

CULM GARDEN VILLAGE DELIVERY BOARD
MINUTES of a meeting held on 26 July 2024 at 3pm
Meeting held via MS Teams

Present – Board Members

CLlr James Buczkowski, Cullompton Town Council
Richard Foord, MP
Steve Havers, National Highways
Jonathan Hill, National Highways
Alex Holburt, Danescroft
Jamie Hulland, Deputy Director – Planning, Devon County Council
CLlr Steven Keable, Mid Devon District Council (Chair)
Richard Marsh, Director of Place, Mid Devon District Council
James Turner, Lightwood Land, Landowner Forum
Steve Reardon, Cullompton Town Council

Apologies for absence

CLlr Nick Allan, Kentisbeare Parish Council
Philip Courtney, Kingacre Estates, Landowner Forum
CLlr Andrea Davis, Cabinet Member for Climate Change, Environment and Transport, Devon County Council
Dominic Fryer, Danescroft
Ian Harrison, Heart of South West Local Enterprise Partnership
Rev Edward Hobbs, Stakeholder Forum
Stuart Jarvis, Principal Transportation Planning Officer, Devon County Council
Fionnuala Lennon, Homes England

Also present

Paul Brockway, Project Lead, Hyas Associates
Tina Maryan, Area Planning Officer, Major Projects Cullompton, Mid Devon District Council
Adrian Welsh, Strategic Manager Growth, Economy and Delivery, Mid Devon District Council

1. Welcome and introductions

The Chair welcomed everyone and all introduced themselves. Steve Havers has taken over from Eleanor Ward at National Highways.

2. Minutes and Action Log from last meeting

The Minutes and Action Log were circulated before the meeting. The Minutes were approved. Most points on the Action Log were dealt with later in the agenda.

3. Transport & Movement updates

Town Centre Relief Road

MDDC's Cabinet are receiving an update report on TCRR on 30 July. A funding bid was submitted to Homes England to secure the balance of funding but the General Election delayed consideration of the application. MDDC are keen to continue the momentum and are acutely aware that the programme requires commencement quickly, specifically the cricket club playing strip that needs time to bed in. MDDC are working hard with partners to see whether works can be expedited while waiting for the determination of the funding bid,

which is expected in the near future. This would be a significant and proactive step forward, addressing one of the key risks and challenges for delivery of the TCRR.

Richard Foord supported the bid with a letter into Government to stress the timeliness and opportunity for unlocking growth.

M5 J28

The Strategic Outline Case has been submitted. DCC received contact from DfT last week, and replied early this week. There are no further details to update on yet.

Keri Denton (DCC Director) is putting together a response on all projects that were put in limbo for the General Election. She has been alerted on the Cullompton projects that we want to keep momentum going and bring to the Department's attention. Peter Doyle who liaises with MP will be preparing briefings as well.

There is no current indication of timescales for next steps and announcements are not expected before the Autumn Statement. National Highways have been consulted on the bid and will be submitting a positive response.

Train Station

Prior approval has been granted for the railway station and the final business case was submitted earlier in the year. Technical assessments have been completed but MDDC is awaiting the decision on the funding package. Nationally Cullompton one of most advanced projects and opening is scheduled for mid-year 2026.

4. CGV Sports Hub

Following the initial sports hub workshop a steering group was set up. The first meeting on 9 July considered the scope of steering group and the sports clubs and governing bodies are taking this away to bring back to next steering group.

A piece of work is being commissioned to explore the opportunity. The proposed site has no policy backing at the moment but the feasibility work is required now as planning applications coming forward are looking to off-site sport. The work will produce a short report and MDDC to bring this back to the next Board or the one after.

Sport England want to see the proposal in a strategic context and are asking MDDC to review its playing pitch strategy because the demand for sports has increased since it was published in 2022, particularly for women and juniors.

5. Project Overview & Delivery Plan

Strategic design code

MDDC have commissioned LDA Design who produced the Masterplan SPD to develop a strategic design code to continue the coordinated approach to design, particularly in relation to the strategically important aspects of the allocation. The design code will set expectations for planning applications.

Work began in July and will bring in emerging work from developers and others. The design code is expected to be finalised early next year.

Phasing and delivery strategy

The phasing and delivery strategy will set the sequence of developments and the infrastructure to support it to make sure the right infrastructure is delivered at the right places at the right time. This piece of work is being carried out in parallel with the strategic design code and will contain some overlap of subject material. Again, this document will guide planning applications.

Planning applications

A planning application has been submitted by Danescroft and MDDC are in pre-application discussions with Lightwood and Kingacre. Applications will shortly have been received across whole of the local plan allocation masterplanned area. Determination of these applications is reliant on infrastructure, and having the applications in will help discussions on funding of infrastructure.

Project plan, risk register and key milestones and dependencies

Papers were circulated before the meeting.

The project delivery plan has a new table at the bottom of first page looking to draw together key delivery milestones and dependencies, eg key transport infrastructure, sports hub, phasing delivery strategy and strategic design code. This has been prepared to address questions raised at last Board meeting as to more detail on risks and dependencies.

The revenue funding risk in the risk register may change as some capacity funding has now been received, but at the moment this is synced with MDDC's corporate risk register.

6. AOB & close

It was agreed that dates would be circulated for the next 4 Board meetings, which would be either on Thursdays or Fridays.

The Chair thanked everyone for attending and the meeting closed.