

REPORT OF THE HEAD OF PLANNING, ECONOMY AND REGENERATION

**PHASE 1, CULM GARDEN VILLAGE – EAST CULLOMPTON MASTERPLAN SPD:
ISSUES, OPPORTUNITIES AND CONCEPTS**

Cabinet Member Cllr Richard Chesterton
Responsible Officer Jenny Clifford, Head of Planning, Economy and
Regeneration

Reason for Report:

1. To submit information on the East Cullompton Masterplan SPD Issues, Opportunities and Concepts document and seek approval for Stage 1 public consultation on the material.

RECOMMENDATION:

1. That the document at Appendix 2 is approved for Stage 1 public consultation.
2. That Cabinet approves the proposed amendments to the document set out in Appendix 1.
3. That delegated authority be given to the Head of Planning, Economy and Regeneration in consultation with the Cabinet Member for Planning and Economic Regeneration to finalise consultation material.

Relationship to Corporate Plan: The garden village project contributes to all four corporate priorities of economy, homes, community and environment and is central to the delivery of many of the aims identified within the Corporate Plan. It is a significant strategic project with a national profile.

Financial Implications: This significant project requires financial resources to continue progress towards delivery. Capacity funding from Homes England's Garden Villages and Towns Programme to advance the project has been received over the past two years. Continued financial support from capacity funding is critical to adequately resource the project. This capacity funding is conditional on progress being made with the project in line with the Council's place making aspirations and to meet the Government's requirements.

Legal Implications: None anticipated at this time.

Risk Assessment: If progress on masterplanning the garden village is delayed, the Council may become vulnerable to speculative planning applications being submitted which do not accord with the Council's aspirations for the garden village and which could lead to unsustainable and uncoordinated development which would not meet policy requirements for essential infrastructure, open space and local services. One of the Government's priorities is the delivery of housing, the achievement of which is

increasingly linked to future success of funding bids. The ability to show progress against key milestones in the delivery plan for the project is of increasing importance.

Establishment of a comprehensive vision and concepts for the development are considered vital to achieving the Council's aspirations for the garden village in terms of community, place making and quality. The absence of such an approach would represent a significant risk to achieving the desired quality outcomes.

Equality Impact Assessment: No equality issues are identified for this report at this stage.

1.0 INTRODUCTION

- 1.1 Policies CU7-CU12 of the Mid Devon Local Plan Review allocate 160 hectares of land to the east of Cullompton for up to 1,750 homes and associated development within the period up to 2033 (with at least 850 houses thereafter). This allocation is intended to form part of a larger garden village proposal. The Local Plan Review has been submitted for examination and hearings are likely to take place in the first part of 2019, with adoption in the summer of 2019 (subject to Planning Inspectorate timetable). Policy CU7 of the Local Plan Review requires comprehensive masterplanning 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. This report is in respect of Stage 1 of this formal consultation.
- 1.2 Culm Garden Village was one of 14 areas awarded garden village status by the Government in January 2017 following a successful expression of interest by the Council. The background to this was summarised and included within the report considered by Cabinet on 6th July 2017.
- 1.3 With Culm Garden Village receiving garden village status, there is a clear intention and direction of travel towards a garden village of significantly greater scale and covering substantial additional land to that currently proposed to be allocated by policy CU7 of the Mid Devon Local Plan Review.
- 1.4 The draft Cullompton 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.
- 1.5 The Greater Exeter Strategic Plan (GESP) is intended as the policy vehicle to allocate the remainder of the Garden Village, subject to the requirements of that plan making process. The garden village project team has been working closely with the GESP team on initial site analysis, emerging policy making and conceptual masterplanning that could enable the delivery of the balance of homes (up to 5,000 homes in total) and associated development. Public

consultation on the draft Plan is expected to take place in the summer of 2019.

- 1.6 Masterplans bridge the gap between planning policy aspiration and its implementation in order to achieve high quality design and create successful places. They also set out key principles that planning applications will need to have regards to in order to be considered acceptable. Additionally, as masterplans often relate to large strategically important sites that are to be delivered in phases over what may be a long time period, they also need to contain flexibility in order to respond to changing circumstances.
- 1.7 Supplementary Planning Documents provide more detail to planning policies and can only be developed in support of adopted planning policies. Whilst they do not form part of the Development Plan, they are a material consideration in the determination of planning applications.
- 1.8 As the garden village is to be allocated through two different plans that are at different stages of development (the GESP is at a very early stage of development), it is not possible to masterplan the whole of the garden village within one masterplan SPD document. At this stage, it is therefore proposed only to develop a detailed Masterplan SPD for the part of the garden village to be allocated under the Mid Devon Local Plan Review (policies CU7-CU12), "East Cullompton".
- 1.9 However, the Council has an aspiration to masterplan the whole of the garden village as one, rather than in parts. This is difficult as only part of the garden village has an emerging allocation, and the boundaries of the whole are not yet known.
- 1.10 In looking to respond positively to this context, the opportunity is being taken now to develop and determine the key choices and decisions for the initial East Cullompton Masterplan 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 benefits to the overall outcomes and placemaking by better informing key decisions and choices in the Masterplan SPD document.
- 1.11 It is therefore proposed to bring two documents to Cabinet to go out for stage 1 public consultation at the same time:
 - A) A draft Vision and Concept document for the whole garden village; and
 - B) An Issues, Opportunities and Concepts document relating to Stage 1 consultation on a Masterplan SPD for the East Cullompton allocation only.

This report is in respect of document B) a Stage 1 Issues and Opportunities document in respect of a Masterplan SPD for the East Cullompton allocation (**Appendix 2** to this report).

Draft document A) is subject to a separate Cabinet Report.

2.0 BACKGROUND WORK AND ENGAGEMENT TO DATE

- 2.1 A range of studies have been carried out by the land promoters in order to establish the constraints of the site. The following is a list of background information that has informed the production of the Masterplan SPD Issues and Opportunities document. This background material will be available on the website to inform the consultation process.
- Strategic site options landscape and visual appraisal by Peter Brett Associated dated September 2014 (prepared for the Local Plan Review)
 - Landscape and visual impact appraisal by Pegasus Group dated September 2017
 - Phase 1 habitat survey by DBRC dated June 2014 (Prepared for the Local Plan Review)
 - Preliminary ecological appraisal by Ethos Environmental Planning dated September 2016
 - Archaeology and built heritage statement by Pegasus Group dated July 2017
 - Preliminary flood risk and drainage by Aecom dated December 2017
- 2.2 Two workshops have been held with technical stakeholders such as landscape architects, ecologists, highways officers, urban designers, flood risk and drainage specialists, education and housing officers, and leisure and health professionals. The first of these looked at the constraints of the wider garden village area based on background work carried out by the technical stakeholders, for example, green corridors, heritage assets, biodiversity assets, and flood zones. The second built on this first workshop, looking at how the development of the garden village might be informed by these constraints, for example starting with the landscape. The second workshop also considered a potential vision and started to think about key principles by which the garden village should be developed.
- 2.3 Two workshops were also held with the Culm Garden Village Community Stakeholder Forum. The 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 first workshop looked at a potential vision and key principles, and the second looked at how the garden village might develop.
- 2.4 The outputs from these workshops formed the basis of the Vision and Concept document the subject of a separate report, as well as informing the work carried out on the Masterplan SPD Issues, Opportunities and Concepts document, the subject of this report.

3.0 **SCOPE AND PURPOSE OF THE DOCUMENT**

- 3.1 As required by the Council's Statement of Community Involvement, two formal stages of consultation will take place on the Masterplan SPD. This document represents a 'Stage 1' consultation. The document outlines the emerging local planning policy context and the initial vision and principles for the site, before going on to summarise the masterplanning evidence base to date and the subsequent issues that have been identified. The document then

proceeds to outline initial development opportunities for delivery of the vision and principles.

- 3.2 To ensure that the garden village is planned holistically, a Vision and Concept document for the entire garden village has also been prepared and will be published for consultation alongside the East Cullompton Masterplan SPD Issues, Opportunities and Concepts document. The Masterplan SPD draws on these principles and concepts and ensures that the 'East Cullompton Masterplan' delivers appropriate parts of the overall Culm Garden Village vision, whilst also delivering a cohesive place within the emerging allocation area and statutory policy context.
- 3.3 Feedback from public consultation will help to shape the final version of the Masterplan SPD which, when adopted, will support the Local Plan, to help guide the development of the proposed allocation and the wider garden village.
- 3.4 A formal 'Stage 2' consultation is programmed for late Summer 2019, and will draw on the comments received, further engagement, evidence gathering and options testing to propose a full and final version of the Masterplan SPD.

4.0 **ISSUES, OPPORTUNITIES AND CONCEPTS**

- 4.1 The draft East Cullompton Masterplan SPD Issues, Opportunities and Concepts document is set out within 6 sections.
- 4.2 Section 1 sets out the scope and purpose of the document and outlines the relationship of the Masterplan SPD to the garden village Vision and Concept document, and the relevant planning policy.
- 4.3 Section 2 sets out the emerging Vision, Principles and Concept for the wider garden village as these also relate to and inform the design of the East Cullompton allocation.
- 4.4 Section 3 briefly summarises and maps each of the background studies listed in Section 2 of this report, and shows these individual elements on a composite constraints plan.
- 4.5 Section 4 sets out masterplanning opportunities and concepts in relation to a number of topic areas that link to the key principles outlined in the Vision and Concept document:
- Masterplanning opportunities and concepts
 - A well connected and integrated new place – travel and movement
 - Creating a healthy living environment
 - Locally distinctive and community focussed with well-designed neighbourhoods, places and great homes
 - Ambitious employment opportunities
 - Delivery & stewardship
 - Future proofed – smart and sustainable

Section 4 also outlines a potential scope of content for the draft Masterplan SPD.

4.6 Section 5 sets out how to comment on the document.

4.7 Section 6 repeats and sets out on one page all the consultation questions asked throughout the document.

5.0 PUBLIC CONSULTATION ARRANGEMENTS

5.1 Stage 1 public consultation is proposed to take place over a 6 week period from 18th January 2019 until 1st March 2019.

5.2 Means of consultation will include staffed events in Cullompton and Kentisbeare, and non-staffed exhibition material displays to be left in place for the entire consultation period (venues to be confirmed).

5.3 At least one permanent exhibition is proposed during the consultation period and consultation material will also be posted on the Culm Garden Village website.

5.4 Publicity arrangements are to include press releases, social media posts, video on Devon Live, posters, and letters to residents within and adjoining the proposed garden village area.

5.5 A detailed consultation plan is being drawn up including actions on how to reach all members of the community, including hard to reach groups.

6.0 SUGGESTED AMENDMENTS TO THE DOCUMENT

6.1 The draft Masterplan SPD Issues, Opportunities and Concepts document has been presented to the following meetings:

- Community Stakeholder Forum on 10th December 2018
- Cullompton Town Council and Kentisbeare Parish Council on 10th December 2018
- Informal Cabinet on 13th December 2018
- Planning Policy Advisory Group on 13th December 2018.

At these meetings points were raised that have resulted in a number of suggested amendments to the document. These suggested amendments are set out in **Appendix 1** to this report. Cabinet are requested to consider these amendments and it is recommended that they are incorporated into the document before public consultation commences.

7.0 CONCLUSIONS

7.1 East Cullompton Masterplan SPD Issues, Opportunities and Concepts document outlines the emerging local planning policy context and the initial vision and principles for the site, before going on to summarise the masterplanning evidence base to date and the subsequent issues that have

been identified. The document then proceeds to outline initial development opportunities for delivery of the vision and principles.

7.2 The Masterplan SPD Issues, Opportunities and Concepts document will be published alongside a Vision and Concept document that will be used to set the ambition for the entire garden village and ensure that it is delivered in a way that meets local expectations.

7.3 Feedback from public consultation will help to shape the final version of the Masterplan SPD which, when adopted, will support the Local Plan, and guide the development of the proposed allocation.

Contact for any more information	Tina Maryan, Area Planning Officer 01884 234336 tmaryan@middevon.gov.uk
Background Papers	Cabinet report 9 th June 2016 DCLG prospectus locally led garden villages, towns and cities https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Local-ly-led_garden_villages_towns_and_cities.pdf Culm Garden village Expression of interest https://www.middevon.gov.uk/media/342814/culm-garden-village-mid-devon-eoi-submission_low-res2.pdf Cabinet report 6 th July 2017
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