



Culm Garden Village

Kentisbeare PC meeting

30th October 2019

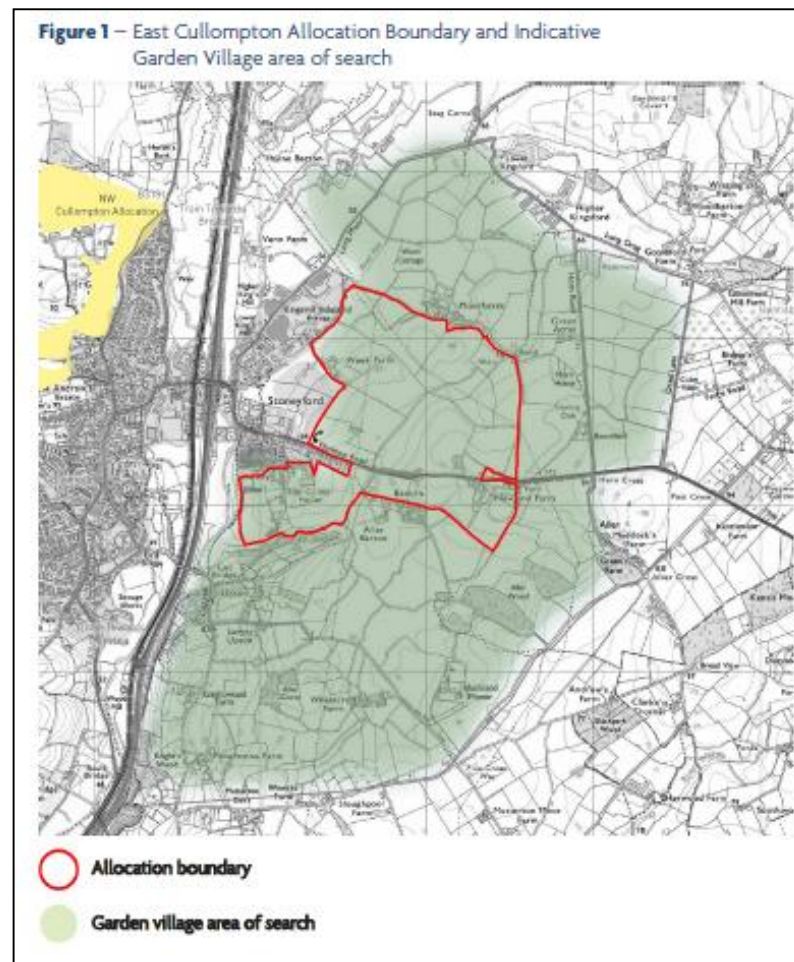
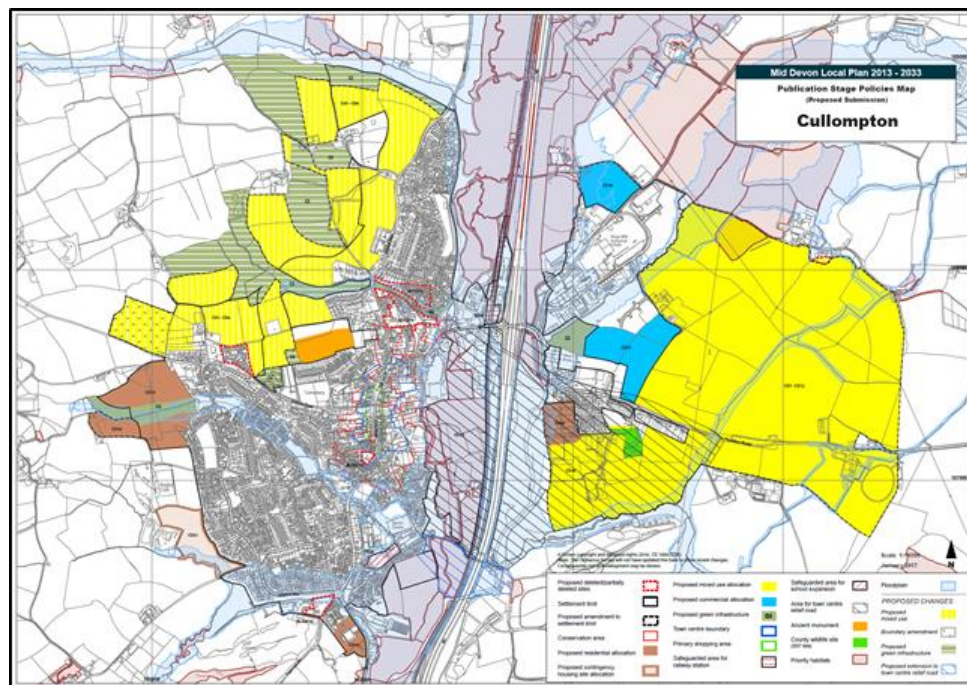


We will look to cover



- **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



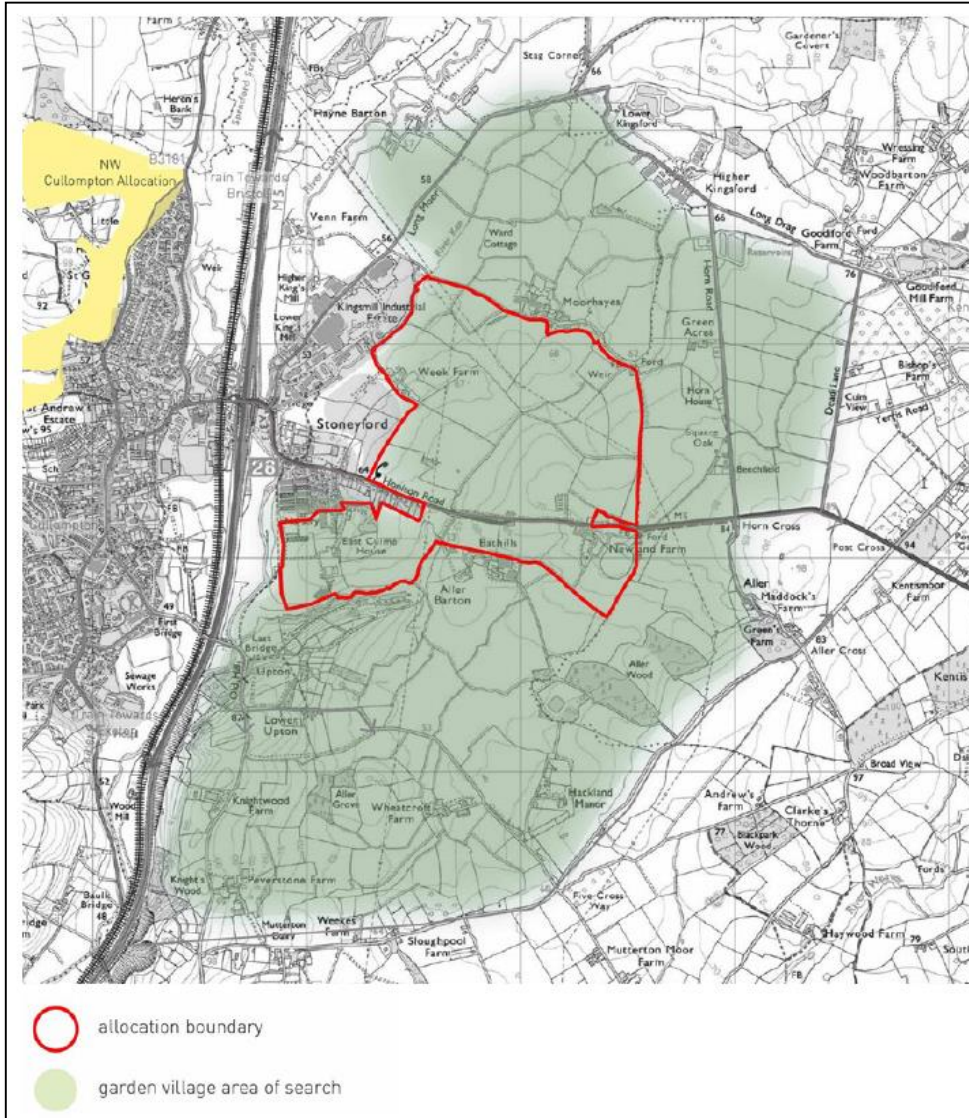
MDDC Local Plan Review

- 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

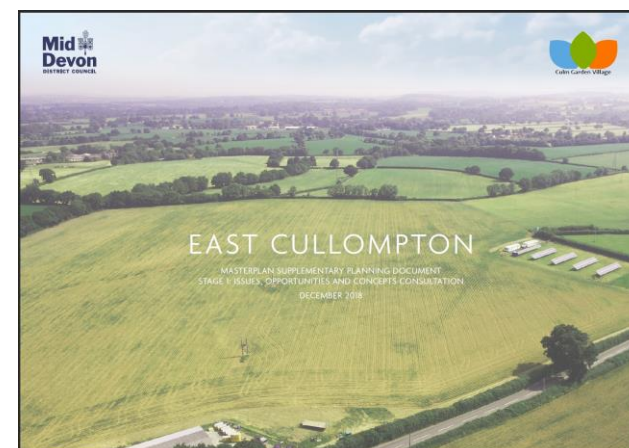
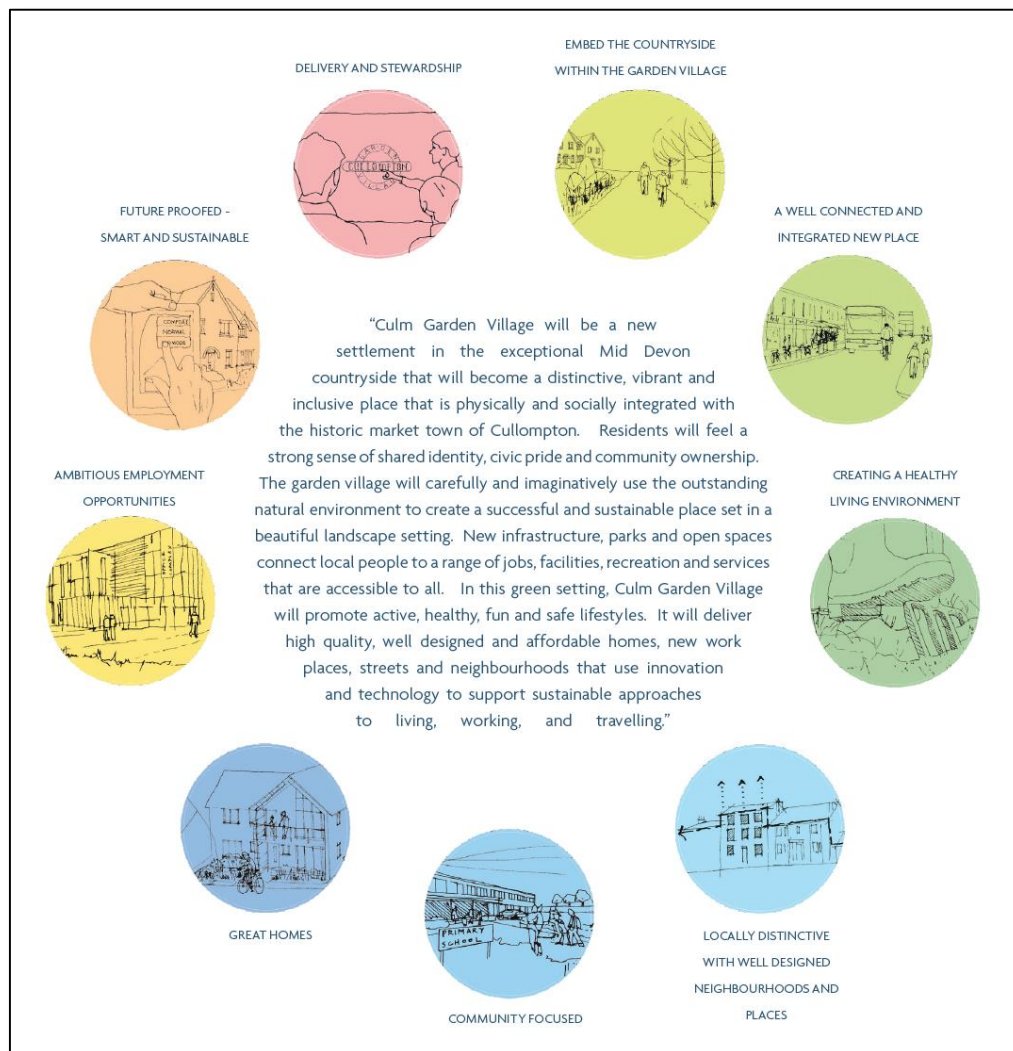
- Envisaged as the planning **policy document** within which the **wider Garden Village** area could be allocated.
- **Programme for GESP** recently updated:
 - Site Options and Draft Policies consultation– June 2020
 - Draft Plan consultation – November 2020
 - Publication (Proposed Submission version) – 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

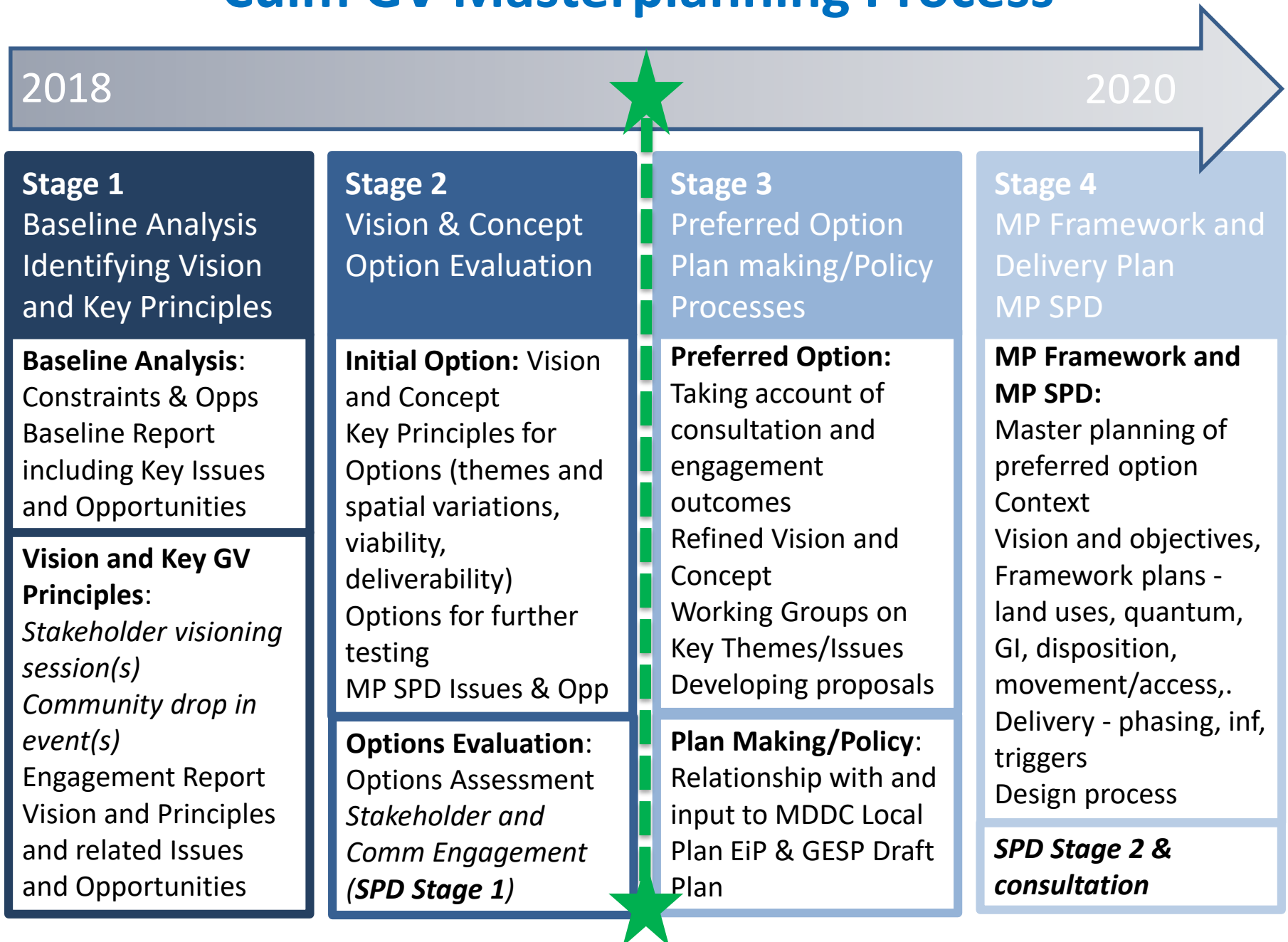


- **Single masterplanning process**
 - Locally led, by MDDC on a collaborative basis with key stakeholders including the community, landowners and scheme promoters
- **2 key elements to the masterplanning approach:**
 1. Strategic Vision and Concept Plan Document. Framework for the wider CGV
 2. Masterplan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

Master Planning: approach to date



Culm GV Masterplanning Process



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

Stage 4

MP Framework
and
Delivery Plan
MP SPD

2018

2020

Key Issues and Opportunities

Public consultation: main themes



Vision & Concept	East Cullompton Masterplan SPD
<ul style="list-style-type: none"> • Principle of development of wider GV not tested • Boundary of GV not shown • Housing need not proven 	<ul style="list-style-type: none"> • Timely delivery of infrastructure and facilities • Quality not “watered down” • Concern over wider garden village • Ongoing management?
Sustainability & Climate Change <ul style="list-style-type: none"> • Excellent public transport • High quality employment/education • Zero/low carbon • Walkable neighbourhoods 	Employment <ul style="list-style-type: none"> • More ambitious • High quality jobs • Linked to skills providers • Energy efficiency
Affordable housing <ul style="list-style-type: none"> • High percentage, not reduced later 	Housing <ul style="list-style-type: none"> • High percentage affordable • Mixed types and tenures • Suitable for all ages/abilities • Mixed response re self-build

Key Issues and Opportunities

Public consultation: main themes



Vision & Concept	East Cullompton Masterplan SPD
Transport <ul style="list-style-type: none"> Capacity of road network/J28 Insufficient detail on improvements Re-opening of railway station 	Transport <ul style="list-style-type: none"> Capacity of road network/J28 Clear solutions and strategy needed Re-opening of railway station
Integration with Cullompton <ul style="list-style-type: none"> Pedestrian and cycle links 	Integration with Cullompton <ul style="list-style-type: none"> Pedestrian and cycle links
Green and blue infrastructure <ul style="list-style-type: none"> Good quality; wildlife habitats Lack of supporting information 	Green and blue infrastructure <ul style="list-style-type: none"> Good quality Lack of supporting information
Community facilities/green space <ul style="list-style-type: none"> Wide range of provision Social spaces Delivered early 	Community facilities/green space <ul style="list-style-type: none"> Wide range of provision Pylon runs not suitable for recreation Space for local centres to grow
Buffer area <ul style="list-style-type: none"> Clear support for a buffer 	

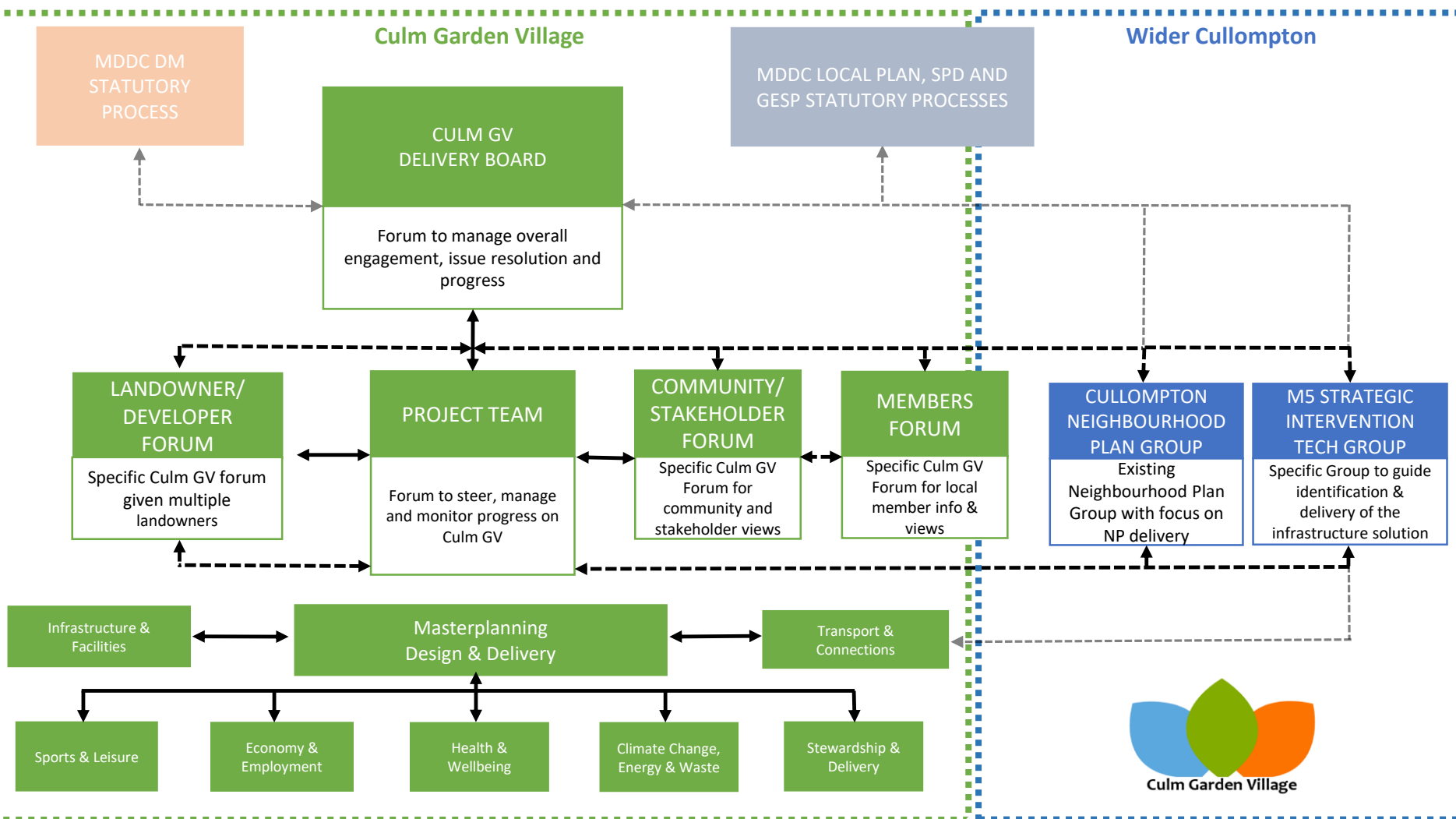
Emerging Key Issues and Workstreams



- 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