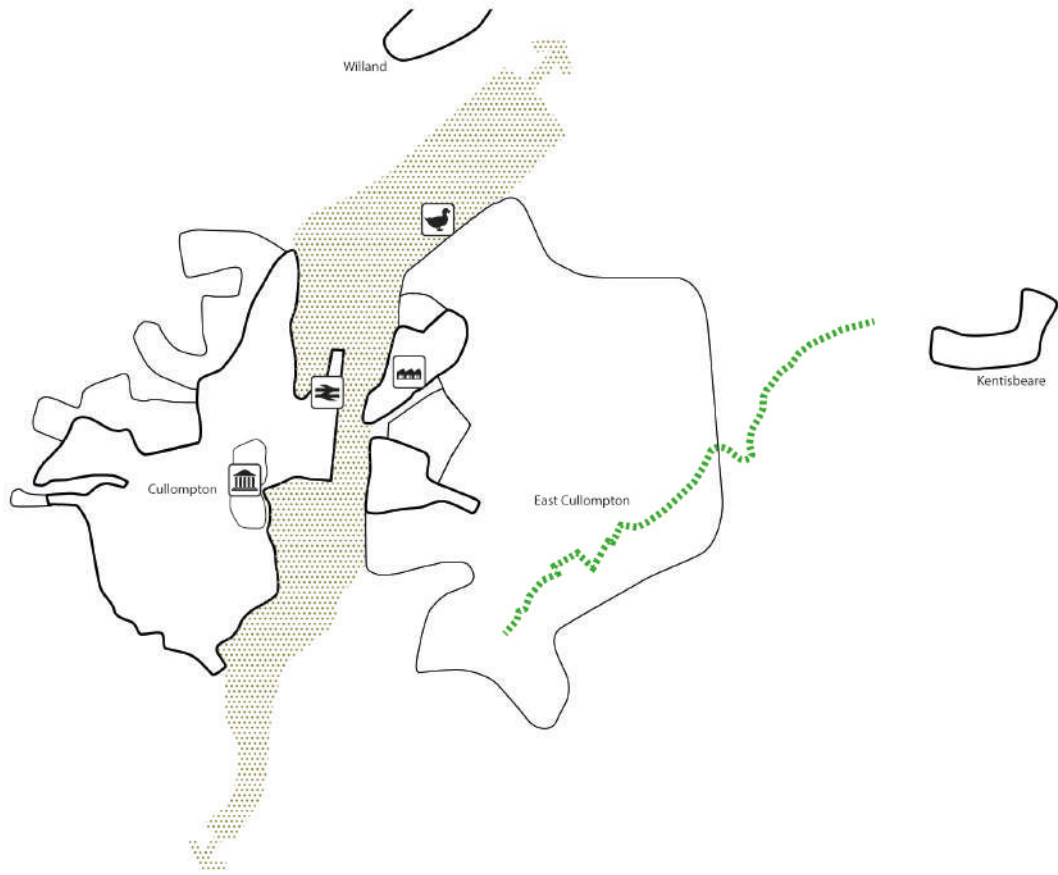
Drawing in the other major landscape influences:



Lower lying areas, valleys, country park and basin. Drawing in the Country Park.



Woodland on higher ground to the south east.

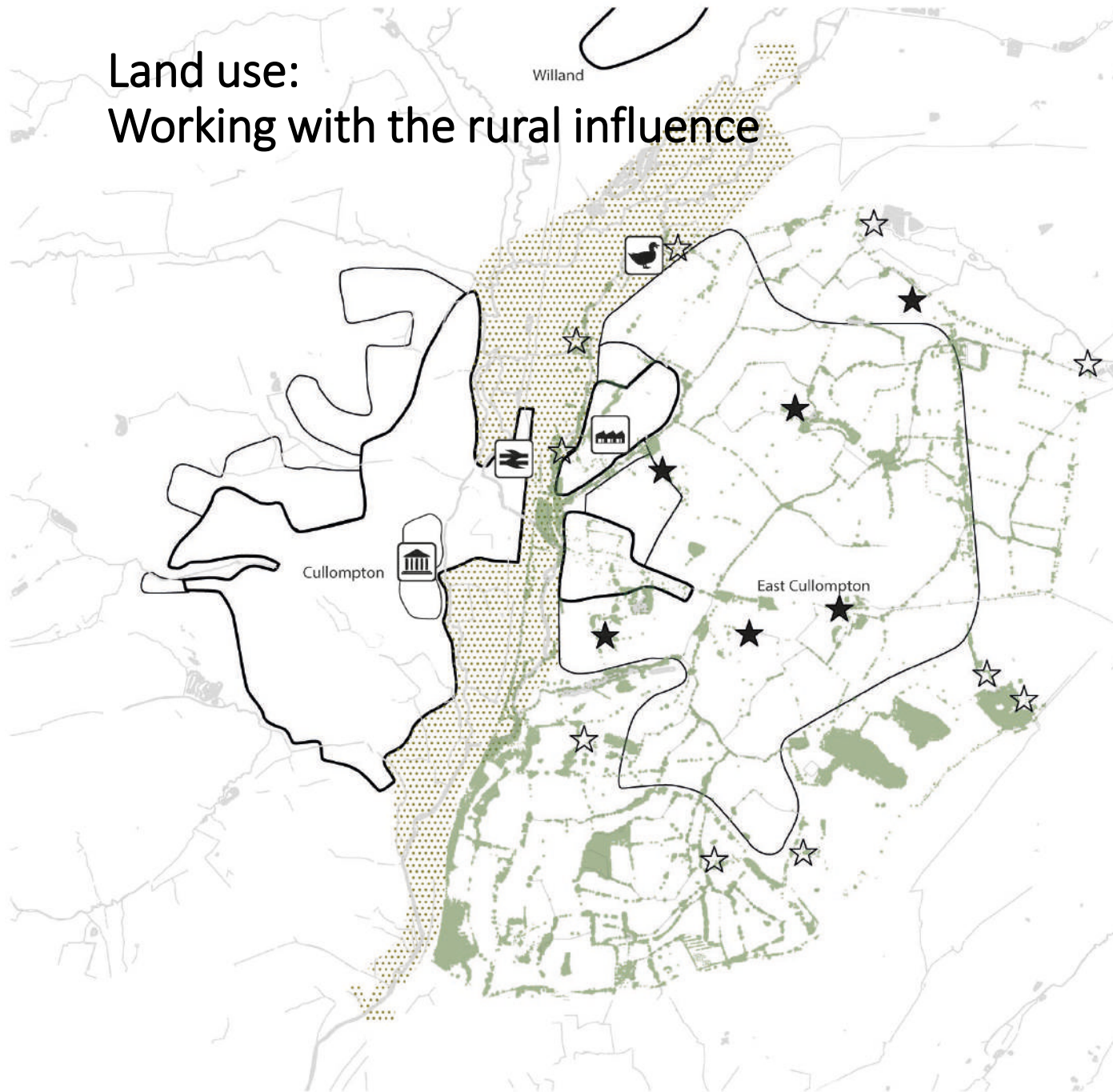


Incorporating the Leat.

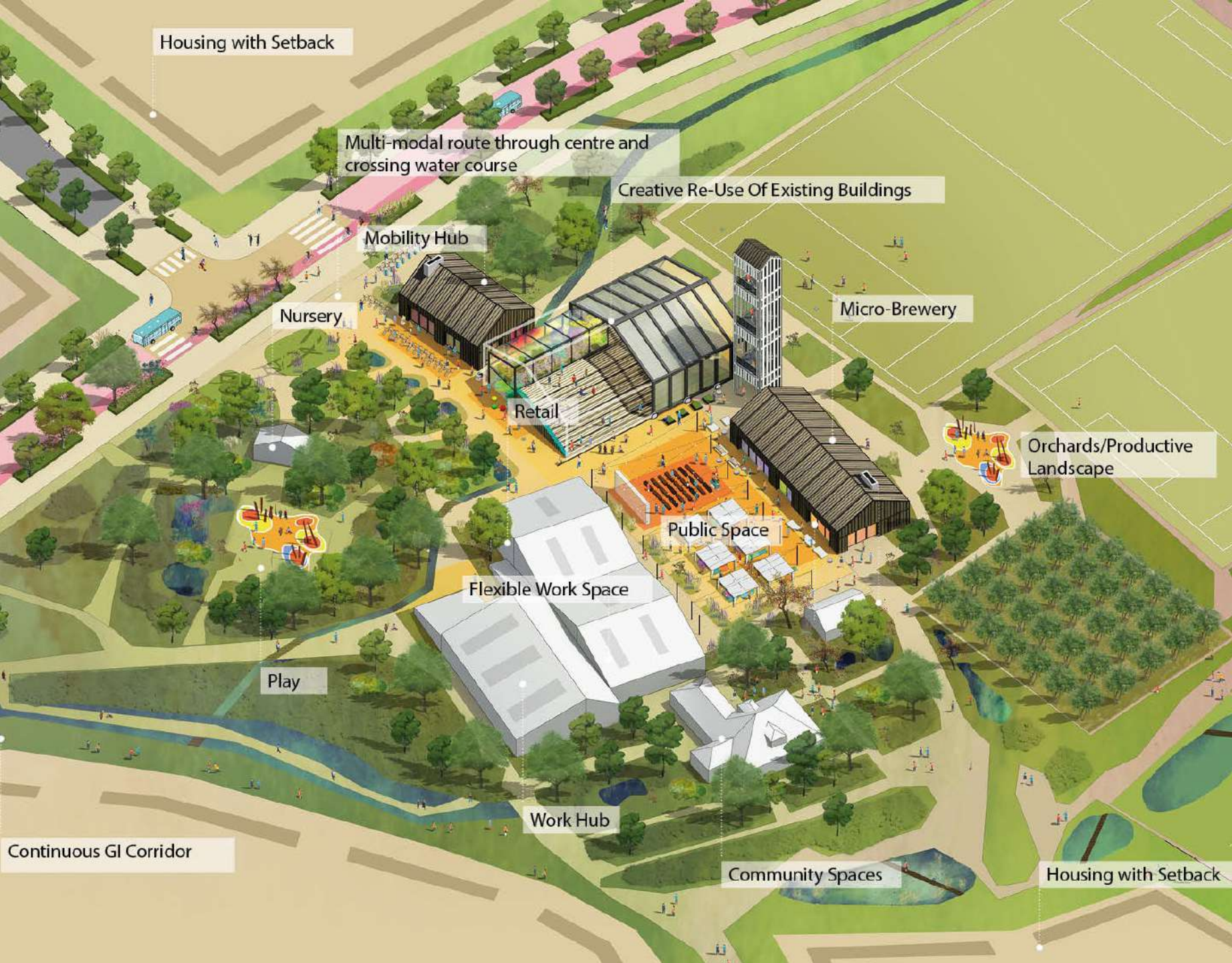


Long, straight avenues to the east around Horn Road and Dead Lane.

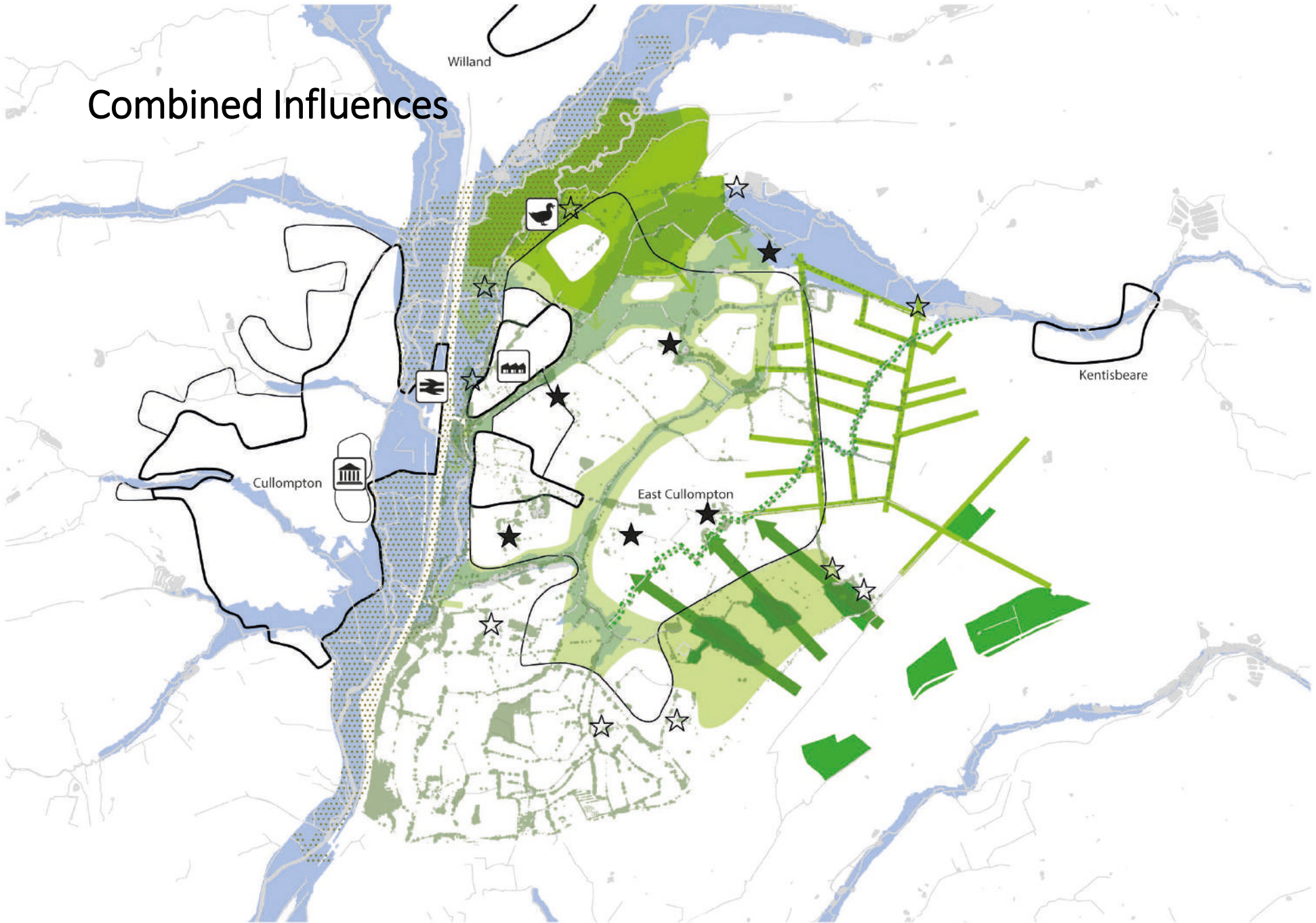
Land use: Working with the rural influence



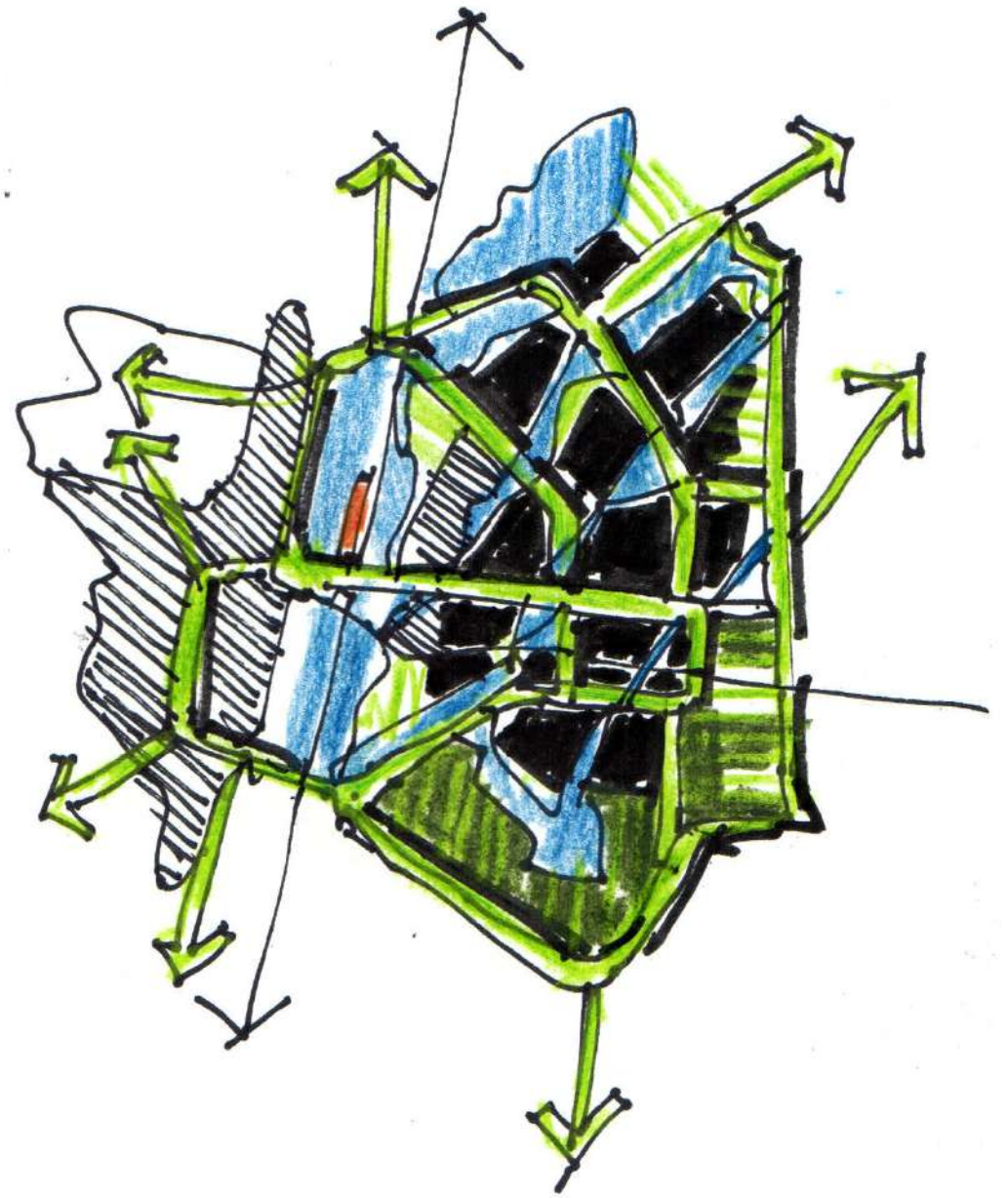
Building a local and circular economy:
Rural clusters – working with the existing qualities
of place to define place quality and commercial
identity in mixed use areas.



Combined Influences

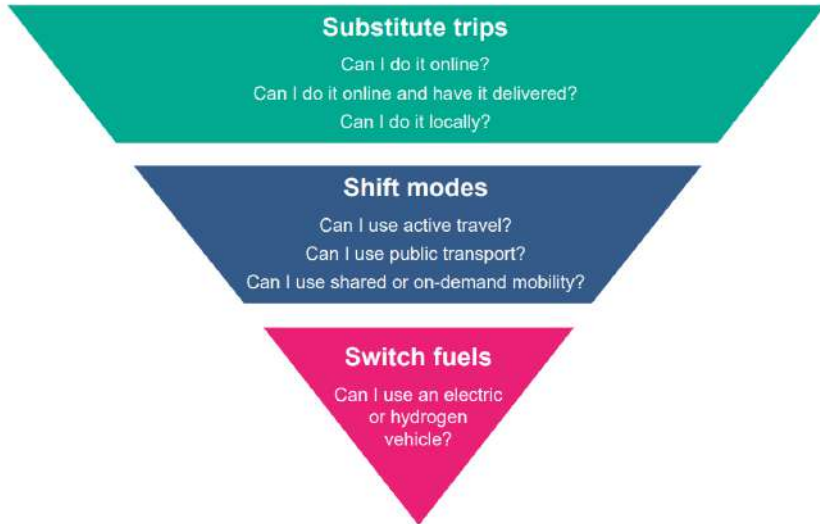


Mobility: defining the experience
Loops and Valleys / blue and green ways.



Mobility

Active Travel, Mobility hubs, DRT and parking examples.

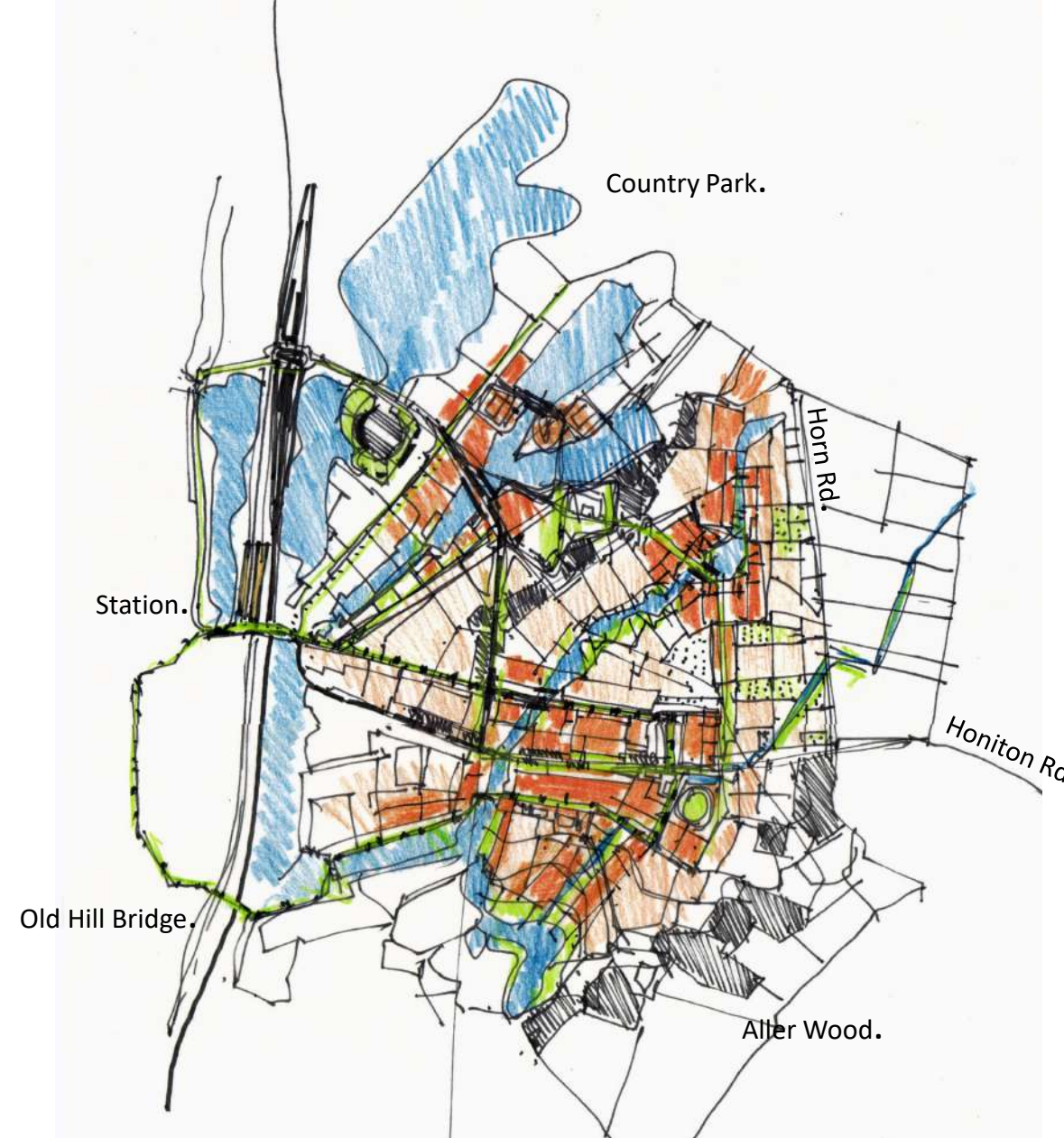


Mobility

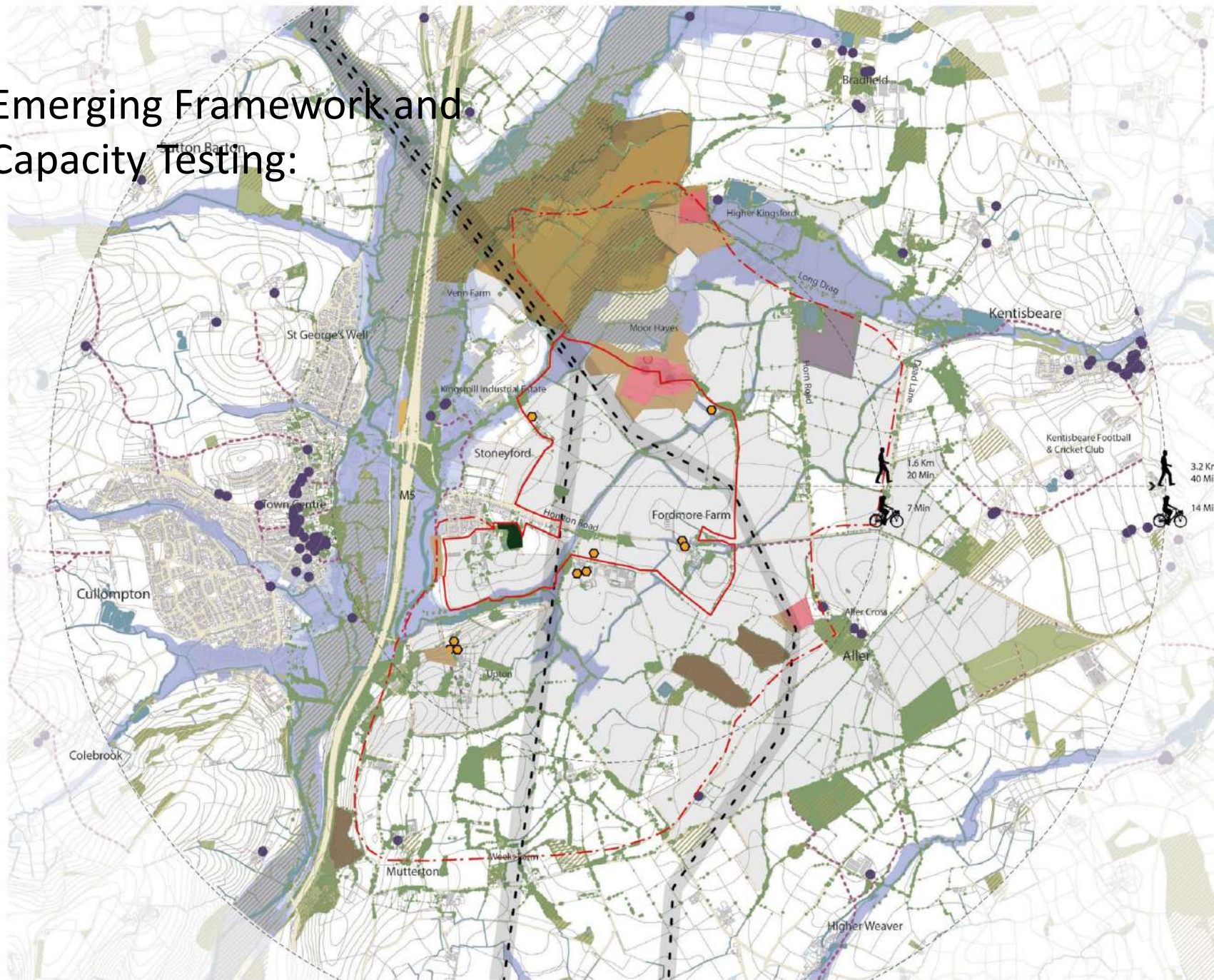
Active Travel, Mobility hubs, DRT and Parking.



Framework Plan: Emerging Thoughts



Emerging Framework and Capacity Testing:



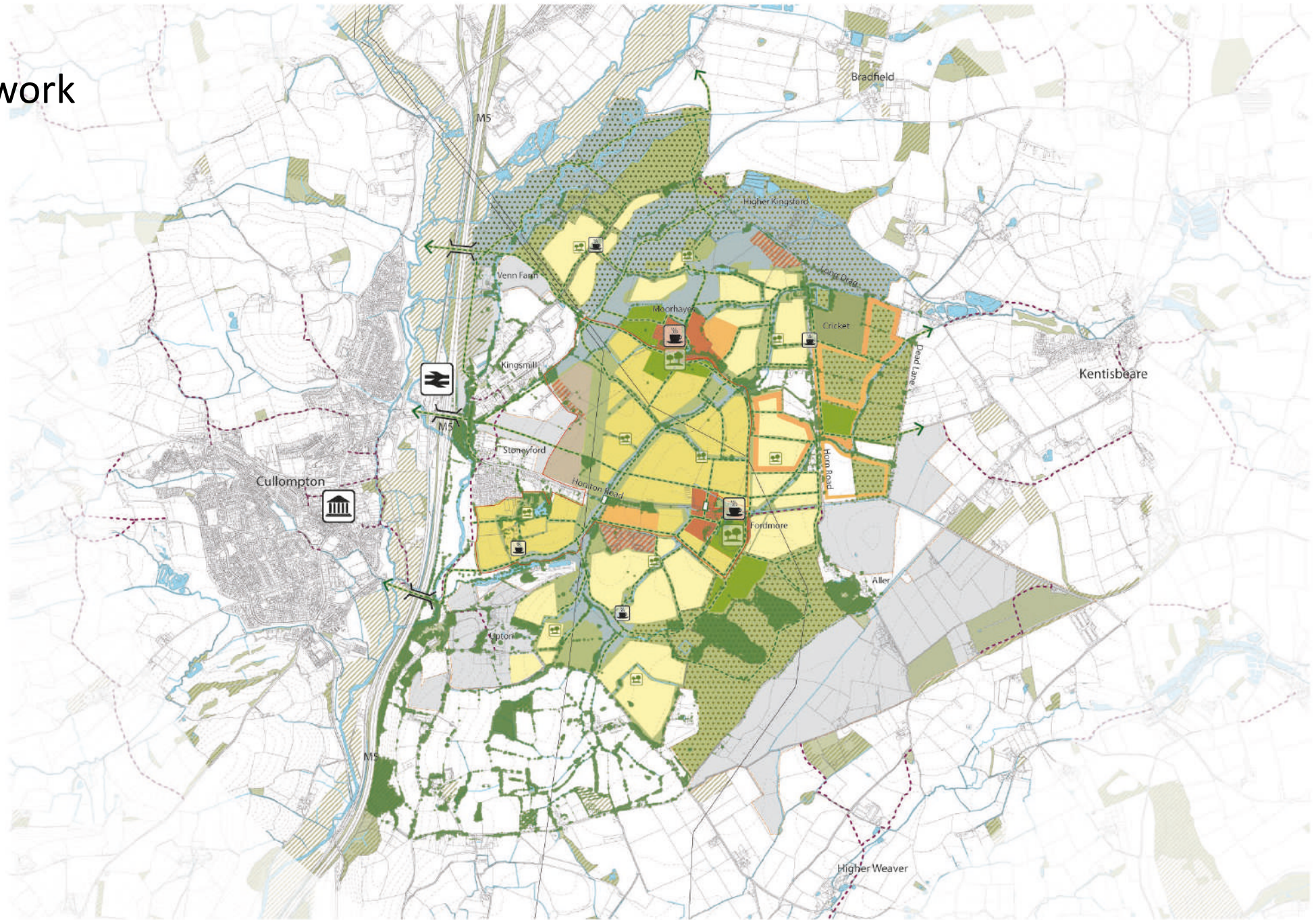
Combined constraints

Legend

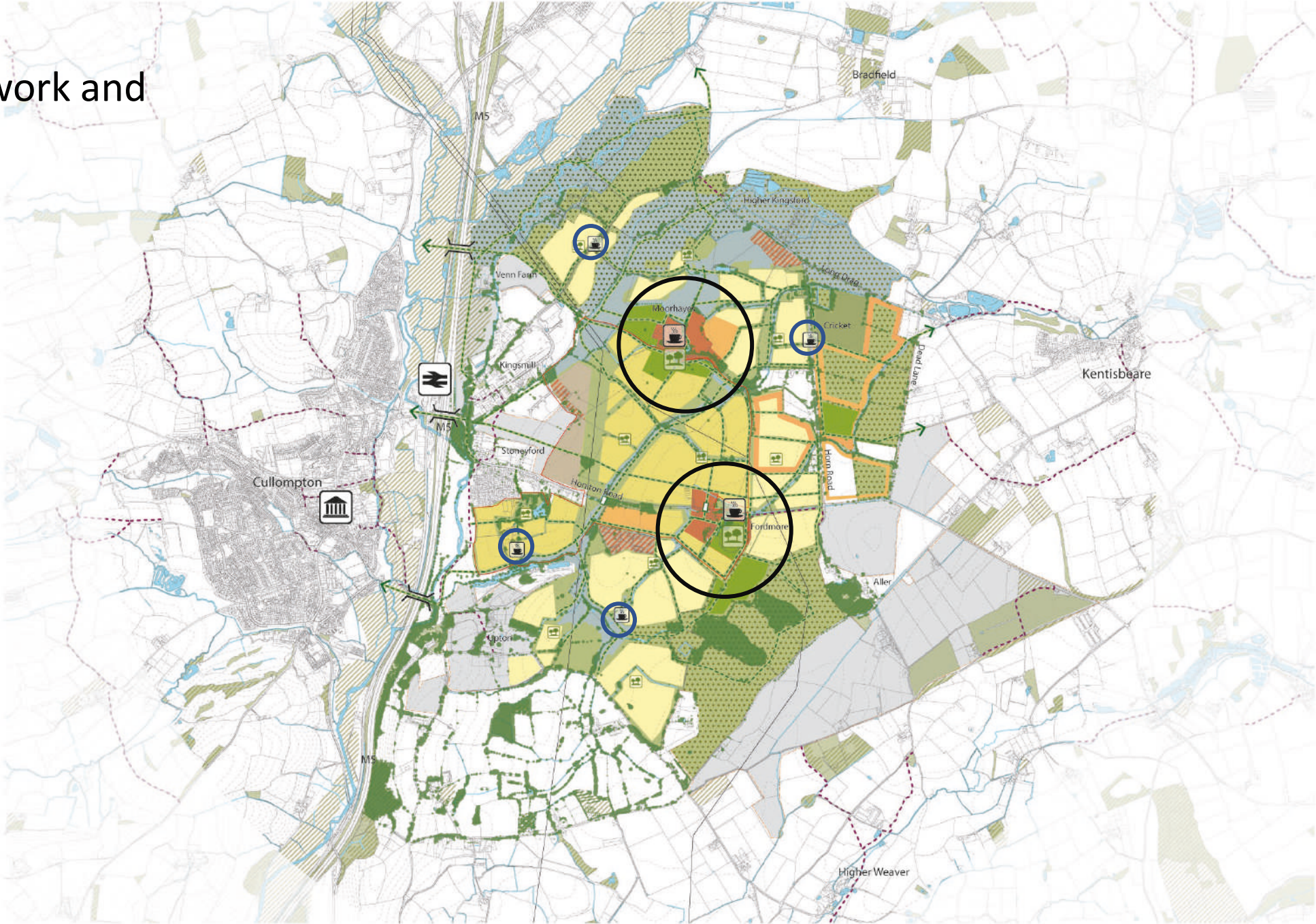
-  CGV boundary
-  Wider study area
-  Listed building
-  Non designated historic building
-  Low to moderate harm
-  Moderate to high harm
-  Areas of woodland
-  Ancient woodland
-  Priority habitats
-  Tree canopy
-  Proposed railway station
-  PROW
-  Consented cricket pitch
-  County wildlife site
-  Water area
-  Flood zone 3
-  Flood zone 2
-  Proposed country park
-  Powerline and offset

Emerging Framework

-  Allocation boundary
-  Development area (allocation)
-  Wider development area
-  Mixed use areas
-  Employment areas
-  School location
-  Alternative school location
-  Strategic green infrastructure
-  Indicative Country Park
-  Tree canopy
-  Neighbourhood parks and sport
-  PROW
-  Active travel routes
-  Potential bridge crossings
-  Honiton Road crossings
-  Additional Call for Sites
-  Surrounding priority habitats
-  Local open space
-  Community hubs



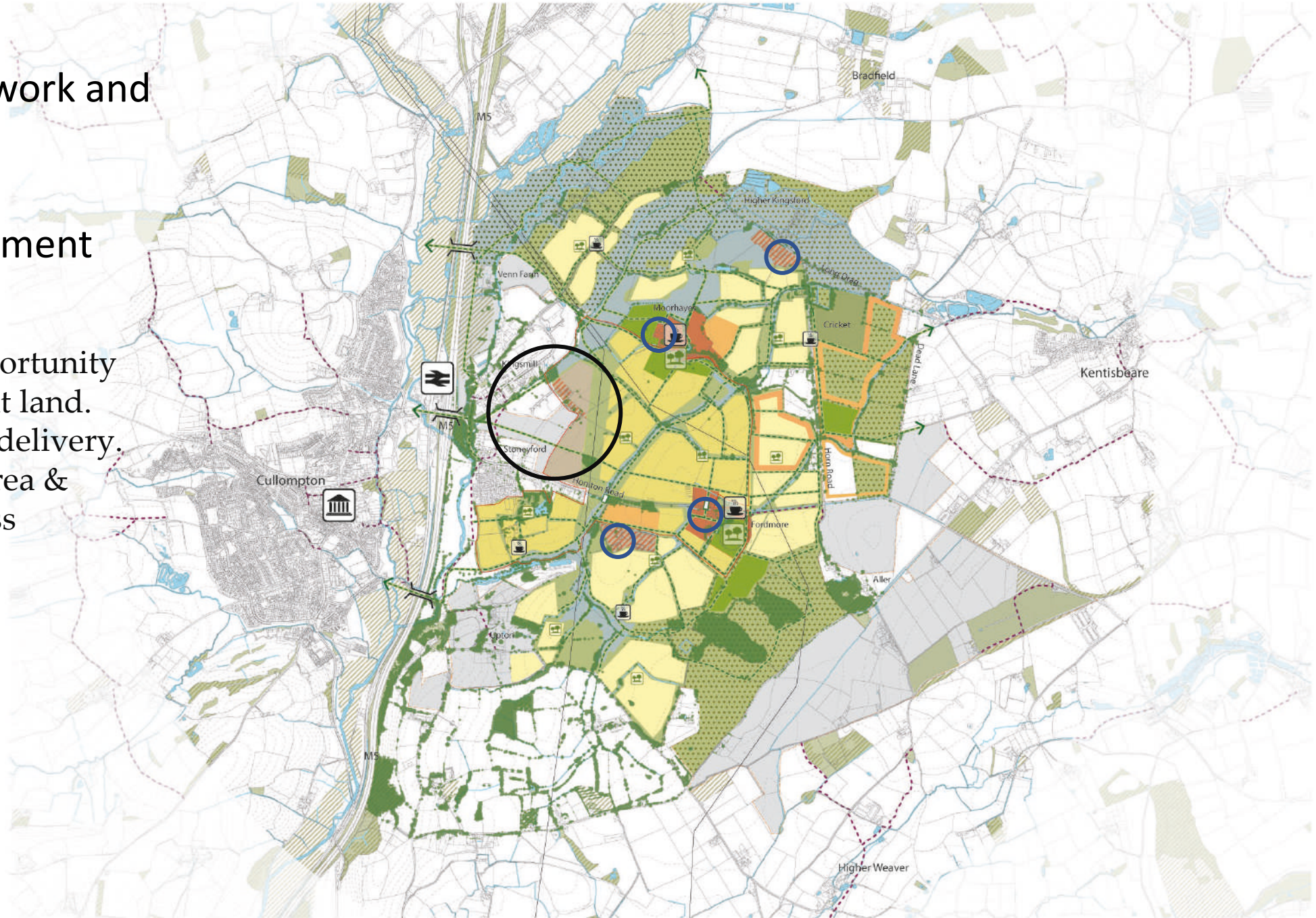
Emerging Framework and
Capacity Testing:
Mixed use areas.



Emerging Framework and Capacity Testing:

Potential employment

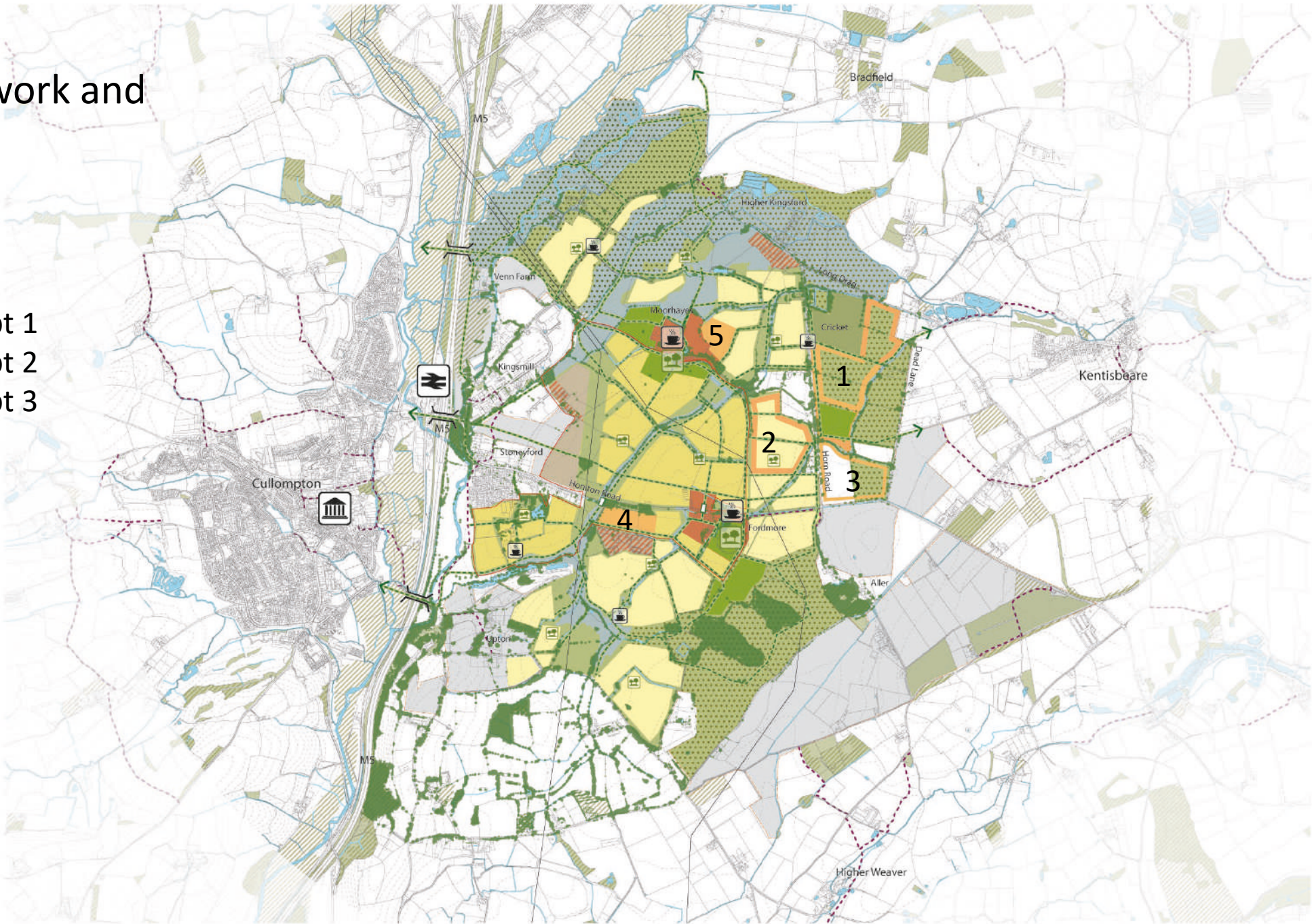
- Immediate opportunity for employment land.
- Potential early delivery.
- Employment area & smaller business clusters.



Emerging Framework and Capacity Testing:

Potential schools

- 1. All through Opt 1
- 2. All through Opt 2
- 3. All through Opt 3
- 4. Primary 1
- 5. Primary 2



Emerging Framework and Capacity Testing:

Strategic open spaces



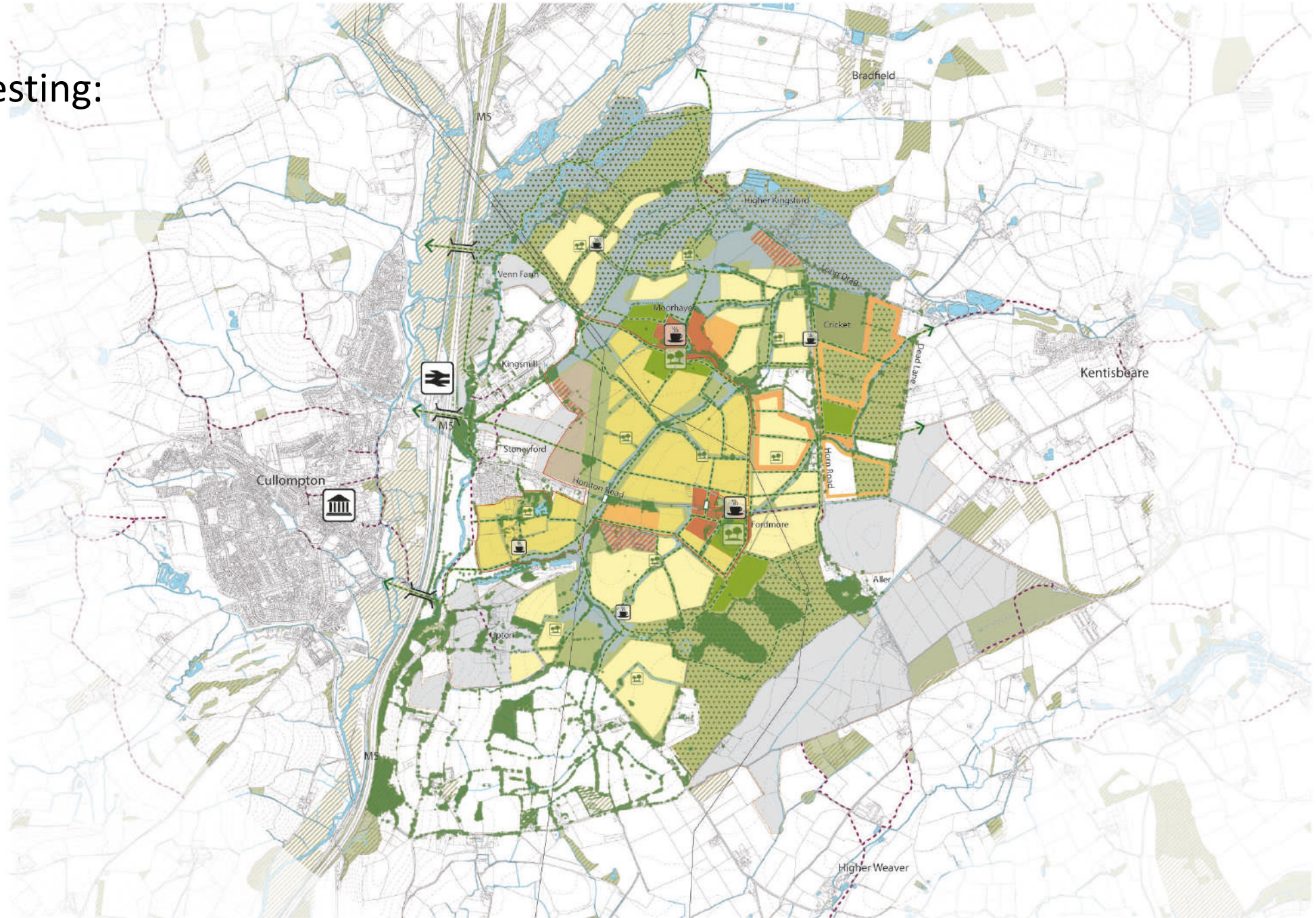
Initial Capacity Testing:

**Approx. c. 5000
homes @ average
density 35-40dph**

**Preliminary Sensitivity
Testing (known
constraints):**

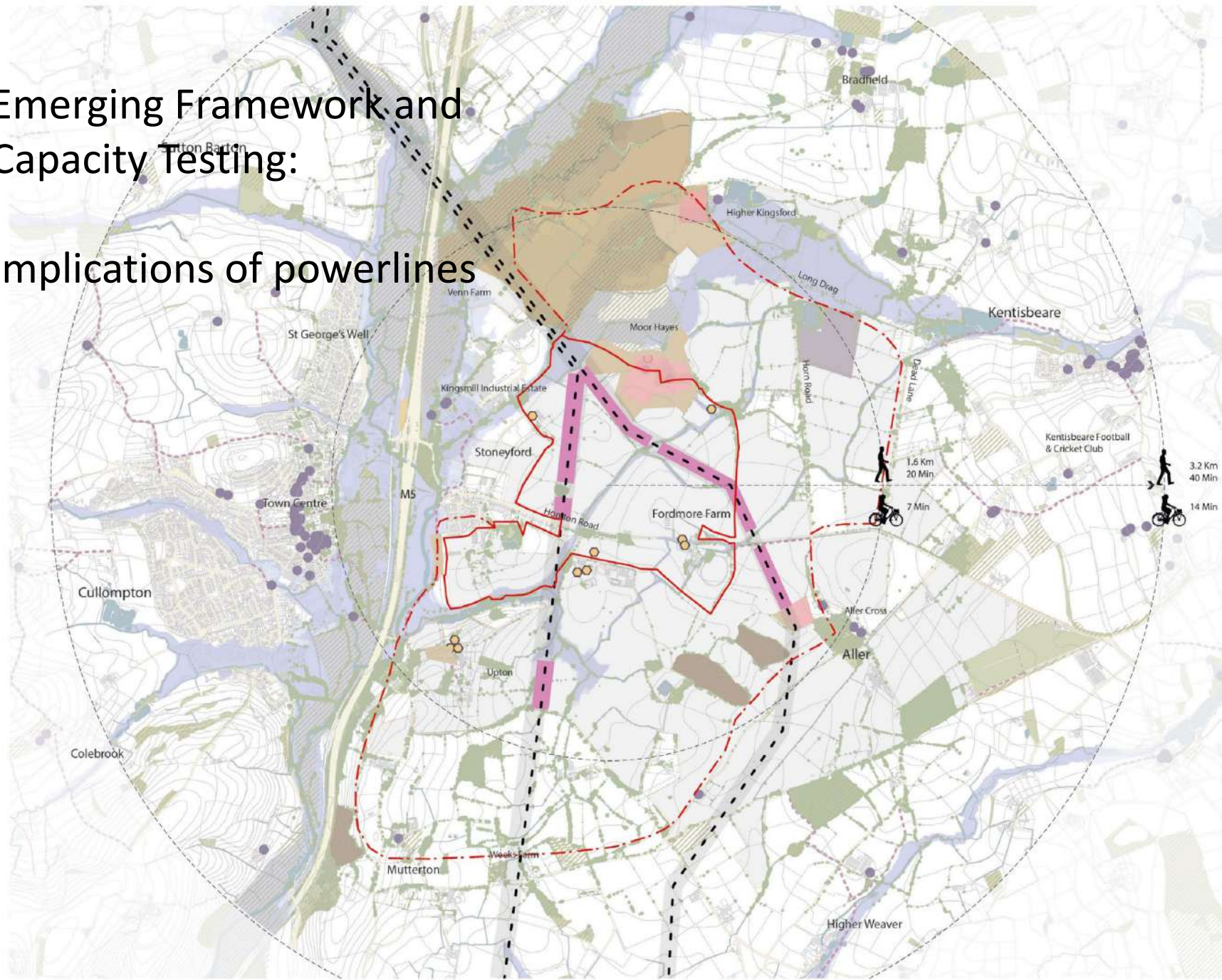
Upper: c. 6500 homes

Lower: c. 4500 homes



Emerging Framework and Capacity Testing:

Implications of powerlines



Powerlines preventing development

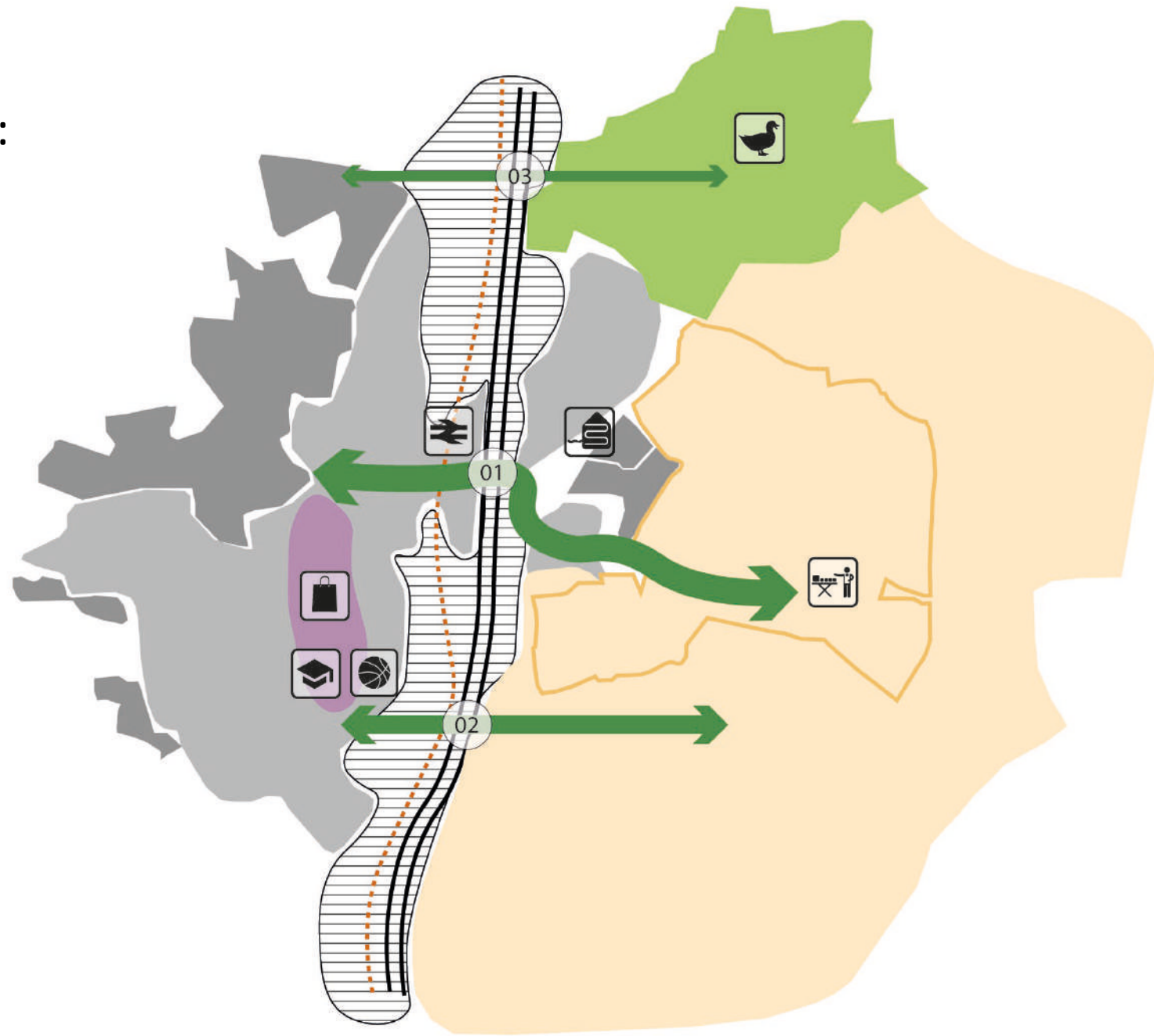


440kv Power Lines
Total length of powerline: 2996 m
Length preventing development: 1020 m
Assumed offset required: 120m
Total area affected: 12.2 Ha.
Equates to: 360 - 490 homes

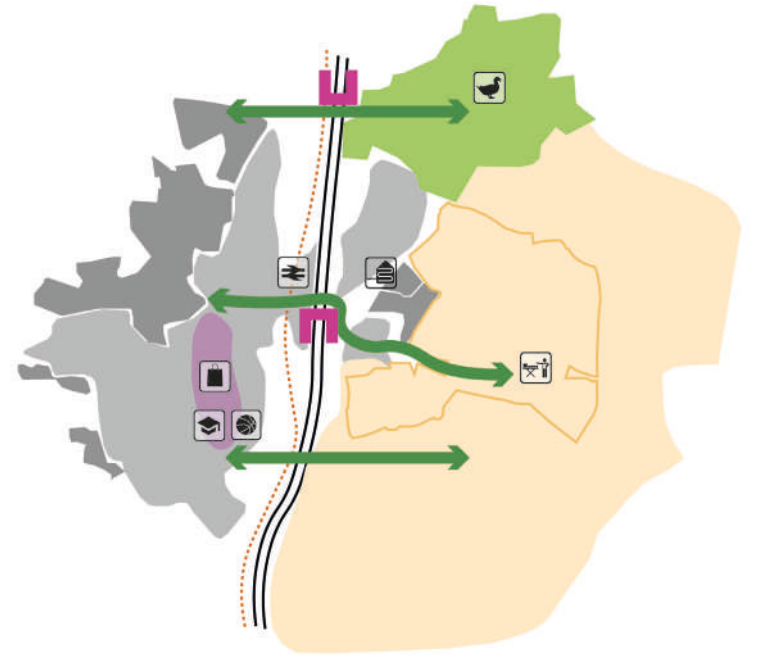
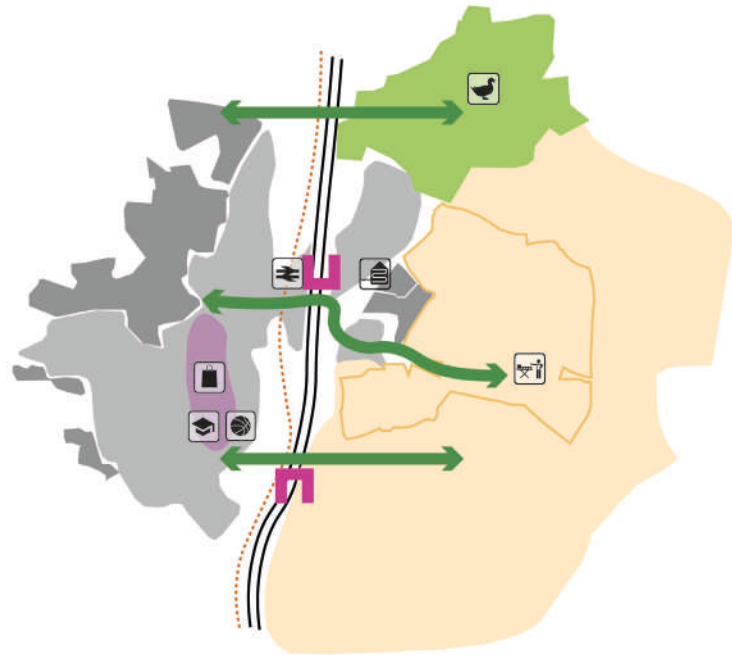
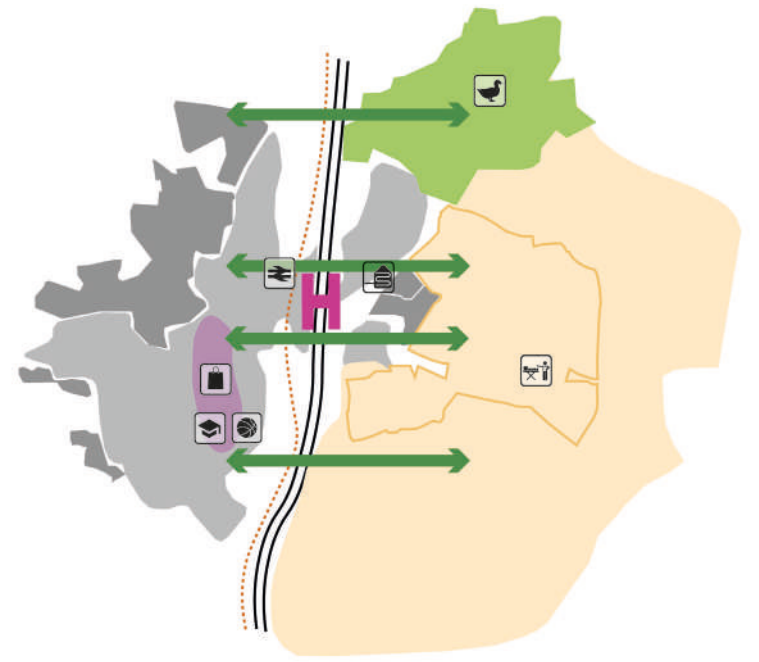
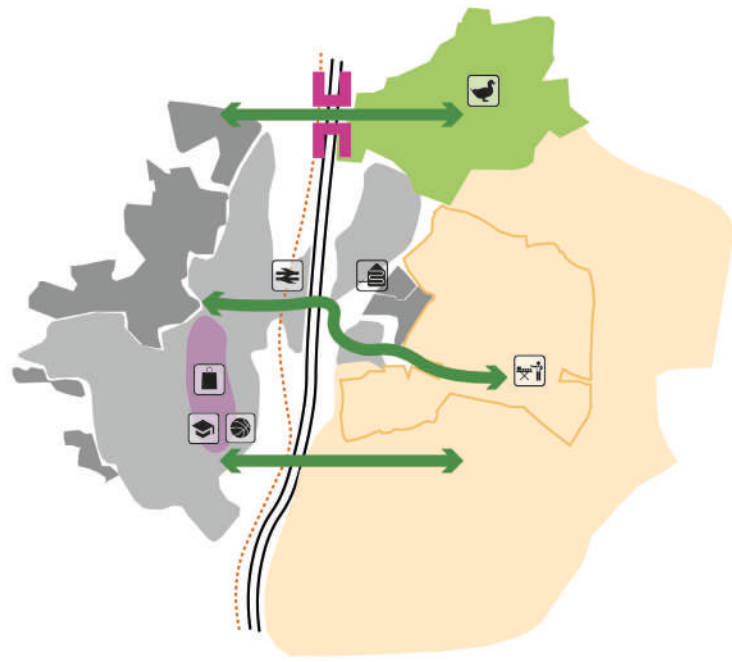
132kv Power Lines
Total length of powerline: 2410m
Length preventing development: 1779m
Assumed offset required: 60m
Total area affected: 10.7 Ha.
Equates to: 320 - 430 homes



Access and Mobility: One Settlement



J28 Scenarios:



Workshop 1

Review and develop ideas on the emerging framework masterplan against the principles of a 20 minute place.

- Which aspects do you think work well?
- Are there any opportunities that are currently missing?

Workshop 2

Review the place examples provided.

- What works about them?
- What could be improved?
- Use the examples to discuss placemaking priorities for the Culm Garden Village SPD.

Country Park, Cranbrook



Higher Field Dr, Cranbrook



Younghayes, Cranbrook



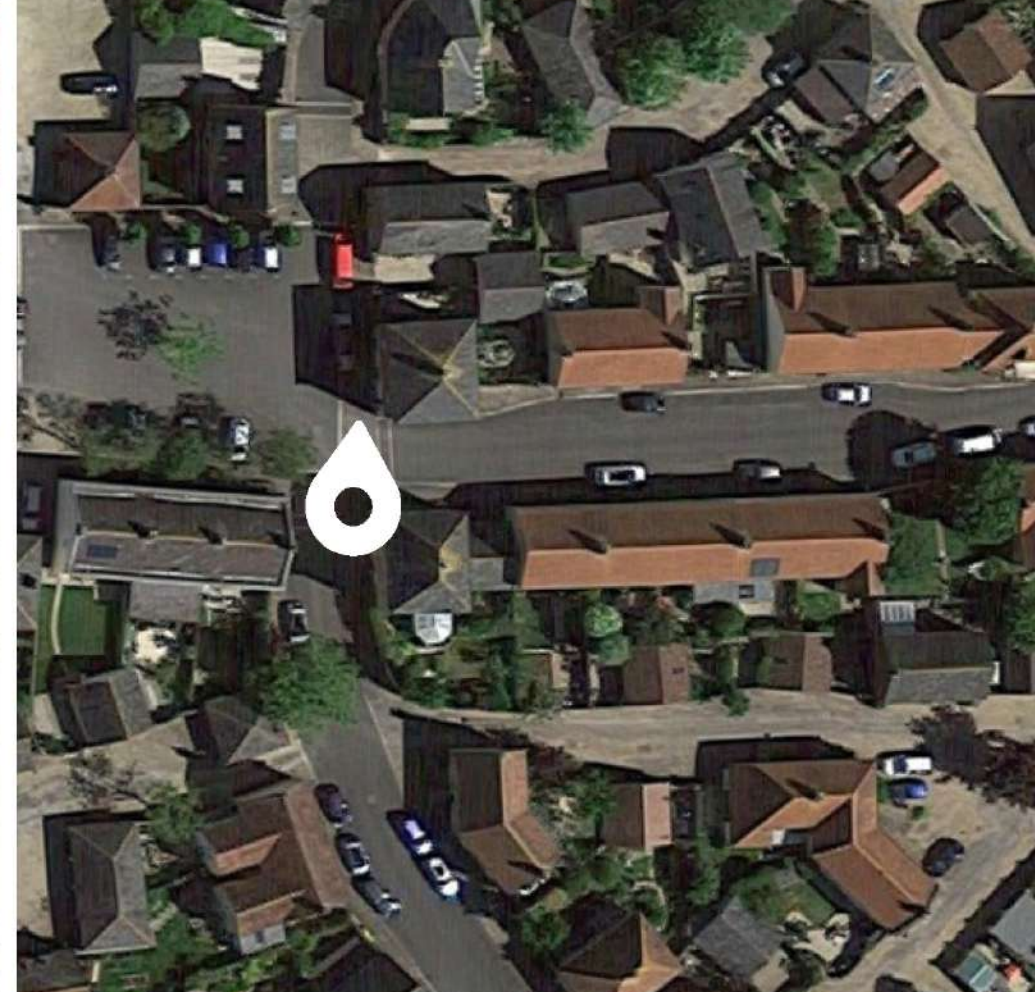
Cambridge Southern Fringe



Trumpington Meadows, Cambridge



Poundbury, Dorchester



**Pummery Square,
Poundbury**



St Luke's Park, Runwell



Next Steps

- Use workshop feedback to help shape the Draft SPD and Framework: May
- Independent Design Review: June
- Formal Cabinet approval: July
- Public consultation: Summer 2022
- Further stakeholder workshop to discuss publication: Summer 2022
- Further stakeholder workshop to discuss any amends following consultation: Autumn 2022

Thank you