

CULM GARDEN VILLAGE DELIVERY BOARD
MINUTES of a meeting held on 20 June 2025 at 2pm
Meeting held via MS Teams

Present – Board Members

Cllr Nick Allan, Kentisbeare Parish Council
Cllr James Buczkowski, Cullompton Town Council
Dominic Fryer, Danescroft
Jonathan Hill, National Highways
Jamie Hlland, Deputy Director Climate Change, Environment & Transport, Devon County Council
Cllr Steven Keable, Mid Devon District Council (Chair)
Richard Marsh, Director of Place, Mid Devon District Council
Ed Moffatt, Diocese of Exeter (substituting for Ed Hobbs)
Steve Reardon, Cullompton Town Council
Cllr Dan Thomas, Cabinet Member for Highways, Devon County Council
James Turner, Lightwood Land, Landowner Forum
Joe Wharton, Homes England (substituting for Helen Bone)
Neil Woofenden, Kentisbeare Parish Council

Apologies for absence

Helen Bone, Homes England
Philip Courtney, Kingacre Estates
Ian Harrison
Steve Havers, National Highways
Rev Edward Hobbs, Stakeholder Forum
Richard Foord, MP
Stuart Jarvis, Principal Transportation Planning Officer, Devon County Council

Also present

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

1. Welcome and introductions

The Chair welcomed everyone with a special welcome to Cllr Dan Thomas, the new representative on the Board from DCC. Everyone introduced themselves.

2. Minutes and Action Log from last meeting

The Minutes and Action Log were circulated before the meeting. There were no comments on the Minutes and Action Log.

3. Transport & Movement updates

Town Centre Relief Road and cricket club relocation

Positive headway has been made in securing land interests, including the Tesco land.

Last year cricket square went in, and machinery is now on site progressing the outfield works. Thanks to Homes England for releasing money to enable this work to be done in order to keep to timetable.

The technical design team are progressing the road design to support the tendering of the work later this year. Construction should start next year, with a delivery target of 2028 for completion of the works and road opening. There are challenges ahead but everyone is working well to progress the project according to the project plan.

M5 J28

There has been no announcement yet following submission of the Strategic Outline Case. DfT recommended the case to Ministers for approval but the decision is still awaited. MDDC and DCC are continuing to engage key departments to try to get updates, as well as stressing the importance and urgency of the decision. Clarity on the junction is crucially important to progress the project. The most recent communications suggest that government's new infrastructure list will be out next month.

Train Station

The MPs for the areas, Richard Foord and Gideon Amos, have been lobbying and promoting the projects to enable delivery of the two stations. An announcement was made that the stations would be the beneficiaries of funding, but no detail has yet been received.

DCC, Somerset and MDDC are continuing to seek further clarity on how the funding will flow. It could take a little while longer but hopefully information will be forthcoming shortly, with Network Rail confirming there should be clarity imminently.

4. Community stewardship at CGV

There was a presentation by Clare Manders at Hyas setting out the key principles of stewardship, some examples from elsewhere, and opportunities for the garden village. The slides will be circulated. Stewardship is an important component of delivery of the project, and MDDC are now looking at this in more detail as part of the Phasing & Delivery Strategy.

Cullompton Town Council asked what role they could take, and it was confirmed that the project team would like to see them playing a significant role and would want the Town Council and Kentisbeare Parish Council to be on the steering group. Kentisbeare Parish Council said that accountability is very important, particularly to the people that live there. Local councils have a part to play in this, as there are different interests and possibly competing concerns. Any approach needs to include the wider community.

The East Cullompton allocation and the wider Culm Garden Village project will be coming forward at different times. Any stewardship role may start smaller and become different over time. It is essential to ensure the correct structure is set up initially to allow it to develop over time.

Ed Moffatt suggested he could bring experience from Cranbrook and Sherford and asked what the back-up plan is if the planned approach does not come to fruition. The issue of finance is important – if residents are paying an additional cost that is not paid elsewhere, it could cause issues and there is a need for residents to understand fully why they are paying

extra. Governance and finance are important to understand, and it is the right time now to be looking at this.

Homes England has a wealth of knowledge and experience from garden communities elsewhere and can provide assistance and examples.

The emerging Phasing and Delivery Strategy has a section on community stewardship and the project team are having conversations with land promoters/developers through this workstream, and with others in relation to the sports hub.

The next step is to set up a working group to look at possibilities in more detail. The Board agreed it was generally supportive of moving forward with a working group. The project team will ask for volunteers and the mechanics of the group put into place.

5. Other key workstream updates

As the Board had a comprehensive run through each workstream at the last meeting, there is no need to run through everything again, except to say work continues at pace across all the topics.

Sports hub

The feasibility work is drawing to a conclusion and the project team are now thinking about how to best move forward with the clubs and governing bodies. The ECB are keen to play a key role in coordinating and bringing in other bodies such as the FA.

The project team is continuing conversations with Kentisbeare Parish Council and a meeting is being set up. The team have been talking individually with clubs, but are keen to have another sports steering group session in the near future. The clubs speak to one another regularly, but it is important to keep the momentum up. Once the FA and RFU are more involved, it will pull everyone together. It was noted that funding from central government seems to be channelled through the FA and it is important to involve them now to ensure quicker delivery. Cllr Dan Thomas confirmed he has links with the FA if contacts are needed.

Strategic Design Code

There will need to be public engagement on the design code and the project team are currently considering the format and time for engagement.

6. Project overview & Delivery Plan

Project delivery plan review, key milestones and dependencies and risk register

The papers were circulated with the agenda. There were no comments arising.

7. AOB & close

Future meeting schedule dates are agreed as:

Thursday 25 September 2025 at 2pm

Friday 12 December 2025 at 10am

Thursday 19 March 2026 at 2pm

Friday 19 June 2026 at 10am

Invitations will be circulated shortly.

The Chair thanked everyone for attending.

DRAFT