

# VISION & CONCEPT

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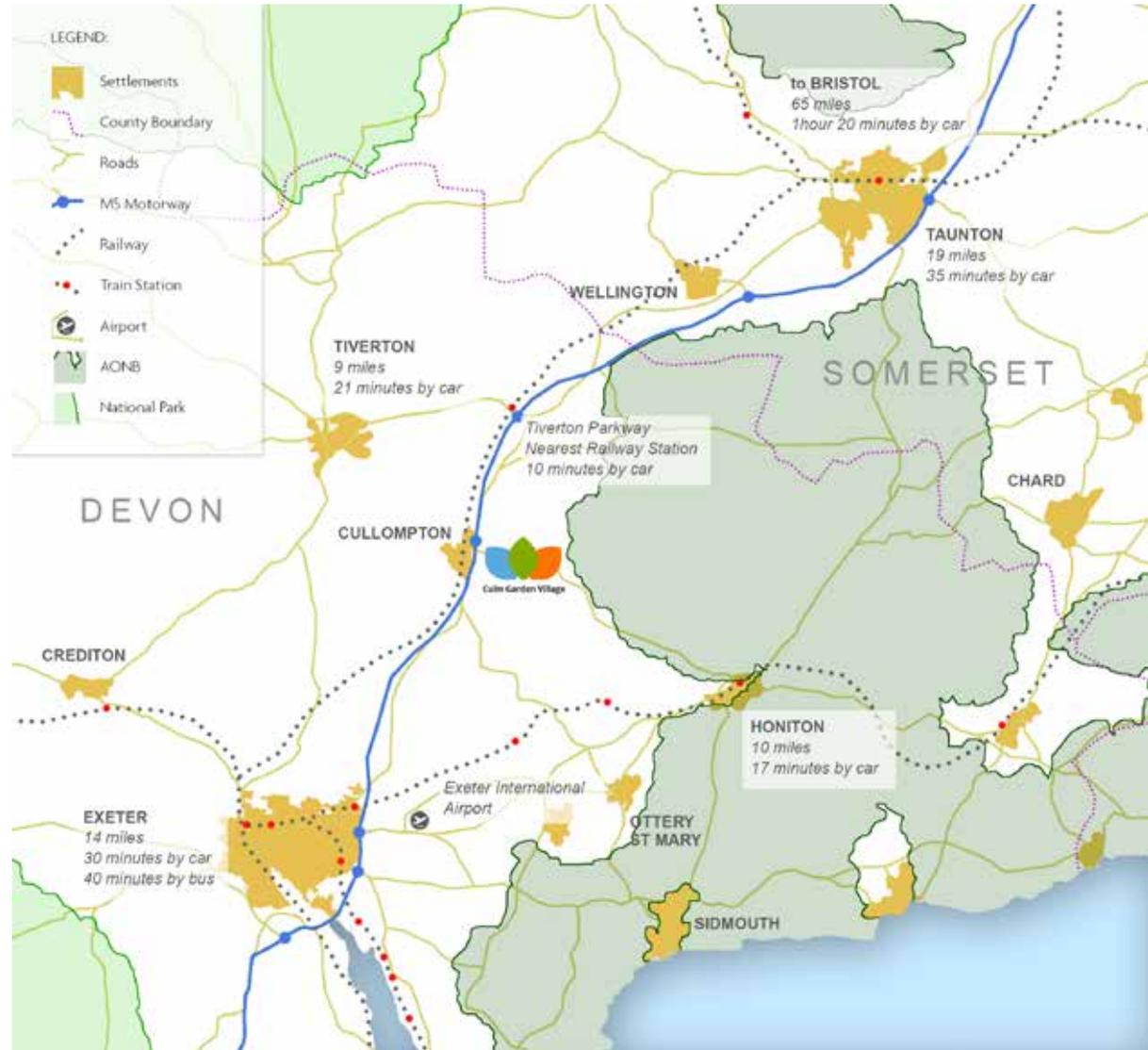
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# 1 INTRODUCTION

On 2nd January 2017, the Government announced plans for a number of new Garden Villages and Towns across the country, including Culm Garden Village. These new settlements are to provide a modern take on the traditional garden communities movement that has its roots in the late 19th Century. Garden villages are meant to be different. They are new communities rather than just housing developments on the edge of existing communities and are designed around a number of key principles. For the 21st Century, Garden villages continue to focus on providing excellent access to services and jobs within a healthy, well connected and green environment.

The Government has confirmed garden village status for land to the east of the M5 motorway at Cullompton. The long term plans for the garden village are to deliver up to 5,000 new homes, as well as employment, shops, schools, healthcare facilities and leisure opportunities including the potential for new sports facilities and country park. The garden village will help to deliver M5 J28 motorway improvements and the long-awaited town centre relief road and will provide benefits in terms of natural flood management. There is also an ambition to re-open Cullompton railway station and improve bus transport.

Culm Garden Village now needs to establish its own Vision and Principles that have been developed through extensive engagement and consultation with the community. These will be embedded into the project as it develops and will support the creation of an ambitious example of a modern new garden community that is appropriate for Cullompton and Mid Devon.



"The advantages of the most energetic and active town life, with all the beauty and delight of the country may be secured in perfect combination"

*Ebenezer Howard, Garden Cities of Tomorrow 1898*



# 1 INTRODUCTION

## Scope & Purpose of the Document

The key purpose of this document is to establish a Vision for the garden village and set out the key principles that will guide development and deliver the Vision. The document will also begin to add shape to the garden village in the form of an initial Concept Plan that sets out spatially how the garden village may be developed.

These emerging ideas are based on background research and extensive stakeholder and community engagement and consultation that have taken place to date. Through this document, further, wider consultation and input into these emerging ideas and plans is sought in order to establish an initial Vision, Principles and Concept for Culm Garden Village.

Accordingly, this document will set out and seek views on:

- a proposed Vision as a statement of intent to guide development of the envisaged garden village at Culm;
- a set of 9 Key Principles which will form the basis of the delivery of the proposed Vision; and
- an emerging Concept Plan for the garden village which sets out spatially how the garden village embodies the Vision, Principles and Objectives.

This document is, therefore the first key step in a series of stages of development of a comprehensive masterplan for Culm Garden Village. Further stages with associated engagement and consultation will take place over the coming months (see the Next Steps section) and are closely linked to the evolution and requirements of emerging local and strategic planning policy.

## Relationship to the emerging Mid Devon Local Plan, Cullompton Neighbourhood Plan and the Greater Exeter Strategic Plan (GESP)

The first part of the garden village is proposed to be allocated for development under the Mid Devon Local Plan Review which considers proposals for the period between 2013-2033. Emerging Policy CU7 (East Cullompton) of the Mid Devon Local Plan Review proposes the allocation of a site of 160 hectares to the east of Junction 28 of the M5 for the development of the initial new settlement (1,750 houses to 2033 with at least a further 850 to follow). It also requires comprehensive master planning and the adoption of a Masterplan as a Supplementary Planning Document (SPD) before any planning application is determined and that the Masterplan is subject to at least two phases of public consultation.

The draft Neighbourhood Plan was published for consultation in March 2017 and supports the idea of the wider garden village beyond the local plan allocation conditional upon establishing a joined-up and locally led approach that ensures physical and social integration of existing and new development enabling development to the east of the M5 to become an integral part of the community of Cullompton.

There is a clear intention and direction of travel towards a garden village at Cullompton of significantly greater scale and covering substantial additional land to that currently proposed to be allocated in the Mid Devon Local Plan Review. However, the additional land required will need to be identified and then allocated in future plans, potentially through the emerging Greater Exeter Strategic Plan.

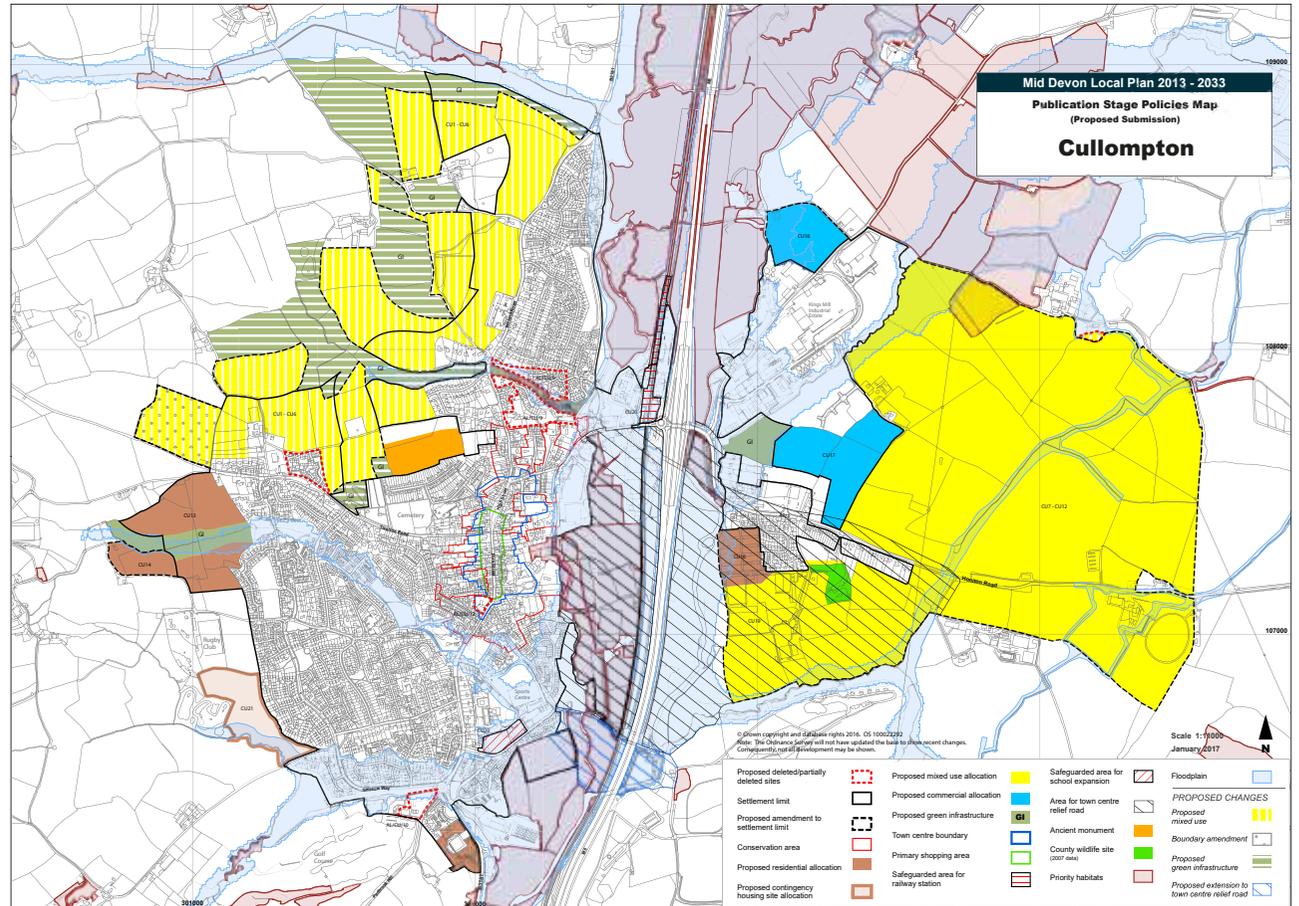
In looking to respond positively to this context, the opportunity is being grasped now to develop and determine the key choices and decisions for the initial Master Plan SPD area at the same time as establishing a clear picture and understanding of the broader, longer term concept for the wider garden village.

This approach should offer real benefits to the overall outcomes and placemaking by better informing

key decisions and choices in the Master Plan SPD document. Accordingly, this initial draft Vision and Concept document is accompanied by a separate Stage 1 consultation draft version of the Master Plan SPD document for the east of Cullompton emerging allocation area.

The process of creating this Vision and Concept document for Culm Garden Village will also offer benefits by providing an important source of evidence and community and stakeholder input to inform the consideration of the potential future allocation of Culm Garden Village in the Greater Exeter Strategic Plan.

**Q1:** Culm Garden Village is a working name for the new settlement to the east of Cullompton. Do you have any ideas for a name for the new garden village and reasons why you have selected this name?



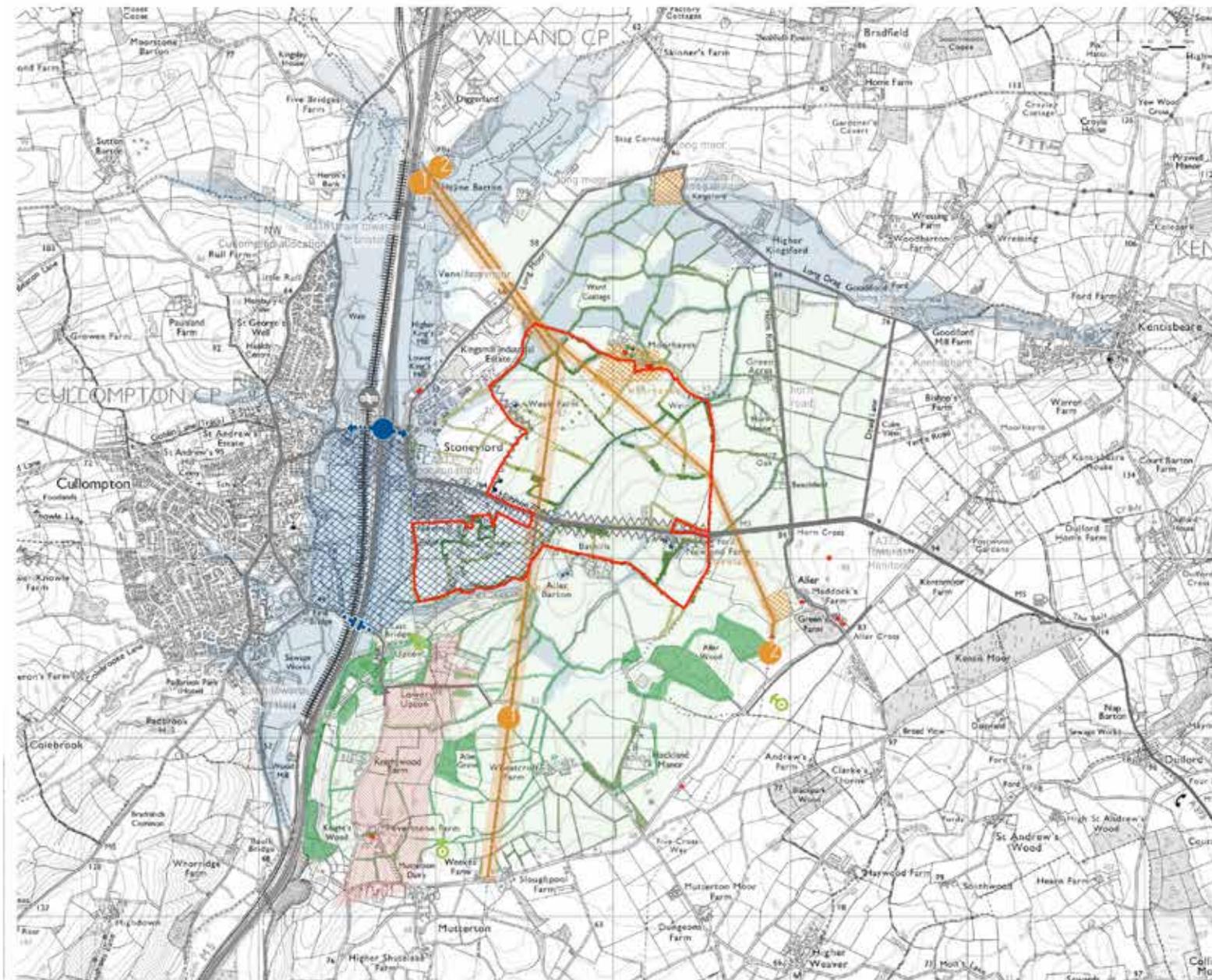
## 2 UNDERSTANDING THE AREA

Whilst the full extent of the garden village is not yet known and will need to be identified and consulted upon and then allocated in future plans, potentially through the emerging Greater Exeter Strategic Plan, the conceptual work done to date has identified some natural boundaries to what might be the potential developable area. These include areas of woodland, ridgeline, flood zone, M5 motorway and railway, and the need for a green buffer between the garden village and Kentisbeare. Working with the constraints of the site and the opportunities that arise from these provides a framework for development. Some of the key constraints and opportunities are shown on the adjacent plan and described below.

- Landscape: the existing ridge to the south west, ancient woodland to the south east and flood risk area to the north provide opportunities to create a “green triangle” of potential open space.
- Rivers and flood areas: the River Ken and the River Culm along with various other smaller watercourses result in parts of the proposed garden village area being subject to potential flooding and drainage issues. The features have the potential to make a positive contribution through the approach to green infrastructure and open space.
- Existing hedgerows, treelines and watercourse crossing the garden village area create opportunities to link the green triangle with green corridors.
- Pylon runs through the area provide opportunities for new wide green corridors, also linking the green triangle and existing green corridors.
- Settings of historic landscape features and listed buildings will need to be protected/ enhanced.
- Existing employment areas can be developed further and linked to housing and other facilities with green walking and cycling routes.
- New employment areas can take advantage of the good links to the M5 motorway and to Cullompton.
- Honiton Road runs centrally through the area to provide good access to a local centre and schools.
- Connections to and across the M5 motorway (and river and railway line) and development of

the garden village is constrained by the current circumstances at Junction 28 of the motorway. This garden village presents an opportunity to support the resolution of town centre traffic problems and provide a new or improved means of access onto the M5 motorway as well as pedestrian, cycling and public transport across the motorway to the existing town.

**Q2:** Are there other significant constraints or opportunities that the master planning process at Culm Garden Village needs to take into account?



- Masterplan - Collated Constraints
- Proposed Allocation Boundary
  - Flood Zone 2
  - Flood Zone 3
  - Significant Hedgerow/tree/ Designated Woodland
  - Less Significant Hedgerow/trees
  - Existing Vegetation (based on aerial photograph)
  - Garden Village Area of Search
  - Existing Powerline (440kV) Unable To Be Grounded Or Diverted
  - Existing Powerline (132kV)
  - Existing And Unaffected Powerline Routes
  - Existing And Unaffected Easement (10m Or 60m)
  - Listed Building/asset
  - Curtilage Listed Building/asset
  - Non-designated Historic Building
  - Indicative Heritage Asset Setting Area
  - Need for Strategic Intervention
  - Potential Closure Of Old Hill Bridge
  - Noise Impact And Potential Severance Issue
  - Area of High Landscape Sensitivity
  - Area of Search for New Motorway Junction
  - Existing Railway And Potential New Railway Station
  - Viewpoint Across Outstanding Landscape

# 3 ENGAGEMENT

Building on the understanding of the potential garden village area, extensive engagement and collaborative working has taken place with a number of technical stakeholders such as landscape architects, ecologists, highways officers, urban designers, flood risk and drainage specialists, education and housing officers, leisure and health professionals; as well as with community organisations and groups forming the Culm Garden Village Community Stakeholder Forum.

This Forum is attended by representatives from organisations such as Cullompton Town Council, Kentisbeare Parish Council, Cullompton Neighbourhood Plan Steering Group, sports clubs, local health providers, local schools, arts groups and faith groups.

The key findings from this engagement have informed the draft Vision, Principles and Concept Plan contained in this document. These key findings include:

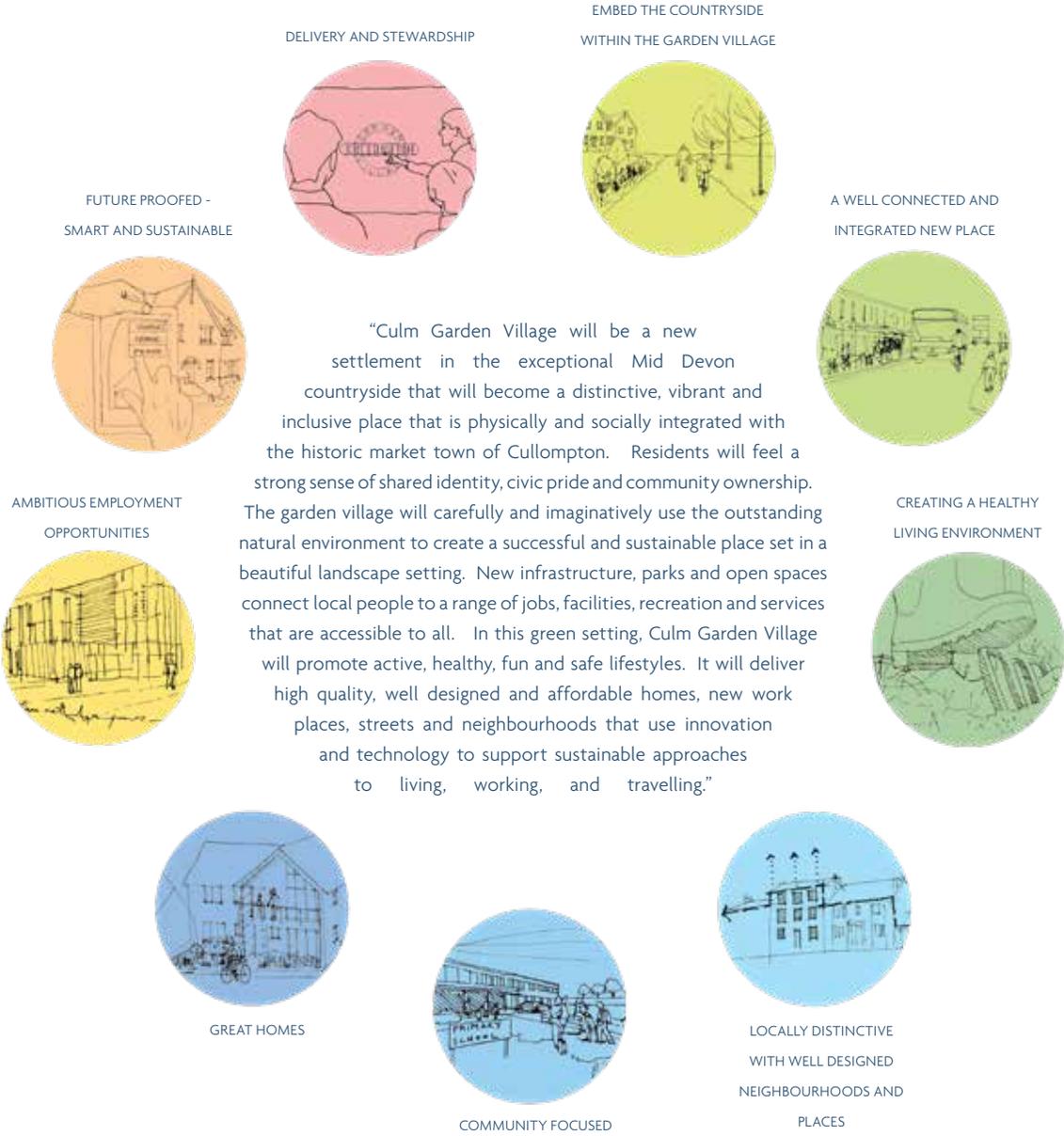
- Ensure the new community is integrated with Cullompton, physically and socially
- Green buffer with Kentisbeare
- Sense of community and well-being with sports and leisure to meet the needs of the existing and new communities – being happy where you live, active, inclusive and safe
- Adequate and natural flood risk management and sustainable urban drainage systems.
- Good quality employment in a high quality environment to attract the right people to the right jobs – reducing out-commuting
- Business hubs with fast broadband, links with the Exeter Science Park, highly skilled workforce and quality apprenticeships
- Focal points for gathering people together, arts and culture, faith;
- A community hub with provision for healthcare, catering for all ages
- Central neighbourhood centre with post office, pub, church, shops, cash point, nursery, community centre – focal point of the village
- Education provision close to Honiton Road, sports and employment.
- Easy to find your way around
- Timely provision of infrastructure
- Suitable mix of housing to meet demographic need, high quality, well designed and built housing, including care homes and variety of tenures
- Innovative design and new technology with low running costs and self-sufficiency designed in
- Flexible live-work space
- Community ownership and stewardship of open space and facilities, open space and facilities optimised to build community cohesion; facilities well run; fair for everyone
- Respect and respond to natural features, incorporate renewable energy, grow your own food; environmentally sensitive.
- Prioritise walking and cycling, green routes, connect north and south of Honiton Road and across M5 motorway.
- Country parks and green corridors; space for wildlife; bringing the countryside into the village; and a green perimeter trail



# 4 VISION & KEY PRINCIPLES

The Vision statement for Culm Garden Village has been informed by a wide range of existing material including Mid Devon Council’s emerging Local Plan, the draft Cullompton Neighbourhood Plan and the original Expression of Interest to Government for a garden village at Culm. Allied to this has been engagement with community and technical stakeholder groups to ensure the master planning process is locally led. The product of this work and thinking is set out in the remainder of this document starting with the following Vision statement alongside the proposed 9 key Principles which articulate what type of place Culm Garden Village could be.

**Q3:** Do you agree with the emerging Vision for Culm Garden Village? What other aspects should the vision include or what should be taken out of it?



"Town and country must be married,  
and out of this joyous union will  
spring a new hope, a new life, a new  
civilization."

*Ebenezer Howard, Garden Cities of Tomorrow 1898*





## I. EMBED THE COUNTRYSIDE WITHIN THE GARDEN VILLAGE

Culm Garden Village provides a superb opportunity to embed the countryside within the new settlement within a hierarchy of ambitious open space provision, including destination parks, formal and informal open space and green corridors which at the strategic level would also be shared with the neighbouring town of Cullompton to provide for exemplary recreational, educational, ecological resources and enhancements.

**Q4:** Do you agree that embedding the countryside should be one of the 9 key principles?

**Q5:** Do you agree that the following objectives are the right ones to deliver that principle or should the emphasis be on other priorities, and if so, what are they?



**a) Enhance and respect existing landscape**

A landscape led master plan will respect and enhance the existing natural environmental assets, the topography of the area, its watercourses and woodlands to create new high quality landscapes and features as key elements of the proposed garden village.



**b) Green and Blue Infrastructure as features and connecting corridors**

Existing and new green corridors, ecology, hedgerows and water courses will underpin the green infrastructure and links to park(s), open spaces and leisure and recreational destinations.



**c) Destination green and open Spaces**

A series of new, high quality landscape and waterscape features and destinations will be available to new and existing residents and will be key assets for the garden village and Cullompton.



**d) Culm Garden Village 'Green Triangle' – connecting the water, ridge and woodland landscapes**

A key structuring element of the landscape and green infrastructure vision for Culm Garden Village is the potential to connect together key existing and proposed landscape features, parks, open spaces and green corridors to deliver a 'Green Triangle'.



**e) Ecological and biodiversity gains and enhance the natural environment**

Development will enhance the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, with appropriate low carbon approaches and climate resilience built-in.



**f) Recreational and educational resources for the whole area**

The garden village will provide the opportunity to create superb new recreational and educational resources such as a country park and a sports zone with opportunities for off-road cycling and walking routes.



## II. A WELL CONNECTED & INTEGRATED NEW PLACE

A new garden village and community is well connected and integrated both within the boundaries of the settlement and with the existing community of nearby Cullompton and areas beyond such as Exeter and Taunton.

**Q6:** Do you agree that a well-connected and integrated new place should be one of the 9 key principles?

**Q7:** Do you agree that the following objectives are the right ones to deliver that principle or should the emphasis be on other priorities, and if so, what are they?

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### a) Physical connections and integration

The garden village will be designed to support the integrity of Cullompton and to foster integration between the existing and new settlement areas through physical connections including bridges, roads, pedestrian links, cycle paths and public transport. Connectivity to Cullompton town over the M5 is a priority, including improved access for cycling. Pedestrian and cycle connections between the garden village and the centre of the existing town of Cullompton across the motorway will be expanded and enhanced.



### b) Social connections and integration

An excellent range of new community services and facilities will be provided within the garden village that can also help to serve the needs of the whole community in the Cullompton area, including sports, education, health/wellbeing, community and faith spaces. Culm Garden Village will embrace the principles of accessibility for all.



### c) A legible and walkable place with neighbourhood and local centres

The garden village itself will be designed to create easily understood and navigable neighbourhoods, routes and connections that place people first. Key local services such as schools, healthcare, shops and jobs will be within easy walking distance of every home. Walkable and cyclable neighbourhoods within the garden village will be based on safe and attractive routes that intersect with public transport nodes.



### d) Movement and travel choices

Within the garden village, it will be easy and safe to make your way around and between the streets, places, neighbourhoods, green spaces and community facilities. The design will enable integrated and accessible movement and will prioritise walking, cycling and public transport to make them the most attractive forms of travel. A well-functioning road network will also ensure that this is an attractive location for new development, minimising the impact on adjoining uses and providing sustainable development that benefits the wider community.



### e) Cullompton Railway Station

The potential to re-open Cullompton railway station is directly related to the delivery of Culm Garden Village and can improve the area's already excellent accessibility credentials. The station is a key part of the development strategy for the revitalisation of the existing town, attracting inward investment to the area and increasing opportunities for the use of sustainable modes of transport.



### III. CREATING A HEALTHY LIVING ENVIRONMENT

Culm Garden Village will enable people to enjoy active lifestyles, promoting good health and personal wellbeing within its natural surroundings. The offer includes well-connected green environments and open spaces for informal and formal recreation, including sports clubs and facilities to support a range of activities, and children's play areas to promote outside learning and play. By creating opportunities and encouraging community cohesion a natural sense of community will evolve to help people of all ages and abilities feel safe and keep naturally healthy.

**Q8:** Do you agree that creating a healthy living environment should be one of the 9 key principles?

**Q9:** Do you agree that the following related objectives are the right ones to deliver that principle or should the emphasis be on other priorities, and if so, what are they?



### a) Active Lifestyles

Opportunities will be provided for formal and informal activity and leisure for all ages and abilities including a sports/health hub for a range of sporting activities integrated within the community that will encourage healthy lifestyles from a young age. The community and place will be based on active design principles to encourage and promote sport and physical activity e.g. outdoor gyms and trim trails. Culm Garden Village will also promote the use of healthier travel choices providing easy and safe opportunities for everyone to be physically active including walking and cycling routes for recreation and commuting.



### b) Built environment

The design and layout of Culm Garden Village will promote physical activity and the design of individual buildings and homes will provide attractive, safe places to give residents the health and independence to live life to the full for as long as possible e.g. high quality independent living for the elderly, and dementia-friendly design.



### c) Natural environment

The high quality countryside experience integrated within the garden community will provide walking trails and informal leisure opportunities linked to green infrastructure corridors, landscapes and parks. This will facilitate active lifestyles, and importantly enjoyment of peace and tranquillity, mindful of people's positive life-long mental health and wellbeing.



### d) Local food production

A sustainable garden village with community allotments and orchards will give residents the chance to grow their own organic produce within a productive farming landscape, providing learning experiences and community interaction and cohesion. The garden village will enable everyone to live well by eating healthy locally grown food.



### e) Benefits to the local economy

Culm Garden Village will be a place to enjoy healthy lifestyles within a strong and supportive community; helping to retain and attract a diverse and active working population.



#### IV. LOCALLY DISTINCTIVE WITH WELL DESIGNED NEIGHBOURHOODS & PLACES

Culm Garden Village will be a place where people really want to live, embracing design and quality at the highest level to deliver a memorable settlement of unique character that integrates with and enhances an outstanding local natural environment. Culm Garden Village will have a clear design theme which relates to locally distinctive architectural styles and traditions and uses high quality materials.

**Q10:** Do you agree that locally distinctive with well designed neighbourhoods and places should be one of the 9 key principles?

**Q11:** Do you agree that the following objectives are the right ones to deliver that principle or should the emphasis be on other priorities, and if so, what are they?



**a) Design and materials that reflect local character**

Culm Garden Village will have a coherent architectural theme. A design code will be developed that will be complementary to the existing town to be adhered to by all developers throughout the evolution of the village. It will provide a clear understanding of detail and craftsmanship expected to ensure the creation of beautifully and imaginatively designed buildings.



**b) Integrated with landscape, environment and heritage features**

Culm Garden Village will have well-designed homes in beautifully landscaped settings. The natural environment will be integrated within the development, including through retaining important trees and hedgerows and other landscape features. Heritage features are important to the design and 'sense of place' for Culm and design should ensure that these assets and their settings are enhanced in designing a locally distinctive place.



**c) Adaptable neighbourhoods and places**

The layout, legibility and accessibility of Culm Garden Village will ensure that it is a safe and accessible place that can accommodate the needs of people of all ages including small children, those with mobility difficulties and elderly persons' requirements.



**d) Exemplary public realm**

Public spaces within the garden village will be usable by residents and other members of the public of all ages for a range of leisure and recreation activities in a safe social environment. Public spaces will be carefully designed and landscaped; incorporating bespoke street furniture, quality street signs, and locally sourced public art to create the most attractive and social spaces possible. A variety of public places and spaces will provide an accessible environment to develop social links between residents of all ages.



**e) Supporting diversity and innovation**

Culm Garden Village will accommodate new forms of architecture and building whilst making use of local materials and contributing positively to the character of the built environment and sense of place. Innovative designs and alternative construction models (e.g. off-site pre-fabricated builds) will be encouraged for enhanced delivery whilst achieving expectations of high quality design. Low carbon buildings should aim to maximise use of building fabric to achieve energy efficient homes with energy prioritised from renewable sources.



**f) Creating civic pride and ownership**

Local people will be able to participate in the design process to enable positive support for development and local empowerment; helping to foster social linkages between existing and new residents within the Cullompton area to create a sense of pride and permanence.



## V. COMMUNITY FOCUSED

Culm Garden Village will be designed to foster a sense of community pride and ownership, delivering everything that will make the place function well and flourish for all of its residents. This will contribute to a feeling of community spirit, inclusion and permanency that will encourage people to stay and put down roots. Key to the initial and longer term building of the new community will be integration with Cullompton that will create and sustain links between the new and existing communities.

**Q12:** Do you agree that being community focused should be one of the 9 key principles?

**Q13:** Do you agree that the following objectives are the right ones to deliver that principle or should the emphasis be on other priorities, and if so, what are they?

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**a) Co-ordinated and timely delivery of services, facilities and infrastructure**

Key community buildings including provision of schools, sports/leisure facilities, technology, affordable homes, community buildings and accessible green open space, should, as far as possible, be delivered in step with housing development, alongside measures for local solutions to long term management and stewardship roles for the community.



**b) Integrated with and complementary to Cullompton Town**

The new community will be connected to the existing community both physically and socially; so it becomes an integral part of the wider community and settlement of Cullompton with shared facilities and interests. A clear strategy and supporting governance will be developed to establish and maintain relationships between the two communities to bring them together.



**c) Strong recreational, arts and cultural offer in sociable neighbourhoods**

Cultural activities and facilities, sporting activities and a sports hub will help to positively empower the new community, prioritising the role of local input and leadership opportunities. Outdoor performance space and multi-functional facilities are important for social engagement and establishing the identity of Culm Garden Village through local inspiration. Art and cultural provision should build on local creativity derived from local heritage, character and traditions as Culm Garden Village develops and the community evolves



**d) Safe places and facilities delivered as part of vibrant walkable neighbourhoods**

Culm will be a happy place to live so everyone feels that they are supported by ensuring opportunities and facilities such as community meeting places, connections and spaces are provided for successful community integration. Multi-functional places and spaces that can be used for community-led formal and informal activities, events and exhibitions will be a significant component of the garden village.



**e) Accessible to all and fair for everyone**

Places and spaces will be open and beneficial to everyone ensuring that the physical environment is accessible and easy to navigate including for people with dementia, so it is easy to access, understand, use and enjoy.



**f) Fostering a sense of community pride and ownership**

The garden village will demonstrate a clear focus on community engagement so the community has a clear role and can steer how it develops and functions now and in the future. Strong local leadership and governance will ensure a solid foundation. A long term management strategy will enable Culm Garden Village to flourish and provide a high quality environment, contributing to the feeling of community spirit and permanency.



## VI. GREAT HOMES

Culm Garden Village provides a unique opportunity to deliver a vibrant new community with homes that people want to live in, in a place where people can live, work, and play for generations to come. Homes will be sustainable, affordable, accessible and adaptable and set within a beautiful landscape, with a range of types and tenures to meet identified needs.

**Q14:** Do you agree that delivery of great homes should be one of the 9 key principles?

**Q15:** Do you agree that the following objectives are the right ones to deliver that principle or should the emphasis be on other priorities, and if so, what are they?



**a) Beautifully and imaginatively designed**

Homes will have a clear identity, reflecting the local built heritage and the best design approaches, and making the most of new technologies and innovations in construction and design enhancing people’s health and wellbeing. Homes that are built to excellent design standards in terms of architecture, space, quality materials and build, will be sustainable, accessible and adaptable, with usable outdoor space and parking. Innovative and distinctive homes and neighbourhoods will be created by locally responsive design, capitalising on the site’s natural assets.



**b) Mix of character, types, tenures and designs**

A mixed and balanced community will be supported through delivery of a wide choice of homes to meet local needs in terms of housing types, affordability, designs and tenures. The garden village will include custom and self-build opportunities, accessible homes, homes for all ages including those that require care, homes with workspace, private rented sector development and flexible homes that are adaptable to changing needs over a lifetime.



**c) Self and custom build**

At least 5% of the housing plots within the garden village will be serviced and available to self-builders or those wishing to buy a customised home, for example modular homes built off-site to customer specification, or provision of shell homes to be finished as desired.



**d) Local opportunities**

A diverse housing mix will be delivered by a range of providers, with opportunities for smaller local developers, community groups such as community land trusts, housing associations and self and custom builders.



**e) Sustainable and resilient in construction and use**

Highly energy efficient homes will incorporate the latest technology in terms of construction methods and low running costs. Consideration will be given to community renewable energy solutions, using resources available locally. Homes will be accessible and adaptable to people’s changing needs over time, such as room to extend, flexible space that can be used for work or home life, and the ability to install a stairlift should the need arise.



**f) Exemplar/pilot areas**

Opportunities for innovative house building technologies to be trialled on the garden village in pilot areas, or showcased to potential buyers, will set the highest standards of sustainability.



## VII. AMBITIOUS EMPLOYMENT OPPORTUNITIES

Culm Garden Village is not simply about housing. A broad range of high quality employment opportunities is required to reduce out-commuting and help deliver a sustainable, resilient community. This will be supported by an economy and skills strategy to attract the right people with the right skills and the right jobs. Sustainable transport networks such as a re-opened railway station, and fast bus transit will facilitate sustainable commuting where necessary to jobs in the local area.

**Q16:** Do you agree that creating ambitious employment opportunities should be one of the 9 key principles?

**Q17:** Do you agree that the following objectives are the right ones to deliver that principle or should the emphasis be on other priorities, and if so, what are they?



### a) Economy & skills strategy

An economy and skills strategy will aim to support self-sufficiency and reduce out-commuting by attracting high quality jobs, targeting the green economy, smart data and the technology sectors, and setting the right conditions for inward investment. The strategy will seek to attract the right businesses and training providers to achieve a flourishing and diverse local economy, integrated and physically connected to Cullompton, to help Cullompton grow as an important business centre.



### b) Diverse opportunities for all

A wide range of business spaces will be provided to enable businesses to function effectively, from business hubs to support small and start-up businesses and the growing trend for remote and home working, to flexible business spaces to provide opportunities for businesses to relocate to the area and for local businesses to expand and grow. Skills training, linked with local education and skills providers and businesses, will provide people of all ages with opportunities to improve their skills to meet employer's needs.



### c) Well connected

Access to cutting edge digital infrastructure and high speed fibre broadband connections will be standard across Culm Garden Village. New businesses will be physically located with good access to public transport, including the ambition for a re-opened railway station and improved fast bus service, the surrounding road infrastructure and M5 motorway. They will be linked to existing and proposed housing areas and public transport nodes with attractive walking and cycling routes.



### d) Linked to education

The Garden Village will look to support an ambitious economy and skills strategy to provide high quality skills training and apprenticeships. It will seek to engage private sector employers and key players in the knowledge economy, such as research and educational partners, and explore opportunities to link with skills providers and high tech business zones such as Exeter Science Park. Schools will be located close to employment areas to take advantage of close links with local employers.



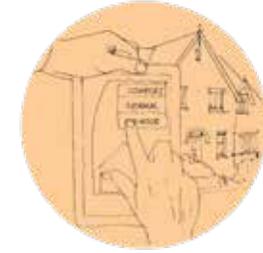
### e) Quality buildings and environments

Providing a high quality environment in which to live and work will be essential to attract the right businesses and inward investment and attracting the right people to the right jobs. The garden village will aim to provide high quality homes and imaginatively designed buildings, set within a beautiful landscape, with a mix of employment areas and types linked to homes, schools, retail, leisure and sports provision by attractive green walking and cycling routes.



### f) Green economy

'Green economy' captures a range of activities spread across different sectors which have the common objective of providing goods and services in a sustainable way, reducing the impact on the environment. Focusing on the green economy within the garden village has the potential to deliver high quality jobs, innovation, energy security opportunities and a range of other benefits. The importance of the knowledge economy in sustaining places is now crucial, as is the flexibility to respond to the potential for new technology to change the nature of work.



## VIII. FUTURE PROOFED- SMART AND SUSTAINABLE

Culm Garden Village will be designed to be a resilient place that allows for changing demographics, future growth, the impacts of climate change and new technology for generations to come. Today's technology would have been unimaginable when the original garden cities were designed. Now they are increasingly becoming a vital part of everyone's life. The creation of a new garden village provides the opportunity for new and emerging technology and SMART solutions to play a part in all aspects of its design.

**Q18:** Do you agree that creating a smart and sustainable community should be one of the 9 key principles?

**Q19:** Do you agree that the following objectives are the right ones to deliver that principle or should the emphasis be on other priorities, and if so, what are they?





### a) Design & construction

Culm Garden Village will promote high standards of sustainable living, for example incorporating low carbon and energy plus construction – houses and employment buildings that generate more energy than they use. Innovative construction techniques such as modular houses built off-site to a high specification can increase choice. Buildings will be designed to be adaptable to changing needs and to take advantage of the natural assets of their environment, such as the use of sustainable urban drainage systems and natural flood risk management, as well as renewable energy, either incorporated into individual buildings or as community energy solutions.



### b) Energy security, carbon & low emissions - reducing cost of living

The garden village will promote ways to reduce the high costs of living for everyone through sustainable design of housing, with homes incorporating the latest technology. The garden village will require a carbon reduction and low emissions strategy, promote low carbon and energy positive construction with self-sufficiency built in, and explore the potential for community renewable energy schemes, to give fuel certainty and security and reduce the environmental impact of development.



### c) Environmentally sensitive – biodiversity gains & climate change resilience

The garden village will create new neighbourhoods focused on climate change adaptation that will enhance the natural environment. The right landscaping and tree planting combined with natural flood risk management will aid flood prevention, provide shade and carbon reduction. Sustainable urban drainage systems can be incorporated into wide green corridors running through the village to encourage wildlife and bring nature into the heart of the urban area. Carbon reduction and energy-positive technology will aid climate resilience.



### d) Innovation & technology

Building design will be based on the latest technology with smart solutions built in. The design of the garden village will anticipate the opportunities presented by technological change, such as electric and driverless cars, the smart grid and digital connectivity, and opportunities for trialling and showcasing new technological solutions in pilot areas will be available.



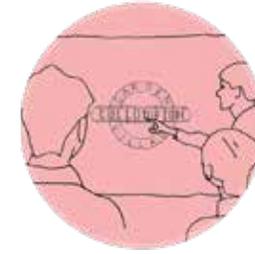
### e) Well connected

High speed fibre broadband connections will be standard across the garden village, and flexibly designed neighbourhoods will allow adaptation to new patterns of working and living as technology increases digital connectivity. The garden village will be designed to be able to adapt to future smart transport solutions, such as driverless cars and autonomous public transit.



### f) Strong communities

The garden village will have a strong community at its heart. It will be designed to be somewhere that people want to stay and invest in. A wide range of housing, employment, sport, leisure and education opportunities will help to ensure that there is a good social mix. Technology will help bring the new and existing communities together through a community run website and social media groups. People will be encouraged to take care of and manage their own environment and take part in building a cohesive new community. A strong community with a stake in the future of the place will be more adaptable to the future changes in the economy, society and environment.



## IX. DELIVERY & STEWARDSHIP

Delivery of a successful and thriving place and community at Culm Garden Village is recognised as needing to develop innovative and long term thinking for its design, execution, funding and stewardship with particular emphasis on the engagement and involvement of the existing local community and future residents and businesses.

**Q20:** Do you agree that delivery and stewardship should be one of the 9 key principles?

**Q21:** Do you agree that the following objectives are the right ones to deliver that principle or should the emphasis be on other priorities, and if so, what are they?

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**a) Locally led with strong vision and ongoing engagement**

A longstanding commitment to the development of the garden village being locally led, is backed by an ambitious vision. Extensive engagement and involvement of the local community, stakeholders and existing and future residents and businesses and bringing together land owners, promoters, the public sector and the community will create and deliver the garden village in a coherent and integrated way.



**b) Long term management and stewardship strategy**

Long-term management strategies will be developed early and put in place to ensure that the garden village continues to flourish and offer the best for existing and future residents. The stewardship approach at Culm is likely to go beyond the management of the green space such as the water park to potentially cover the active and positive management of a range of other proposed community facilities from arts provision to commercial estates and utilities companies. A stewardship company, as a not for profit organisation, could look to ensure that community assets can generate funding to ensure that all the development's assets will be cared for now and for future generations, essentially making the residents the custodians of their own community and the garden village way of life.



**c) Efficient and effective delivery**

Creating a masterplan that is geared towards timely delivery of physical infrastructure and an effective rate of development, will ensure that the garden village is a viable, accessible and successful location as quickly as practicable. It will also have multiple opportunities for residential and commercial developers (large and small) to create a new and innovative market destination, thereby increasing the rate of development and speed at which a critical mass of activity and establishing of an integrated new place is secured.



**d) Integrated, self-sufficient and innovative**

Maximising the potential benefit of the relationship with nearby Cullompton and the envisaged scale of development and critical mass at Culm Garden Village will help secure the timely and up front delivery of services and facilities such as schools, neighbourhood centres, health and leisure provision and new employment space. Continually seeking to employ innovative techniques in design, planning, implementation, management and governance will create a strong, self-sufficient and socially inclusive community and place.

# 5

# CONCEPT PROPOSALS



**Q22:** What are your views on the Concept for Culm Garden Village as shown in the Concept Plan?

The consideration and understanding of the potential garden village area alongside the preparation of the Vision and Principles for Culm Garden Village and the engagement and discussions with the local community and stakeholders has informed the evolution of an initial concept plan and set of proposals that are illustrated on the accompanying diagram. The following paragraphs summarise those initial conceptual proposals which seek to articulate the Vision and Principles and set out what type of place Culm Garden Village could be and which will be used to steer the development of Culm Garden Village and its master plan in due course.

### EMBED THE COUNTRYSIDE WITHIN THE GARDEN VILLAGE

The initial thinking about the development has been structured around access to the countryside, greenspace and watercourses, a central concept being a “green triangle” comprising a water park in the north, a strong ridgeline to the south west, and a wooded area to the east, linked by a network of pathways, sporting and recreational provision.

### A WELL CONNECTED & INTEGRATED NEW PLACE

The central provision of a local centre, schools and community facilities close to Honiton Road with walking and cycling links to housing, employment, sport and outdoor recreational facilities ensures good connectivity within the garden village and provides a focus for the wider area. Links for all modes of travel across the M5 to Cullompton ensures that the garden village integrates physically and socially with the existing town, and provides access to public transport provision, including to the future railway station.

### CREATING A HEALTHY LIVING ENVIRONMENT

The integration of the countryside as a core characteristic of the garden village underpins healthy lifestyles for those living and working locally. Access to the countryside, parks, allotments and green routes encourages time spent outdoors. Sport, leisure, health and well-being provision is co-located or linked by green routes and provides superb local opportunities for recreation and healthy living.

### LOCALLY DISTINCTIVE WITH WELL DESIGNED NEIGHBOURHOODS & PLACES

Public spaces will be designed around the needs of people and be easily accessible. Culm provides a series of neighbourhoods across the garden village, with strong connections to the local centre, schools and facilities close to Honiton Road. Each neighbourhood will have a character and feel that responds to the local setting and provides a distinctive place.



## COMMUNITY FOCUSED

The initial concept planning for Culm has involved the local community and represents early thinking about how the garden village should be designed to ensure it is valued, safe and accessible for all. Schools, shops, sports, health and leisure facilities are accessible to the whole community and managed and maintained for and by the community to foster a sense of pride of place.



## GREAT HOMES

Residential areas will be easily accessible and provide a mix of house types, tenures and designs that cater for the needs of the whole community. Homes will be well-designed to ensure adaptability to the changing needs of the occupants while high levels of energy efficiency will reduce future running costs.



## AMBITIOUS EMPLOYMENT OPPORTUNITIES

Culm provides a range of job opportunities for existing and future residents. New employment areas have a strong relationship with existing industrial estates and close links with the M5 motorway. Emerging green economy and smart data sectors complement the more traditional jobs providing a range of opportunities and supporting the growth of Exeter as a regional green economy hub. There is a close physical relationship between schools and businesses to ensure that young people have the skills and training they need.



## FUTURE PROOFED – SMART AND SUSTAINABLE

The vision for a smart and sustainable garden village will be integral to future masterplanning that will build on the high level concepts in this document though delivery of new homes and buildings that help to reduce the costs of living through sustainable design and technology and that are digitally and physically well connected. The resulting place is environmentally sensitive and somewhere that enables a strong community to develop that is resilient and adaptable to future changes.



## DELIVERY & STEWARDSHIP

The initial concept planning for Culm has involved the local community and this will continue into the future. Looking to the future, long term strategies and structures will be put in place so that the local community has a real say in how the area develops and how community facilities are managed.

# 6 NEXT STEPS

## How to Make Your Views Known

Copies of the information will also be available and responses are encouraged to be submitted electronically through the online form available on the Culm Garden Village website at:

[www.culmgardenvillage.co.uk/get-involved/](http://www.culmgardenvillage.co.uk/get-involved/)

or through the following email address:

[culmgv@middevon.gov.uk](mailto:culmgv@middevon.gov.uk)

Written responses to this document can also be posted/delivered to:

Tina Maryan  
Area Planning Officer, Major Projects Cullompton  
Growth, Economy and Delivery Team  
Mid Devon District Council  
Phoenix House  
Phoenix Lane  
Tiverton EX16 6PP

Informal views may be expressed and questions answered at public exhibitions/workshops which will be held on dates to be advertised on the Mid Devon Council Website; the Culm Garden Village Website and in local

press and media. All written responses will be treated as public documents and published on the Council's website after the consultation ends. Personal information such as email addresses and signatures will not be published.

This document outlines the emerging Vision and Principles for development of the garden village and an initial draft Concept Plan for consultation.

Following public consultation on this document, the Vision and Concepts document will be finalised, informed by the feedback received. The document will be used to guide development of the garden village.

Consultation on this document is taking place alongside consultation a Masterplan Supplementary Planning Document Issues Opportunities and Concepts document for the East Cullompton allocation in the emerging Mid Devon Local Plan Review, which will form the first phase of the garden village.

The Vision, Principles and Concepts document and the Supplementary Planning Document on the emerging East Cullompton allocation are subject to adoption of planning policies relating to the East Cullompton allocation in the Mid Devon Local Plan Review, and the inclusion of the garden village as a proposed allocation in the Greater Exeter Strategic Plan.

The Mid Devon Local Plan Review has been submitted for examination. Hearings have taken place on the part of the part of the Plan related to development at Junction 27 of the M5 motorway and related housing allocations. Hearings for the remainder of the Plan, including the East Cullompton allocation, are expected to take place late early 2019, following which, if the Plan is found sound, it will be adopted by Mid Devon Council.

It is expected that a first draft of the Greater Exeter Strategic Plan will be out for public consultation during the summer of 2019, following which it will need to be revised to take into account consultee feedback.

# Questions

We have asked questions throughout this document to help focus debate. These questions are listed below to act as a reference point.

**Q1:** Culm Garden Village is a working name for the new settlement to the east of Cullompton. Do you have any ideas for a name for the new garden village and reasons why you have selected this name?

**Q2:** Are there other significant constraints or opportunities that the master planning process at Culm Garden Village needs to take into account?

**Q3:** Do you agree with the emerging Vision for Culm Garden Village? What other aspects should the vision include or what should be taken out of it?

**Q4:** Do you agree that embedding the countryside should be one of the 9 key principles?

**Q5:** Do you agree that the following objectives are the right ones to deliver that principle or should the emphasis be on other priorities, and if so, what are they?

**Q6:** Do you agree that a well-connected and integrated new place should be one of the 9 key principles?

**Q7:** Do you agree that the following objectives are the right ones to deliver that principle or should the emphasis be on other priorities, and if so, what are they?

**Q8:** Do you agree that creating a healthy living environment should be one of the 9 key principles?

**Q9:** Do you agree that the following related objectives are the right ones to deliver that principle or should the emphasis be on other priorities, and if so, what are they?

**Q10:** Do you agree that locally distinctive with well designed neighbourhoods and places should be one of the 9 key principles?

**Q11:** Do you agree that the following objectives are the right ones to deliver that principle or should the emphasis be on other priorities, and if so, what are they?

**Q12:** Do you agree that being community focused should be one of the 9 key principles?

**Q13:** Do you agree that the following objectives are the right ones to deliver that principle or should the emphasis be on other priorities, and if so, what are they?

**Q14:** Do you agree that delivery of great homes should be one of the 9 key principles?

**Q15:** Do you agree that the following objectives are the right ones to deliver that principle or should the emphasis be on other priorities, and if so, what are they?

**Q16:** Do you agree that creating ambitious employment opportunities should be one of the 9 key principles?

**Q17:** Do you agree that the following objectives are the right ones to deliver that principle or should the emphasis be on other priorities, and if so, what are they?

**Q18:** Do you agree that creating a smart and sustainable community should be one of the 9 key principles?

**Q19:** Do you agree that the following objectives are the right ones to deliver that principle or should the emphasis be on other priorities, and if so, what are they?

**Q20:** Do you agree that delivery and stewardship should be one of the 9 key principles?

**Q21:** Do you agree that the following objectives are the right ones to deliver that principle or should the emphasis be on other priorities, and if so, what are they?

**Q22:** What are your views on the Concept for Culm Garden Village as shown in the Concept Plan?



