

CULM GARDEN VILLAGE DELIVERY BOARD
MINUTES of a meeting held on 9 December 2022 at 2 pm
Meeting held virtually via Microsoft Teams

Present – Board Members

Cllr Nick Allan, Kentisbeare Parish Council
Cllr Richard Chesterton Cabinet Member for Planning and Economic Regeneration, Mid Devon District Council (Chair)
Cllr Bob Deed, Leader, Mid Devon District Council
Cllr Gordon Guest, Cullompton Town Council
Ian Harrison, Heart of South West Local Enterprise Partnership
Jonathan Hill, National Highways
Richard Marsh, Director of Place, Mid Devon District Council
Rosa Payne, Homes England
James Turner, Lightwood Land, Landowner Forum

Apologies for absence

Cllr Queenie Broom, Kentisbeare Parish Council
Mike Buxton, Progress Land
Andrea Davis, Cabinet Member for Climate Change, Environment and Transport, Devon County Council
Cllr Kate Haslett, Cullompton Town Council
Rev Ed Hobbs, Stakeholder Forum
Jamie Hulland, Transportation Manager, Devon County Council
Stuart Jarvis, Principal Transportation Planning Officer, Devon County Council
Sally Parish, National Highways
Michael Speirs, Stakeholder Forum
Stephen Walford, Chief Executive, Mid Devon District Council
Eleanor Ward, National Highways

Also present

Paul Brockway, Project Lead, Hyas Associates
Tina Maryan, Area Planning Officer, Major Projects Cullompton, MDDC

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

There were no matters arising from the Minutes. With regard to the Action Log, it was noted that Stagecoach were reducing their services in Devon and there was a need to engage with them on the project. It was confirmed that discussions with Stagecoach were ongoing through Devon County Council's transport work and with the land promoters.

- 3. Masterplanning SPD consultation update**

The Project Team gave an update on the public consultation on the East Cullompton Masterplan SPD which ran from 21 September to 1 November 2022. The presentation covered details of consultation engagement and responses from statutory consultees, Town and Parish Councils, the general public and landowners and promoters, as well as potential changes to the SPD.

In response to questions, it was confirmed that:

1. Appropriately scaled retail could be accommodated in the commercial area identified in the SPD.
2. Engagement with the owners of Fordmore Farm was taking place to discuss delivery aspects.
3. Discussions were ongoing with the NHS in terms of healthcare provision at East Cullompton.
4. Any responses outside the scope of the Masterplan SPD would be fed into other relevant projects, e.g. the emerging Local Plan and J28 work.

It was noted that MDDC are to be shortly commissioning a retail and tourism strategy for the District to inform the new Local Plan. This will allow a greater understanding of the retail demand, including for the Cullompton area.

The Project Team are targeting the 7 February Cabinet meeting to report the consultation feedback and seek approval of the SPD to go to the full Council meeting on 22 February 2022. The SPD would be taken to MDDC's Planning Policy Advisory Group ahead of going to Cabinet.

4. Transport and movement updates

Junction 28

Capacity modelling was nearing completion and results are expected by the end of the calendar year.

A Strategic Business Case for an intervention at J28 was being progressed with engagement with National Highways and DfT, with initial options work being completed by the end of the financial year.

Work was also being progressed on a broader Integrated Sustainable Transport Strategy to also include mobility hubs, public transport, active travel and rail travel.

The work was progressing well with the help of the Homes England capacity funding.

It was suggested that land adjacent to the Town Centre Relief Road could be explored for its potential to accommodate one of the proposed mobility hubs which could include a stop for the falcon and other bus services. This will be considered as part of ongoing workstreams.

The Local Plan specifies that there can be no development at East Cullompton until the Town Centre Relief road is delivered and then up to 500 homes. This is still the case, although the figure is being reviewed through the updated modelling work being undertaken by DCC.

There will be a further report on the ongoing work at the March Delivery Board meeting.

Town Centre Relief Road

MDDC are still waiting for the results of the Levelling up Fund bid which is expected by the end of the calendar year. The make-up of the funding package and how it could be deployed going forward was discussed.

Railway station

Progress on delivery of the station is looking very positive with Network Rail still looking to open the station in May 2025. The project is still looking at delivering both Cullompton and

Wellington stations together. Detailed station design is expected to be completed by October 2023, and a final business case submitted by the end of 2023.

Conversations are taking place across all transport projects to ensure these are joined up.

5. **Project Overview and Delivery Plan**

Timescales for delivery of the various projects and workstreams are set out in the Delivery Plan. Conversations are ongoing with land promoters to work up more detailed timescales for the submission of planning applications.

Two further items will need to be added to the Delivery Plan that are being worked up with stakeholders, including land promoters, and are set out in the emerging Masterplan SPD. These are:

- A comprehensive Phasing and Delivery Plan; and
- A Strategic Design Code

Discussions will continue to take place with Cullompton Town Council and Kentisbeare Parish Council on this and other work that will be taking place after the Masterplan is finalised.

6. **Dates for next meetings and AOB**

As there were fewer than usual Board Members at the meeting, there was a question as to whether the meeting was quorate. The Terms of Reference state that the meeting is quorate if there are at least 3 Board Members from different organisations attending. The meeting was therefore quorate.

There is a need to schedule in meetings for the next financial year. Some Board Members have difficulty attending a meeting on a Friday. Richard Foord, MP, has not yet confirmed his membership of the Board and once he has confirmed whether he wishes to play an active part, the Project Team will consider dates and times going forward.

Date for next meetings is:
17 March 2023