

### We will look to cover

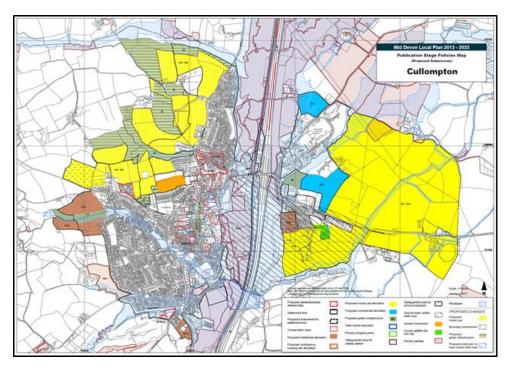


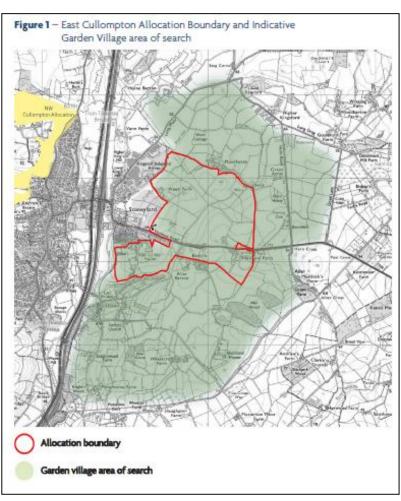
- ➤ General introduction and messages from Cllr Graeme Barnell
- ➤ The Planning and Master Planning Processes for Culm GV
- ➤ Summary of the work done to date and the key issues and opportunities arising
- **Questions & Answers**





# Culm Garden Village – Planning and Master Planning





## **Planning Policy Context & Timing**



#### **MDDC Local Plan Review**

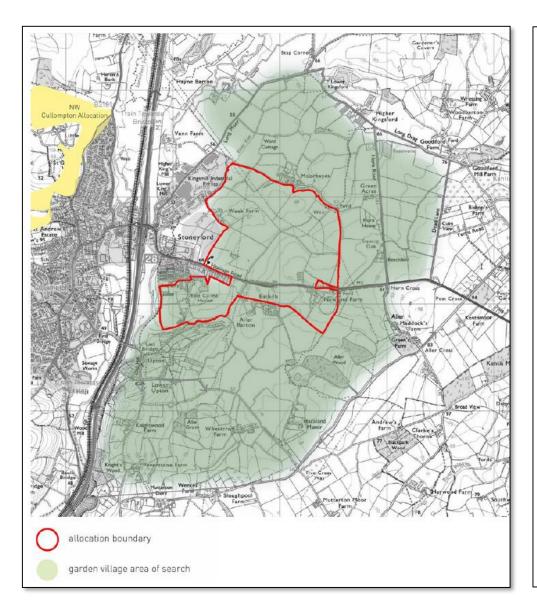
- Emerging Policy Allocation for East Cullompton (the yellow area)
  - 1750 homes with at least a further 850 after 2033
  - Employment, schools, shops, green spaces and other facilities.
- Plan at Examination in Public
  - Govt appointed Inspector testing whole plan for soundness
  - Recently confirmed MDDC could proceed to publish its draft Main Modifications for consultation as soon as it is ready to do so
  - Subject to Inspector and process but envisaged adoption early part of 2020.
- Emerging policy requires the "Comprehensive Master planning of the development including at least two stages of public consultation and adoption of the Masterplan as a Supplementary Planning Document, before any planning application is determined."

#### **Greater Exeter Strategic Plan**

- Envisaged as the planning policy document within which the wider Garden Village area could be allocated.
- Programme for GESP recently updated:
  - Site Options and Draft Policies consultation – June 2020
  - Draft Plan consultation November 2020
  - Publication (Proposed Submission version)February 2022
  - Submission July 2022
  - Examination in Public September 2022
  - Adoption April 2023.
- MDDC Cabinet likely to discuss a report on the above timetable and GESP in November 2019

## Master planning the area



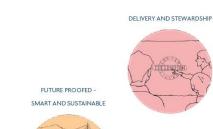


## Single masterplanning process

- Locally led, by MDDC on a collaborative basis with key stakeholders including the community, landowners and scheme promoters
- 2 key elements to the masterplanning approach:
  - Strategic Vision and Concept Plan Document. Framework for the wider CGV
  - Masterplan SPD for MDDC Local Plan allocation (East Cullompton Policy CU7)



### **Master Planning: approach to date**







A WELL CONNECTED AND INTEGRATED NEW PLACE



AMBITIOUS EMPLOYMENT

**OPPORTUNITIES** 

"Culm Garden Village will be a new settlement in the exceptional Mid Devon countryside that will become a distinctive, vibrant and inclusive place that is physically and socially integrated with the historic market town of Cullompton. Residents will feel a strong sense of shared identity, civic pride and community ownership. The garden village will carefully and imaginatively use the outstanding natural environment to create a successful and sustainable place set in a beautiful landscape setting. New infrastructure, parks and open spaces connect local people to a range of jobs, facilities, recreation and services that are accessible to all. In this green setting, Culm Garden Village will promote active, healthy, fun and safe lifestyles. It will deliver high quality, well designed and affordable homes, new work places, streets and neighbourhoods that use innovation and technology to support sustainable approaches to living, working, and travelling."



CREATING A HEALTHY LIVING ENVIRONMENT





GREAT HOMES



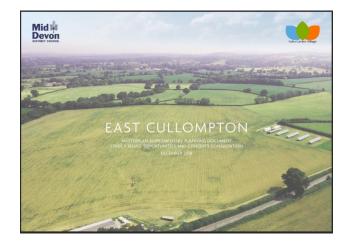
COMMUNITY FOCUSED



LOCALLY DISTINCTIVE WITH WELL DESIGNED







## **Culm GV Masterplanning Process**

2018

#### Stage 1

Baseline Analysis Identifying Vision and Key Principles

#### **Baseline Analysis:**

Constraints & Opps Baseline Report including Key Issues and Opportunities

## Vision and Key GV Principles:

Stakeholder visioning session(s)
Community drop in event(s)
Engagement Report
Vision and Principles and related Issues and Opportunities

## **Stage 2** Vision & Concept

Vision & Concept
Option Evaluation

Initial Option: Vision and Concept Key Principles for Options (themes and spatial variations, viability, deliverability) Options for further testing MP SPD Issues & Opp

#### **Options Evaluation:**

Options Assessment Stakeholder and Comm Engagement (SPD Stage 1)

#### Stage 3

Preferred Option
Plan making/Policy
Processes

#### **Preferred Option:**

Taking account of consultation and engagement outcomes Refined Vision and Concept Working Groups on Key Themes/Issues Developing proposals

#### Plan Making/Policy:

Relationship with and input to MDDC Local Plan EiP & GESP Draft Plan

#### Stage 4

MP Framework and Delivery Plan MP SPD

## MP Framework and MP SPD:

Master planning of preferred option
Context
Vision and objectives,
Framework plans land uses, quantum,
Gl, disposition,
movement/access,.
Delivery - phasing, inf,
triggers
Design process

SPD Stage 2 & consultation

## **Culm GV Masterplanning Process**



## Stages 3 & 4: Next Steps

- CGV Delivery Boards
- Local Member Forums
- Parish and Town Council Engagement/Briefings
- Community & Stakeholder Forums
- Landowner Forums
- MDDC Cabinets
- Refine Vision and Concept
- Workstreams and Working Groups on Key themes and issues
- M5 Strategic Intervention option(s)
- Develop Framework Master Plan and Delivery Plan for Wider Garden Village
- Develop East Cullompton MP SPD Document
- Support GESP Policy development

**Stage 1**Baseline Analysis Identifying Vision and Key
Principles

Stage 2
Vision &
Concept
Option
Evaluation

Stage 3
Preferred
Option
Plan making /
Policy Processes

MP Framework and Delivery Plan 2018

2020

# **Key Issues and Opportunities Public consultation: main themes**



Vision & Concept	East Cullompton Masterplan SPD
<ul> <li>Principle of development of wider GV not tested</li> <li>Boundary of GV not shown</li> <li>Housing need not proven</li> </ul>	<ul> <li>Timely delivery of infrastructure and facilities</li> <li>Quality not "watered down"</li> <li>Concern over wider garden village</li> <li>Ongoing management?</li> </ul>
<ul> <li>Sustainability &amp; Climate Change</li> <li>Excellent public transport</li> <li>High quality employment/education</li> <li>Zero/low carbon</li> <li>Walkable neighbourhoods</li> </ul>	<ul> <li>Employment</li> <li>More ambitious</li> <li>High quality jobs</li> <li>Linked to skills providers</li> <li>Energy efficiency</li> </ul>
<ul> <li>Affordable housing</li> <li>High percentage, not reduced later</li> </ul>	<ul> <li>Housing</li> <li>High percentage affordable</li> <li>Mixed types and tenures</li> <li>Suitable for all ages/abilities</li> <li>Mixed response re self-build</li> </ul>



# **Key Issues and Opportunities Public consultation: main themes**



Vision & Concept	East Cullompton Masterplan SPD
<ul> <li>Transport</li> <li>Capacity of road network/J28</li> <li>Insufficient detail on improvements</li> <li>Re-opening of railway station</li> </ul>	<ul> <li>Transport</li> <li>Capacity of road network/J28</li> <li>Clear solutions and strategy needed</li> <li>Re-opening of railway station</li> </ul>
<ul><li>Integration with Cullompton</li><li>Pedestrian and cycle links</li></ul>	<ul><li>Integration with Cullompton</li><li>Pedestrian and cycle links</li></ul>
<ul> <li>Green and blue infrastructure</li> <li>Good quality; wildlife habitats</li> <li>Lack of supporting information</li> </ul>	<ul><li>Green and blue infrastructure</li><li>Good quality</li><li>Lack of supporting information</li></ul>
<ul><li>Community facilities/green space</li><li>Wide range of provision</li><li>Social spaces</li><li>Delivered early</li></ul>	<ul> <li>Community facilities/green space</li> <li>Wide range of provision</li> <li>Pylon runs not suitable for recreation</li> <li>Space for local centres to grow</li> </ul>
<ul><li>Buffer area</li><li>Clear support for a buffer</li></ul>	Mid®

# **Emerging Key Issues and Workstreams**

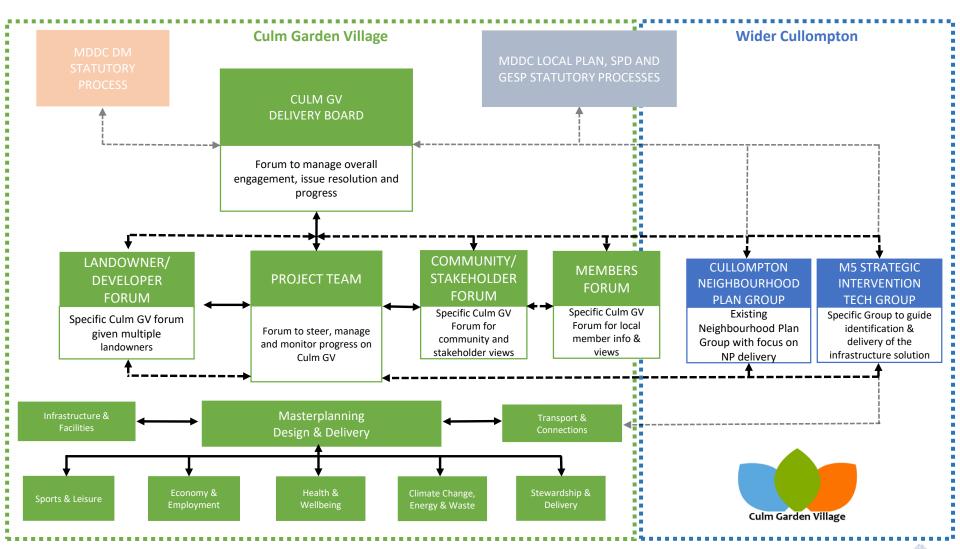




- Incorporating Climate Emergency response
- Transport inc Strategic M5 Intervention options and TCRR
- Relationship with surrounding communities and Green Buffer
- Locally lead and collaborative MP process
- Technical evidence base production

- Working Groups and Workstreams including
  - Health and Well-Being
  - Sports and Leisure
  - Stewardship
- Planning Policy progress
- Garden Village Framework& Delivery Plan

### **Governance & Engagement**







## **QUESTIONS AND ANSWERS**

