

CULM GARDEN VILLAGE DELIVERY BOARD
MINUTES of a meeting held on 27 September 2024 at 2pm
Meeting held via MS Teams

Present – Board Members

CLlr James Buczkowski, Cullompton Town Council
Richard Foord, MP
Jonathan Hill, National Highways
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
Joe Wharton, Homes England
CLlr Nick Allan, Kentisbeare Parish Council
Philip Courtney, Kingacre Estates, Landowner Forum
Dominic Fryer, Danescroft
Stuart Jarvis, Principal Transportation Planning Officer, Devon County Council
Neil Woofenden, Kentisbeare Parish Council
CLlr Andrea Davis, Cabinet Member for Climate Change, Environment and Transport, Devon County Council

Apologies for absence

Ian Harrison
Rev Edward Hobbs, Stakeholder Forum
Steve Havers, National Highways
Jamie Hulland, Deputy Director – Planning, Devon County Council

Also present

Paul Brockway, Project Lead, Hyas Associates
Tina Maryan, Area Planning Officer, Major Projects Cullompton, Mid Devon District Council
Adrian Welsh

1. Welcome and introductions

Chair welcomed everyone to the meeting and all introduced themselves.

2. Minutes and Action Log from last meeting

The Minutes and Action Log were circulated before the meeting. The Minutes were approved and items from the Action Log are picked up elsewhere in the agenda.

3. Terms of Reference review

Some minor corrections are required to the ToR including updating one reference to DCLG to MHCLG. In addition, the LEP has ceased to exist. Ian Harrison who is currently working on train station project attended in past as the LEP representative and it was agreed there was merit in Ian continuing to attend on an advisory basis. The proposed amendments were approved.

4. Transport & Movement updates

Town Centre Relief Road and cricket club relocation

There is positive news that a revised grant award from Homes England provides a full funding package for the TCRR. MDDC are working closely with DCC and their technical advisers to refresh the programme and get fully underway with project. The impact of the slight delay in the funding announcement can be largely mitigated by getting the cricket pitch works underway early. MDDC and DCC are now progressing all strands of work to support delivery, including land acquisition and working through with Homes England the various changes required to contracts.

M5 J28

The Strategic Outline Case (SOC) was submitted to DfT in May. Clarification questions have been answered and sent back to DfT. As the business case also included the TCRR, DfT have asked for an assessment of what that means for the J28 project. DCC are in the process of agreeing the scope of work with DfT, the intention being to write an addendum note rather than revisit the whole of the SOC to avoid delay. DCC will hopefully get a decision to progress to Outline Business Case (OBC) after that. It is hoped that in light of the fact that the TCRR is being funded that the Government has realised the scale of the opportunity at Cullompton. The additional funding for the TCRR will assist with lifting the BCR for the junction representing better value for money.

Train Station

The Restoring Your Railway fund has ended, however, rail delivery is part of a wider mix of all transport schemes being reviewed as part of autumn spending review. Local MPs have been active to raise the profile of the scheme. Richard Foord has had conversations with Ministers to make the case for delivery of Cullompton and Wellington stations, particularly in terms of unlocking housing delivery. The BCR for the project is favourable. There is no sense of a timetable for a decision but MPs will continue to press. Metro Board meetings should continue.

5. Planning applications update

A plan showing the broad locations of planning applications received with a comparison to the Masterplan SPD was shown. Broadly speaking, applications have been received across the majority of the allocation area. With the exception of a few relocated uses such as the primary school and community green, the planning applications broadly reflect the Masterplan SPD.

Requests received to share the slides and for the Project Team to have a meeting with Kentisbeare Parish Council. Cllr Keable requested to join the meeting with KPC.

6. Project overview & Delivery Plan

Sports hub

An illustrative diagram showing a potential area for a sports hub on eastern fringe of garden village was shown, this being close to the site for the relocation of the cricket club. A key

workstream is to look at that potential in more detail. Work has been commissioned to look at options and feasibility as an opportunity to co-ordinate the sports provision needed to support future development at CGV into a multi-sport area. The work will involve discussions with all key stakeholders. KPC reiterated the importance of having a buffer zone with trees and fields along the western side of Dead Lane. The illustration shown was just to demonstrate the quantum of sports provision that could be provided in this area and is not part of the work commissioned. The opportunity can be discussed at the meeting with KPC.

There was also concern that the secondary school could be on the edge of the garden village where it is not so convenient for parent and pupils, in addition to concerns about sports clubs being moved from centre of town. The current allocation and future potential wider garden village will both require additional sport so sporting facilities will be required whether or not existing clubs move. The cricket club is committed to moving as the TCRR is going through their existing site. The options and feasibility work is being done in collaboration with existing clubs and various governing bodies. There is will be an opportunity for Ward Members and Town and Parish Councils to be involved in conversations.

Education and health

A slide was shown setting out the current position with regard to provision of healthcare and education facilities. Although there is ongoing engagement with the NHS, there is a nervousness locally that facilities will not be adequate. Everyone involved is working hard to get clear a clear picture of what provision is required and how and when it could be delivered alongside the proposed developments.

Phasing and delivery strategy and strategic design code

Both documents are being progressed and are something developers are aware need to be progressed to enable the right information to be available to make decisions on planning applications. It is important to understand what the right infrastructure is to deliver the garden village vision.

Key milestones and dependencies

The project delivery plan was circulated before the meeting. It contains high level detail to give the Board a good picture of what is happening, however, each project has its own project plan sitting behind it. The project plan gives an overall picture and overall timeframes and dependencies.

The planning landscape for plan making and policy making continues to change. The consultation on the NPPF will be concluding towards end of the year, so MDDC would have better clarity around the plan making side of things early next year. Changes to the NPPF could affect the production of the Local Plan. The Plan is unlikely to be out for consultation until 2026.

It was mentioned that perhaps the Council could look at doing social value assessments on applications and the emerging plan, maybe as part of a health impact assessment.

Risk register

The risk register picks up the top 5 risks. There are changes to previous levels of risk in relation to the TCRR. The risk has been reduced but it is still rating as red as there is still a lot of work to do. As the work mentioned previously progresses, it is likely to move out of red category. There is also reduced risk on developer activity given that planning applications are now in.

7. AOB & close

Future meeting are to be:

12 December 2024 – 10.30-12.30

20 March 2025 – 10.30 -12.30

20 June 2025 – 2-4

Cllr Keable will not be chairing in December and will be substituted by MDDC's Leader, Cllr Luke Taylor who will be chairing.

The Chair thanked everyone for attending and the meeting closed.