

CULM GARDEN VILLAGE DELIVERY BOARD
MINUTES of a meeting held on 7 July 2022 at 2 pm
Meeting held virtually via Microsoft Teams

Present – Board Members

Cllr Nick Allan, Kentisbeare Parish Council
Cllr Queenie Broom, Kentisbeare Parish Council
Cllr Richard Chesterton Cabinet Member for Planning and Economic Regeneration, Mid Devon District Council (Chair)
Andrea Davis, Cabinet Member for Climate Change, Environment and Transport, Devon County Council
Cllr Gordon Guest, Cullompton Town Council
Ian Harrison, Heart of South West Local Enterprise Partnership
Cllr Kate Haslett, Cullompton Town Council
Jonathan Hill, National Highways
Stuart Jarvis, Senior Transportation Planning Officer, Devon County Council
Richard Marsh, Director of Place, Mid Devon District Council
Lisa McCaffrey, National Highways
Ed Moffatt, Stakeholder Forum
Rosa Payne, Homes England
James Turner, Lightwood Land, Landowner Forum
Eleanor Ward, Devon County Council

Apologies for absence

Cllr Bob Deed, Leader, Mid Devon District Council
Ed Hobbs, Stakeholder Forum
Jamie Hulland, Devon County Council
Sally Parish, National Highways
Michael Speirs, Stakeholder Forum
Stephen Walford, Chief Executive, Mid Devon District Council

Also present

Paul Brockway, Project Lead, Hyas Associates
Tina Maryan, Area Planning Officer, Major Projects Cullompton, MDDC
Lucy Aspden, LDA Design
David Wesselingh, LDA Design

1. Welcome and introductions and Terms of Reference

Richard Foord, the new MP for Tiverton and Honiton has been invited to attend the Board meetings. He is newly in post so it may take time for him to respond.

2. Minutes and Action Log from last meeting

There were no matters arising from the Minutes or Action Log.

3. Masterplanning update

LDA Design gave a presentation on the emerging Masterplan SPD covering:

Developing the Vision
Developing the framework for East Cullompton
Growing East Cullompton

The following discussions took place.

As the SPD covers only the allocated site, how can we ensure that infrastructure is identified in the SPD for a development that might become very different in the future?

The SPD can only include requirements set out in the Local Plan policy. The masterplan framework has had to remain flexible for highways improvements as the work on this is not yet complete. The masterplan sets a framework for how the allocation could grow, but this is yet to be determined through the Local Plan process.

National Highways have had contact from an applicant for a large development site. MDDC are aware of this potential planning application and has had contact with the applicant. All land owners and promoters attend a Landowner/Promoter Forum and are aware of the expectations on them going forward. It is not unusual for applications to come forward around the same time as the masterplan is being progressed and this is reflected in the project plan.

Work is continuing on looking at options for J28. The masterplan will work with a number of different arrangements and retains flexibility. There is an opportunity to properly understand important walking and cycling connections and factor these into all junction options.

There is little detail on the broader garden village. When might plans be clarified?

A decision still needs to be made through the Local Plan on whether and how any future development is allocated. The masterplan shows one way the principles set for East Cullompton could be taken forward. Any decision on the extent of the wider garden village will be taken through the Council's emerging Local Plan. It is expected that site options and policies will be consulted on in the summer of next year.

There were no questions on the flooding and drainage strategy update. The work is progressing well and is on schedule. The modelling is complete and a draft Strategic Flood Risk Assessment is expected at the end of July 2022.

4. Transport and movement updates

Junction 28

Garden Communities capacity funding has been awarded from Homes England to progress a Strategic Outline Case for junction improvements. Devon County Council and their consultants, WSP, are working up scope of what that work will be. National Highways are also closely involved.

Two phases are being commissioned: 1) capacity modelling at the junction to test how much development can come forward before we need a strategic intervention; and 2) options assessment to clarify where a junction could be located and as well as other options – is a junction the best option?

A Large Local Majors bid is likely to be progressed. The scheme is on the Government's radar and this is the route the project is likely to take at the moment.

Town Centre Relief Road

Mid Devon are preparing a LUF2 bid and approval to submit the bid has been received through MDDC's Cabinet. It is a strong and compelling bid. Delivery of the relief road is important to support the existing town but also to facilitate future growth.

Railway station

Work on the project is continuing. Network Rail are now the project lead and they have indicated that the station will be open in May 2025.

5. Project Overview and Delivery Plan

Dates have not yet been set for public consultation on the SPD and this is unlikely to start until mid-August at the earliest. The consultation period would be 8 weeks with an August start as this is partly within the holiday season, or 6 weeks with a September start.

There will be face to face events, permanent displays and interactive engagement platform in addition to the existing garden village website. The consultation will be promoted on social media.

It was suggested that there be permanent displays in Cullompton, Kentisbeare and Willand, and possibly also in Tesco.

6. Dates for next meetings and AOB

Dates for next meetings are:

9 September 2022

9 December 2022

17 March 2023

There was a question on what information from the various meetings was shared on the website. It was confirmed that notes from the Stakeholder Forum meetings were shared on the website, although as the last meeting was a workshop to feed into the masterplan there were no notes as such. A note will be added on this.

It was agreed that going forward the minutes of the Delivery Board would also be published on the website, except where information was confidential, when a summary would be included.