

EAST CULLOMPTON

MASTERPLAN SUPPLEMENTARY PLANNING DOCUMENT
STAGE 1: ISSUES, OPPORTUNITIES AND CONCEPTS CONSULTATION
DECEMBER 2018



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Scope and Purpose & Relationship to Garden Village Status

On 2nd January 2017, the Government announced plans for a number of new Garden Villages and Towns across the country, including Culm Garden Village. The long term potential for the Garden Village is to deliver up to 5,000 sustainable new homes, as well as employment, shops, schools, healthcare facilities and leisure opportunities including the potential for new sports facilities and a country park.

East Cullompton is proposed to be allocated for strategic development in the emerging Mid Devon Local Plan (2013-33). It will form the first phase of the Garden Village to be masterplanned and is the subject of this Masterplan Supplementary Planning Document (SPD). The remainder of the potential Garden Village land has yet to be formally identified and it is intended that this be allocated through the emerging Greater Exeter Strategic Plan.

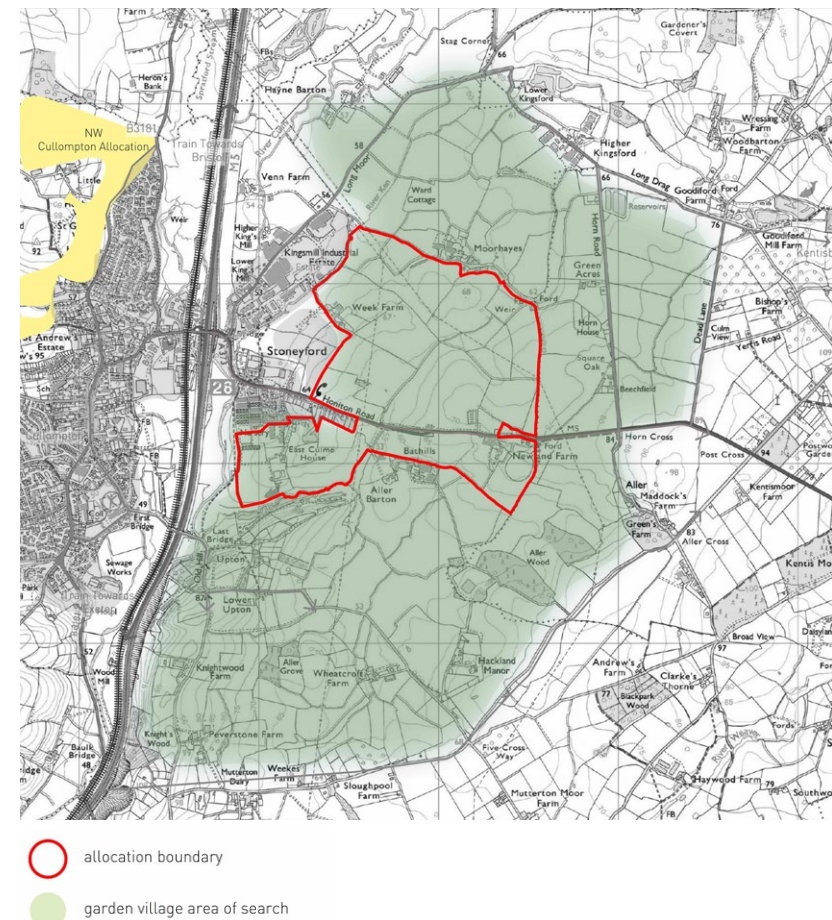
Two formal stages of consultation will take place on the Masterplan SPD. This document represents a 'Stage 1' consultation. It outlines the emerging local planning policy context and the initial vision and principles for the site, before going on to summarise the masterplanning evidence base to date and the subsequent issues that have been identified. The document then proceeds to outline initial development options and opportunities for delivery of the vision and principles.

To ensure that the Garden Village is planned holistically, a Vision & Concept document for Culm Garden Village has also been prepared and has been published for consultation alongside this Stage 1 Masterplan SPD. The sets out a vision and series of guiding principles along with an initial concept plan for the Garden Village. The East Cullompton Masterplan SPD will draw on these principles and concept and ensure that the 'East Cullompton Masterplan' delivers as the first part of the overall Culm Garden Village vision, whilst also delivering a cohesive place within the emerging allocation area and statutory policy context.

Residents, businesses, and other stakeholders are invited to provide comments and feedback on the content of this document using the details provided at the end of this document. These comments 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. A series of questions are posed within this consultation document to help focus responses on the key issues and opportunities. Interested parties are invited to respond to these, whilst also providing any other general comments that they may wish to make.

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 SPD.

Figure 1 – East Cullompton Allocation Boundary and Indicative Garden Village area of search

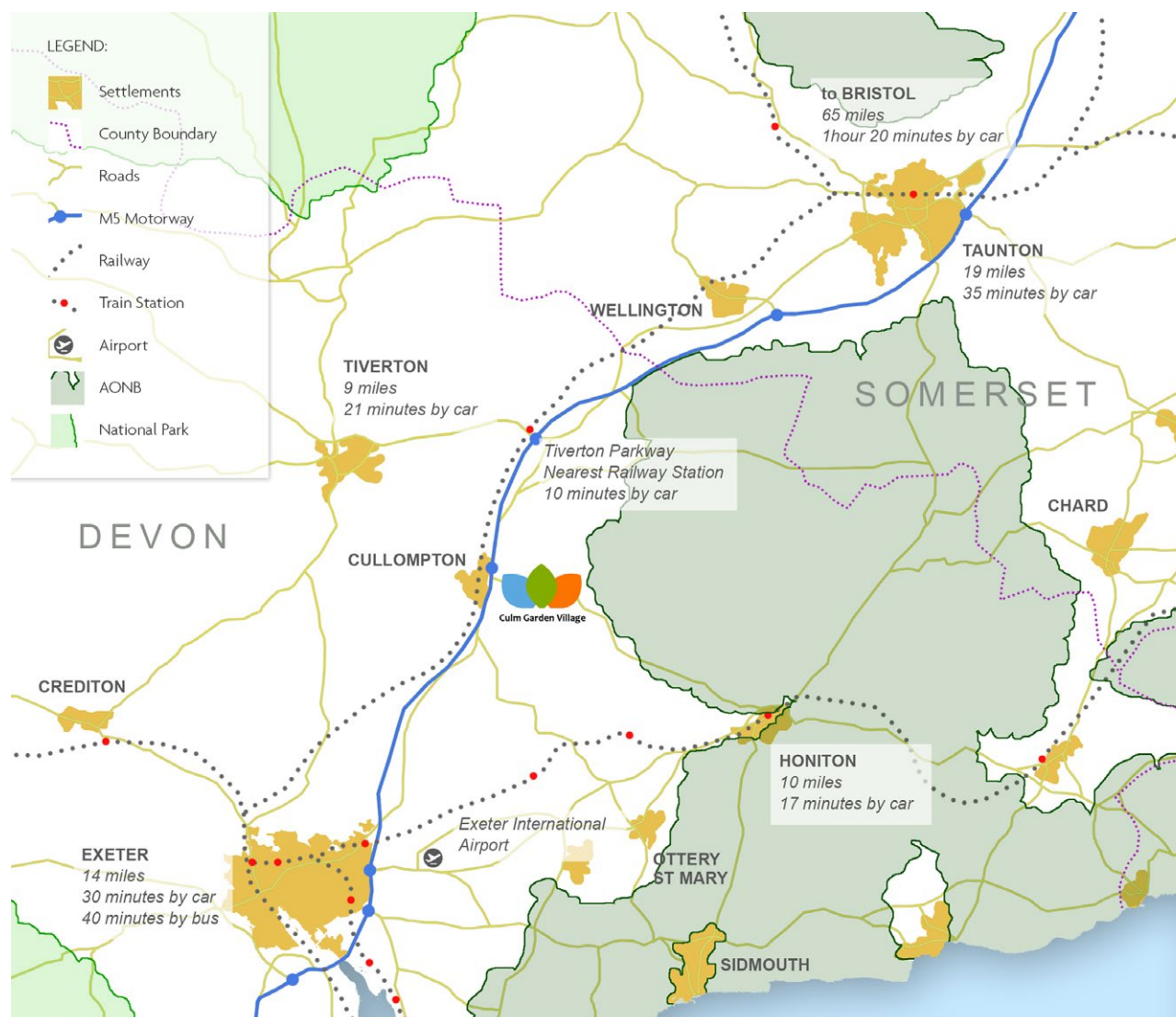


Sub Regional Context

East Cullompton is strategically located to the east of Cullompton, off Junction 28 of the M5. It is on a broadly south-west – north-east axis between Exeter and Taunton, which are both around 25 minutes away. This axis also benefits from a mainline rail connection and there is potential to re-open the train station at Cullompton, directly related to the development of east Cullompton/Culm Garden Village to improve the area's accessibility credentials.

To the north-west and south-east additional employment/service centres at Tiverton and Honiton are around 20 minutes away. There are opportunities to strengthen local bus service frequencies on this axis. In order to support delivery at East Cullompton issues at Junction 28 of the M5 motorway will need to be addressed and a relief road for the town centre provided. A strategic solution to motorway access also brings the potential to create alternative crossing points between Cullompton and East Cullompton.

Figure 2 – East Cullompton in Regional Context



Emerging Planning Policy Context

Mid Devon District Council Local Plan

The Mid Devon Local Plan for the period 2013-2033 was submitted for examination in March 2017. Once adopted the new Local Plan will form the Development Plan for the area, replacing the 2006-2026 Core Strategy and associated Development Plan Documents (DPDs). The key policies from the emerging local plan are summarised below:

Policy S2 [Amount and Distribution of Development] sets out the district's housing requirement for the plan period (2013-2033) of 7,860 dwellings. Central to the spatial strategy is the role of Cullompton in meeting the district's long-term development needs.

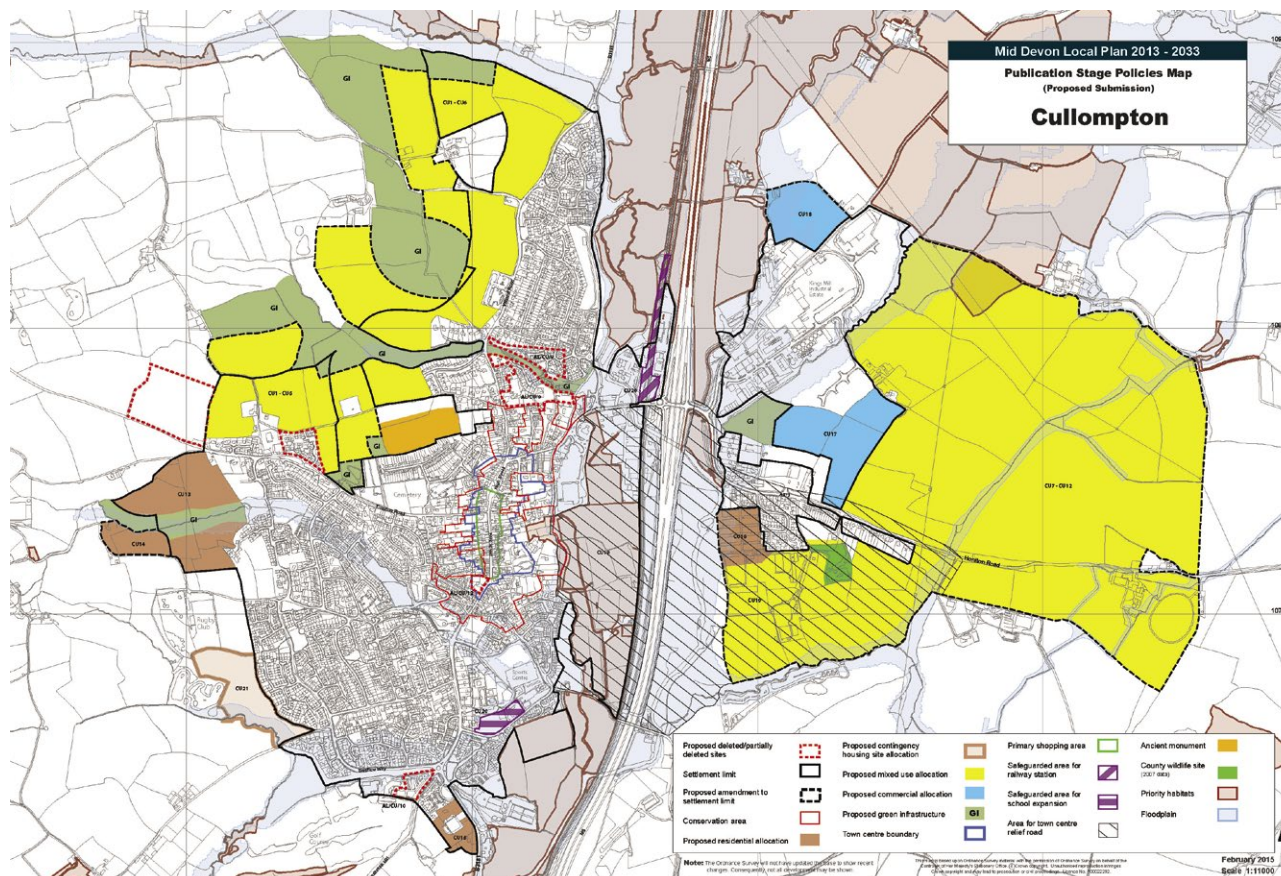
Policy S11 [Cullompton] sets out a long-term vision for Cullompton to develop as a fast-growing market town with a strategic role in the hierarchy of settlements in Mid Devon. Cullompton is to become the strategic focus of new development, reflecting its accessibility, economic potential and environmental capacity, especially to the east of the M5. This strategy will improve access to housing and employment opportunities. There will be significant improvements to the town's infrastructure and connectivity, potentially including the reopening of the railway station; M5 access and junction improvements; a relief road for the town centre; and improved services for its population and nearby rural areas.

At Cullompton approximately 3,930 dwellings of which 900 will be affordable, and 73,500 square metres of commercial floor space are to be provided over the plan period.

Policy CU7 [East Cullompton] allocates a site of 160 hectares to the east of Junction 28 of the M5 for the development of an area of new settlement.

Policy CU7 sets out a number of development requirements, covering a range of matters. Criteria (a) – (d) set out the headline quantitative requirements for the East Cullompton allocation. →

Figure 3 – Mid Devon Local Plan 2013-2033 Publication Stage Policies Map for Cullompton



- a) *“It is expected to deliver 1,750 new homes to 2033 with at least 850 coming forward thereafter;*
- b) *28% of housing is to be affordable, inclusive of extra care housing and 10 gypsy and traveller pitches, subject to viability considerations at planning application stage;*
- c) *5% of housing is to be provided as serviced plots for sale to self-builders; and*
- d) *20,000 sqm of commercial floorspace is to be provided to 2033, with a further 12,000 sqm thereafter, inclusive of a care home or retirement complex, retail development of a scale appropriate to the new settlement and its relationship with Cullompton, and other uses such as office space, hotel rooms and leisure uses.”*

The allocation is therefore expected to deliver at least 2,600 homes. Of these, 728 homes will be ‘affordable’ (subject to viability) and 1,872 will be sold on the open market. 5% of all the housing plots are to be available for self-build, which equates to 130 plots.

Criteria (e) – (l) of Policy CU7 cover issues relating to strategic green infrastructure, transport, environmental protection, mitigation and enhancement, school places, carbon reduction and air quality, and archaeological investigations. The site-specific planning policy requirements in relation to these matters is set out in detail under Policies CU8-CU12. They set out additional requirements such as 40ha for green infrastructure and 2ha for a local centre.

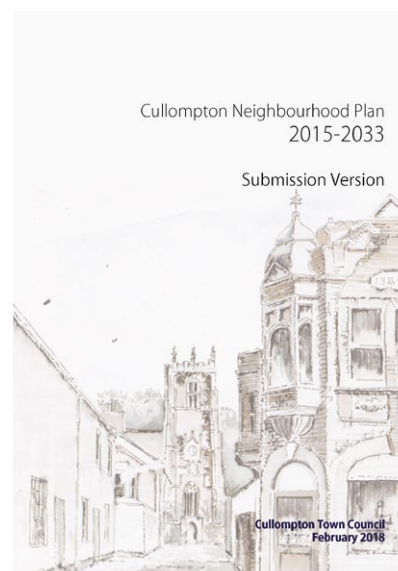
Criterion (m) requires a phasing strategy for the allocation to set out an agreed viable relationship between development and infrastructure, and criterion (n) requires:

“Comprehensive masterplanning and the adoption of a Masterplan as an SPD before any planning application is determined. It also requires that the Masterplan be subject to two phases of public consultation.”

Cullompton Neighbourhood Plan

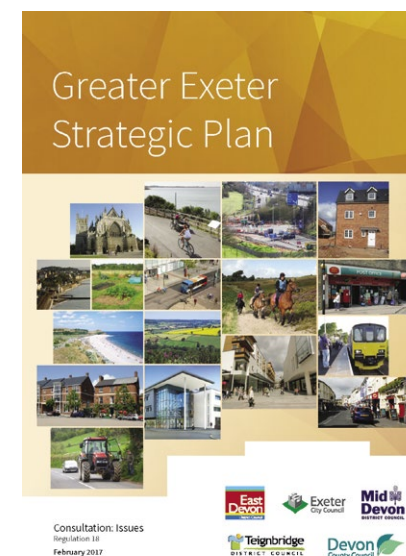
A draft Neighbourhood Plan was published for consultation in March 2017. Cullompton Town Council and the Neighbourhood Plan Steering Group support the East Cullompton allocation and wider Garden Village concept in principle. However, that support is conditional upon establishing a joined-up approach that ensures the area of new settlement is properly integrated with the rest of the parish area. The masterplanning should enable the community, through the Town Council and its neighbourhood planning group, to participate in a meaningful way.

Policy SD06 of the Draft Cullompton Neighbourhood Plan builds on the Mid Devon Local Plan in respect of the key masterplanning objectives. The aspiration is for development to the east of the M5 to become an integral part of the community of Cullompton. The opportunity to create leisure provision for the whole population of Cullompton, such as a country park and a sports zone, is promoted as an ambition for the Masterplan for the wider project.



Greater Exeter Strategic Plan

The Greater Exeter Strategic Plan (GESP) will be the statutory process by which the full extent of Culm Garden Village could be identified for development via the planning system. Decisions will be subject to sustainability appraisal, discussions between the GESP authorities and further public consultation to establish whether a larger project, and at what scale, would form part of an appropriate strategy for the Greater Exeter Plan area. A first draft of the Greater Exeter Plan will be published during the Summer of 2019.

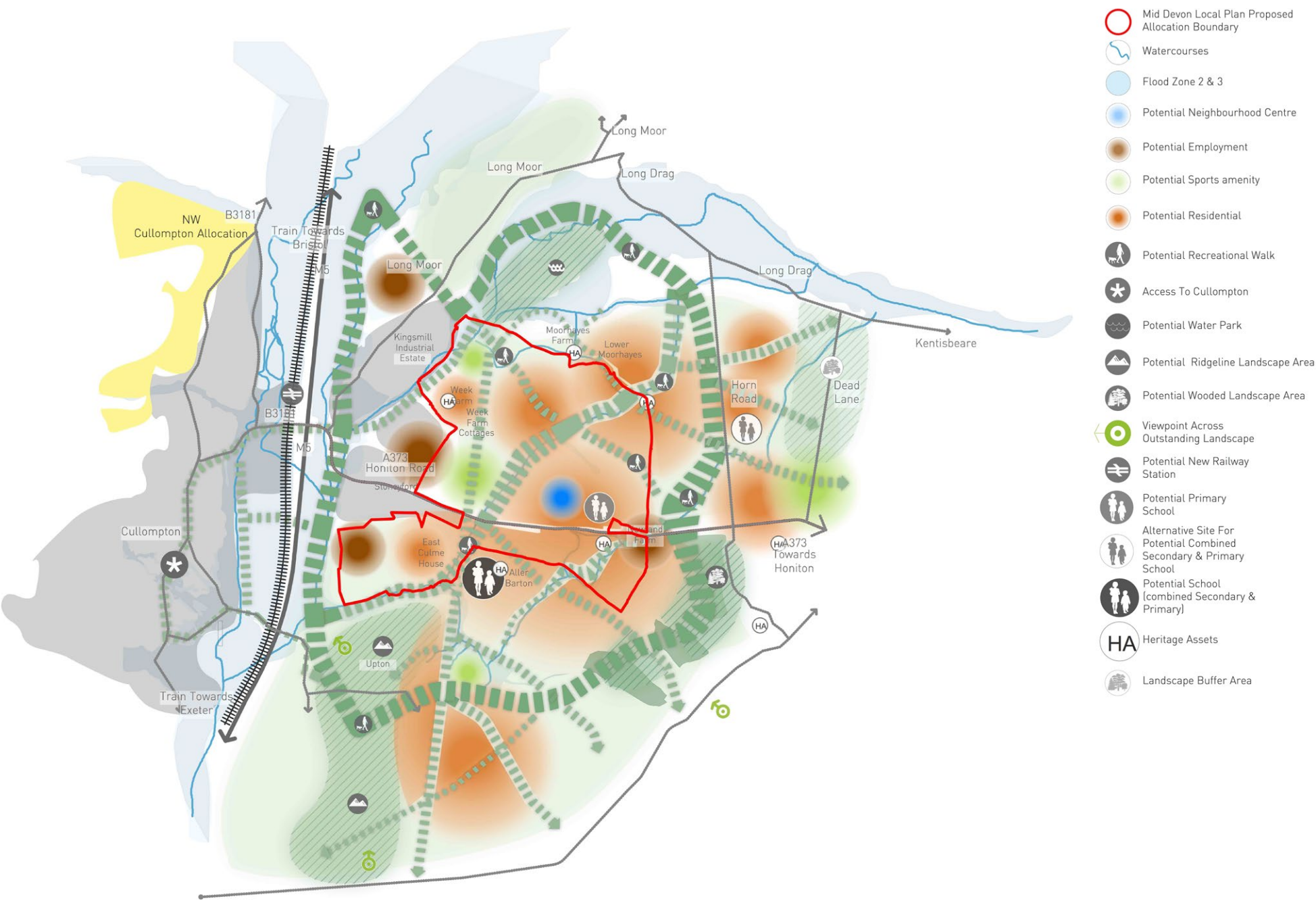


Garden village status brings with it a high expectation of quality social infrastructure, economic opportunity and environmental enhancement, in a visually rich setting of buildings, streets and open spaces. To guide this, a draft Vision, 9 Key Principles and a Concept Plan have been developed and are reproduced in the following pages. These are set out in more detail in a Vision & Concept proposals document, also subject to public consultation alongside this Masterplan SPD.

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 masterplanning 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.



Figure 4 – Concept Plan



Culm Garden Village 9 Key Principles

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 and biodiversity resources and enhancements.

A WELL CONNECTED AND INTEGRATED NEW PLACE



Creating a new Garden Village and community that is well connected and integrated both within the boundaries of the settlement but also with the existing community of nearby Cullompton and areas beyond such as Exeter and Taunton.

CREATING A HEALTHY ENVIRONMENT AND LIVING



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.

LOCALLY DISTINCTIVE WITH WELL DESIGNED NEIGHBOURHOODS AND 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 of high quality materials.

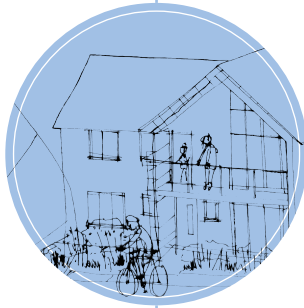
COMMUNITY FOCUSED



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 foster and sustain links between the new and existing communities.

GREAT HOMES



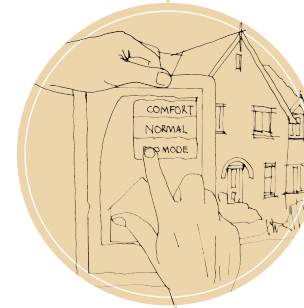
Culm Garden Village provides a unique opportunity to deliver a vibrant new community with homes that people want to live in, in a place where people can live, work, and play for generations to come. Homes will be sustainable, affordable, accessible and adaptable and set within a beautiful landscape,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

AMBITIOUS EMPLOYMENT OPPORTUNITIES



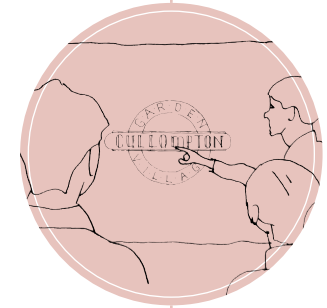
Culm Garden Village is not simply about housing. A broad range of high quality employment opportunities is required to reduce out-commuting and help deliver a sustainable, resilient community. This will be supported by an economy and skills strategy to attract the right people with the right skills and 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.

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.

DELIVERY AND 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.

This section considers the key characteristics of the site to inform the understanding of how to approach delivering the emerging Local Plan Policy for East Cullompton and the vision for Culm Garden Village, it covers:

- Wider Topography and Landscape;
- Local Topography, Landscape Character and Visual Issues;
- Habitats and Species*;
- Heritage;
- Flooding and Drainage;
- Electricity Transmission Lines; and
- Access and Movement.

Wider Topography and Landscape

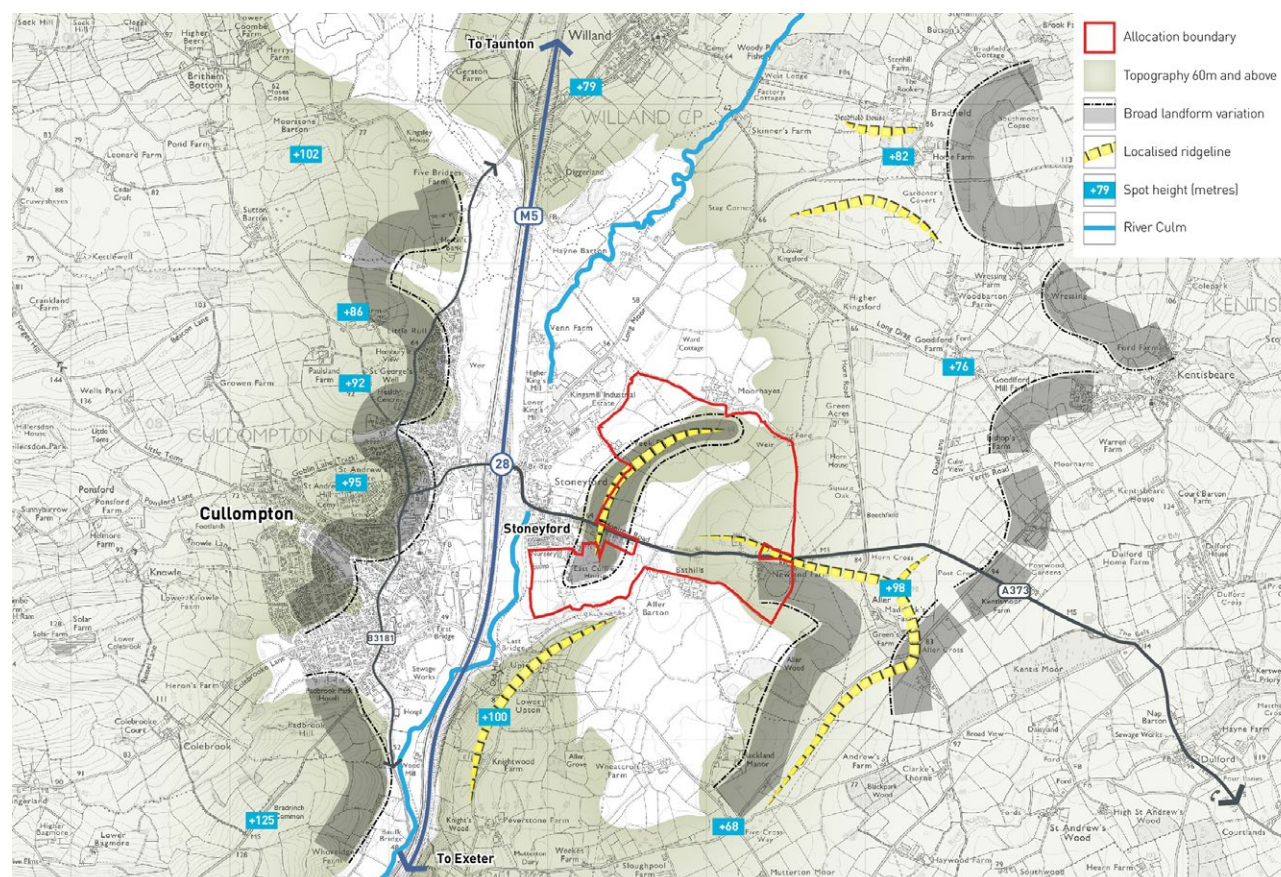
In the landscape surrounding Cullompton, topography is influenced by the transition between the context of the Culm valley and the rolling hills and ridgelines associated with the foothills of the Blackdown Hills Area of Outstanding Natural Beauty (AONB), see figure 4.

To the north-east of Cullompton, the River Culm initially flows through a narrower valley at Uffculme before passing to the south of Willand and into a wider floodplain. This part of the floodplain extends around the north-eastern edge of Cullompton and Stoneyford before the landform begins to rise up to a series of undulating hills and localised ridgelines.

Low, localised ridgelines are present immediately north of Stoneyford and also to the south of Honiton Road, at Upton and Lower Upton; these are distinctive components in the landscape.

Further east, and in the wider landscape, the landform continues to rise, occasionally steeply, at locations close to Aller and Bradfield on the fringes of the Blackdown Hills, such as Blackborough. This area is characterised by a more complex series of interlocking hills with some small scale, and relatively steep sided localised valleys (such as at Kentisbeare).

Figure 5 – Wider Topography and Landscape



* The Landscape and Visual Appraisal (PBA, 2014) and Phase I Habitat Survey (DBRC, 2014) which informed the masterplanning process available to view on the Council's website.

→ The wider study area can very broadly be defined in three distinct areas of landform.

Firstly, the lower lying areas associated with the extended floodplain of the River Culm. These lie to the north-east of the Kingsmill Industrial Estate at Long Moor and along the eastern edge at Horn Road. The floodplain also extends to the south-east of Stoneyford.

Secondly is the subtle, low ridgeline that sits across and to the north of Stoneyford, rising from the floodplain.

Lastly are the surrounding hills and ridgeline that influence the fringes of the wider site area and begin to form a degree of enclosure; these areas extend around the north, east and western edges of the wider site area and rise to form a series of undulating hills.

Local Topography and Landscape Character

The East Cullompton allocation area can be divided into four distinctive areas that have broadly similar landscape characteristics.

Character Areas

To the **north of the Honiton Road** localised topography creates two distinctive low-lying ridgelines and these create a central, shallow valley with a stream which, along with a strong treed hedgerow, distinguishes localised differences in character to the east and west.

To the east of the valley **(A)**, the landform rises gently in a south-easterly direction towards a shallow spur in the vicinity of Newland Farm. As a result, much of the area is out of sight from Honiton Road. This area comprises mainly larger scale field patterns, dominated by one large field, but with remnant sections of hedgerow and trees present. A small area of woodland lies immediately north of the Honiton Road. The eastern boundary of the allocation is currently open, but is based on the alignment of a former hedgerow.

The western area **(B)** exhibits a smaller scale field pattern with more frequent tree cover, including field trees and a small block of woodland set across a more defined localised ridgeline. This area is also influenced by the built form and industrial areas of Stoneyford and the Kingsmill Industrial Estate which reflect the transition of the landscape to the wider settlement fringe of Cullompton and the M5 corridor.

To the **south of Honiton Road**, the western area **(C)** consists of a more intricate network of irregular fields, glass houses, the grounds of East Culme House and a local wildlife site. These are situated on a small spur between the Culm Valley to the west, and off-take of the River Ken to the south, to which the land falls more steeply. It is very enclosed and difficult to locate when looking from the adjacent lanes and its enclosure is reinforced by the short, pronounced ridgeline at Upton; the ridgeline itself forming a local feature in the landscape from which area C is more visible. This part of the site is the most closely related to existing residential development, at Culm Lea.

The eastern area **(D)** is more open than the western, as it falls away to the south from Honiton Road but retains a good association to the road corridor, with roadside hedges tending to screen the site and provide green infrastructure on the northern edge. The boundaries with the land to the south comprise field boundary hedgerows with frequent hedgerow trees, however the landform falls away to the south and south-west, maintaining a connection across to the local landscape context.

Public Rights Of Way (PROW)

There are no public rights of way across the site thereby restricting public accessible viewpoints to the Honiton Road and Horn Road where there are gaps in the hedgerow or fields gates.

There is a footpath to the west of the site along the floor of the shallow Culm Valley, between the M5 and the site boundary. The site is about 5m above the footpath and beyond a hedge, so *its generally not visible from this footpath*.

The extent of views and visibility from the wider site area is variable and subject to the combined effect of landform and vegetation cover. From within the river valley, views to the wider landscape are screened by the combined influence of the low lying, flat landform and vegetation structure along the river corridor. There are, however, some incidental views to localised high points that form features in the landscape, such as the prominent hilltop at Upton.

Otherwise, long distance views are generally limited to other localised high points (e.g. Week Farm to the west and the higher slopes of the Blackdown Hills to the east). These views are often restricted to foreshortened short and medium distance views due to the variations of landform and the layering of vegetation cross the field patterns.

Positive Features and Detracting Components

Positive features of the site are its open rural, nature, the network of hedgerows and hedgerows trees, and the generally enclosed and apparently remote character. The network of hedgerows that follow some of the watercourses are distinctive and will need to be protected, as will the field trees throughout the site.

Detracting components include the two runs of overhead power lines and their pylons, which enter the site in the north-west corner, with one run heading due south across the site and the other running in a roughly south-easterly direction. There has been significant hedge removal north of the Honiton Road. Nearby to the north-western parts of the site, the Kingsmill Industrial Estate also influences the site.

Figure 6 – Localised Landform

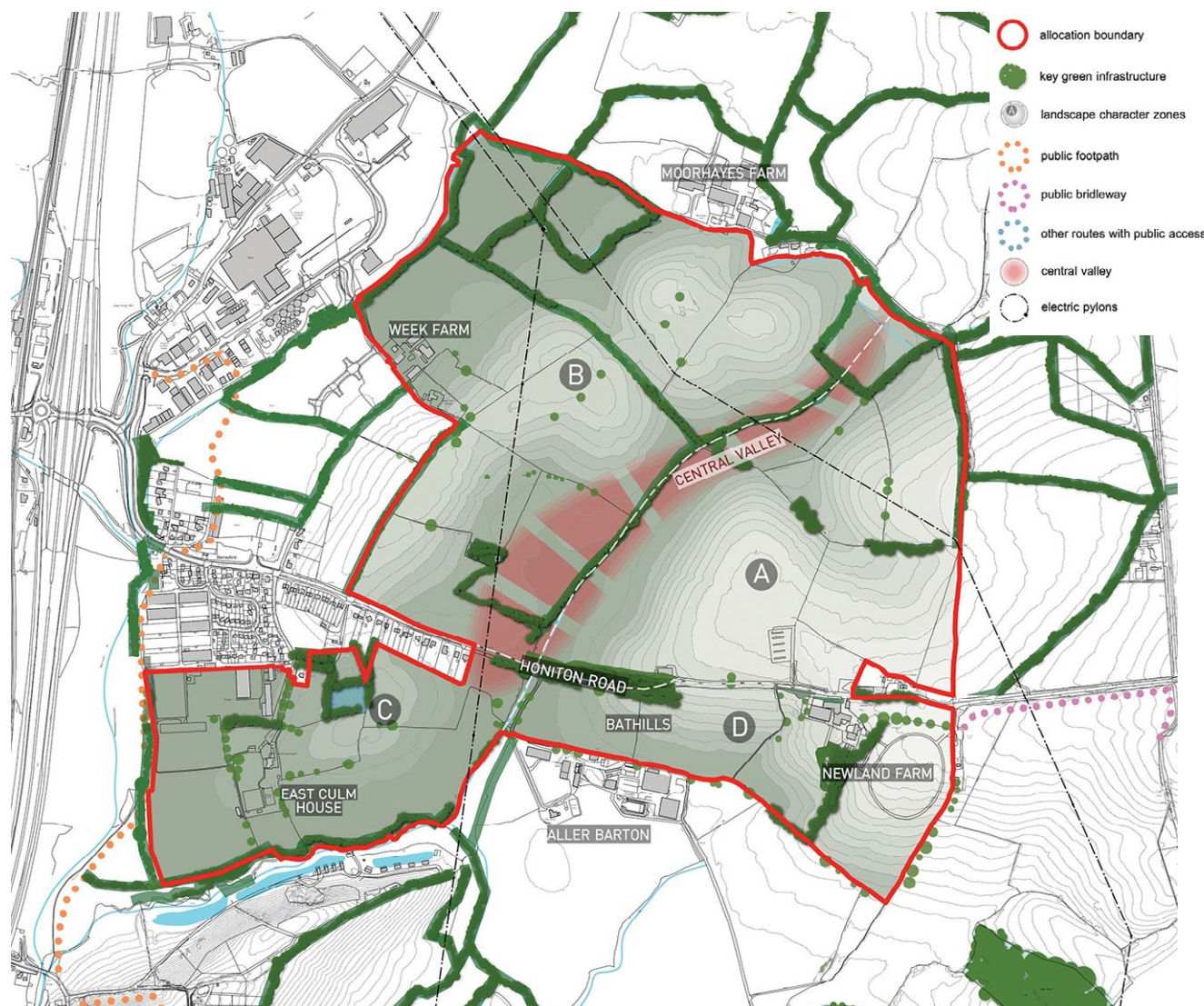


Photo of Landscape Character Area A



Habitats and Species

Preliminary habitat and species surveys identify that the allocation area is dominated by large fields of arable land for the growing of crops, improved grassland and semi-improved grassland for the grazing of livestock. There are also small clumps of woodland and notable lengths of species rich hedgerow, with and without trees. There are a number of small streams and wet and dry ditches that cross the site, a number of which are associated with boundary features. On occasion fields within landscape character area B shown on the plan on the previous page support mature scattered trees such as pedunculate oak.

A pond to the south of Honiton Road is surrounded by mature trees and could support amphibians. There is also a small pond at Newland Farm.

Possible grazing marsh associated with the Culm and the Ken lies to the north and west, whilst ancient woodland at Aller Barton lies to the south.

Protected species have previously been found in the wider environs of the site, and given its connectivity to the wider landscape through mature hedgerows and streams such species may be present. Seasonal species surveys are underway across parts of the allocation to determine whether this is the case.

Figure 7 – Habitat Plan



Heritage

There are no listed buildings in the allocation but there are two Grade II farmhouses with five associated curtilage listed buildings situated immediately to the north, namely:

- Upper Moorhayes Farmhouse including front garden wall;
- Lower Moorhayes.

Figure 7 provides an initial indication of where development should be avoided to protect the setting of these farmhouses. Where development does take place in the vicinity, particular attention and care will need to be taken to its layout, detailing and materials.

There are other historic buildings and features, some of which are non-designated heritage assets at Newlands Farm, Week Farm and East Culme House within the site together with a linhay and historic trackway in the north-east and a short stretch near Week Farm. Buildings associated with Bathill and Aller Barton lie due south of the site. Further afield there are a number of listed buildings at Maddocks Farm, Woodbarton Farm and Bradfield.

The site is located within a wider landscape containing evidence of prehistoric and Roman period activity. There are likely to be below ground remains of early to post medieval activity associated with farmsteads with and adjoining the site.

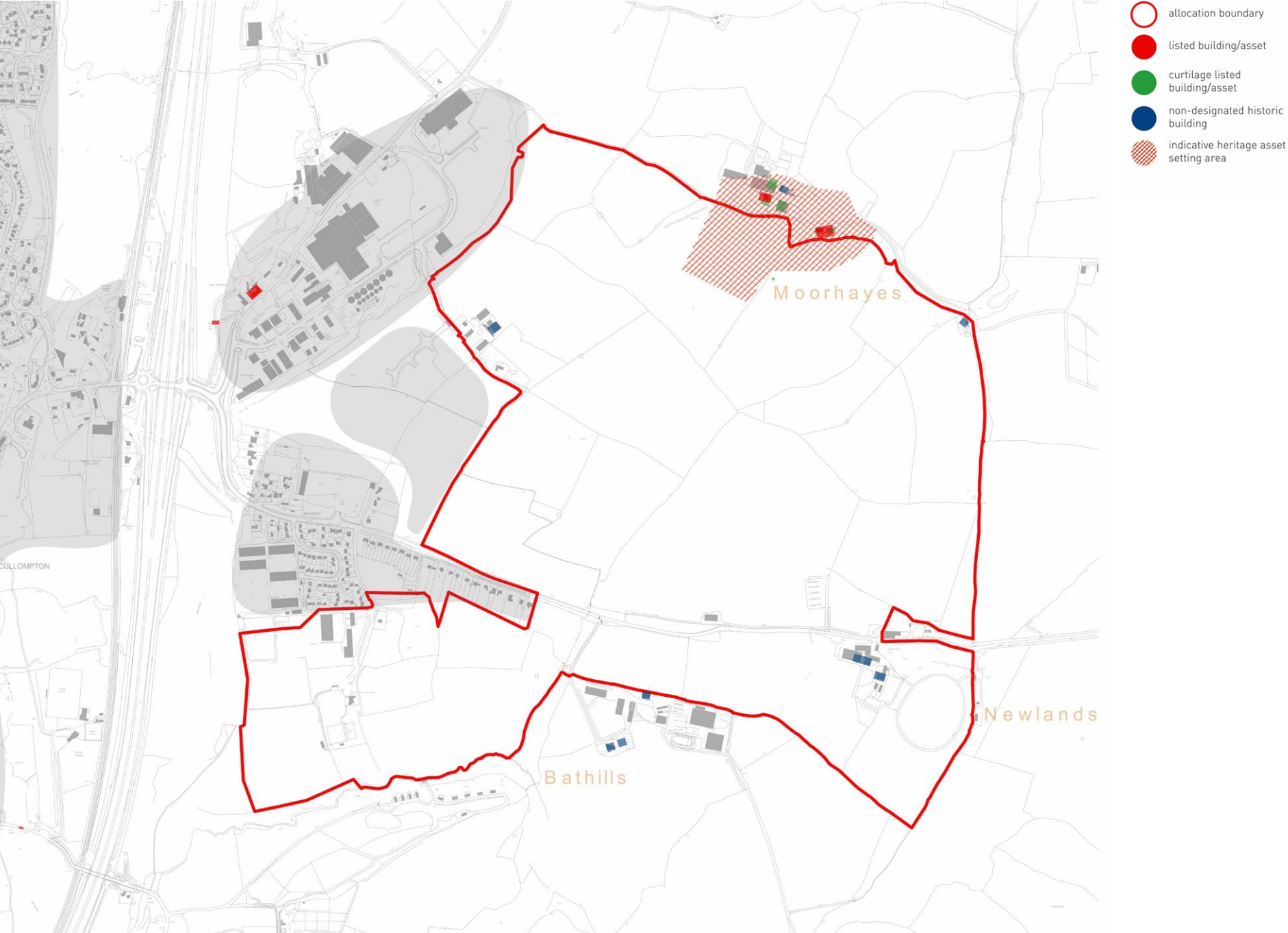


Upper Moorhayes



Lower Moorhayes

Figure 8 – Heritage Plan



MOORHAYES

FARM



Flooding and Drainage

Extensive flooding and drainage analysis is being undertaken with regard to the Garden Village and wider Cullompton area.

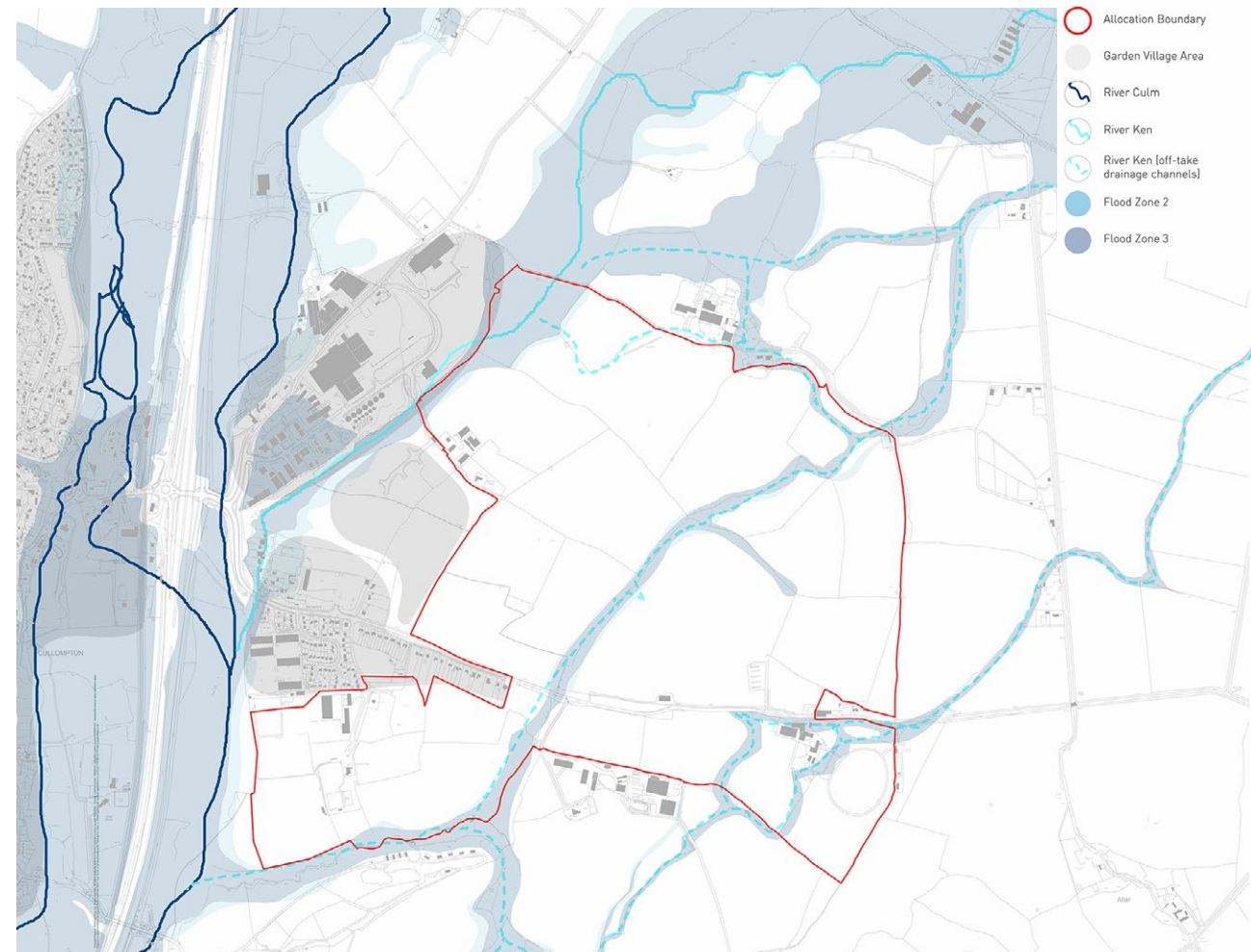
The north-western part of the allocation is affected by flood risk associated with the River Ken as it flows towards the Culm. The central and south-eastern parts of the site are affected by drainage ditches of the River Ken. The central drainage ditch is also heavily tree lined offering the potential for a central green infrastructure spine that could flow into a wider Garden Village area. A similar treatment can be considered for the south-eastern area, as part of a wider longer-term strategy. To the north the River Ken floods a more substantial area and it is here where any future Country or Water Park could be located.

The SPD will provide a strategy for dealing with surface water and determine the number, size and location of the required SUDS features, including the potential for nature based solutions. This will have regard to East Cullompton's status as a demonstration zone as part of the 'Connecting the Culm' flood and water management project.

Much of Cullompton is identified by the Environment Agency as a 'Critical Drainage Area', where there is a need for surface water to be managed to a higher standard than normal to ensure any new development will contribute to a reduction in flooding risks in line with NPPF.

In respect of foul drainage, South West Water has indicated that directing foul flows north to Willand Sewage Treatment Works (approximately 3km away) via a new pumping station and rising main would be its preferred option.

Figure 9 – Watercourses and Fluvial Flood Risk



Electricity Transmission Lines

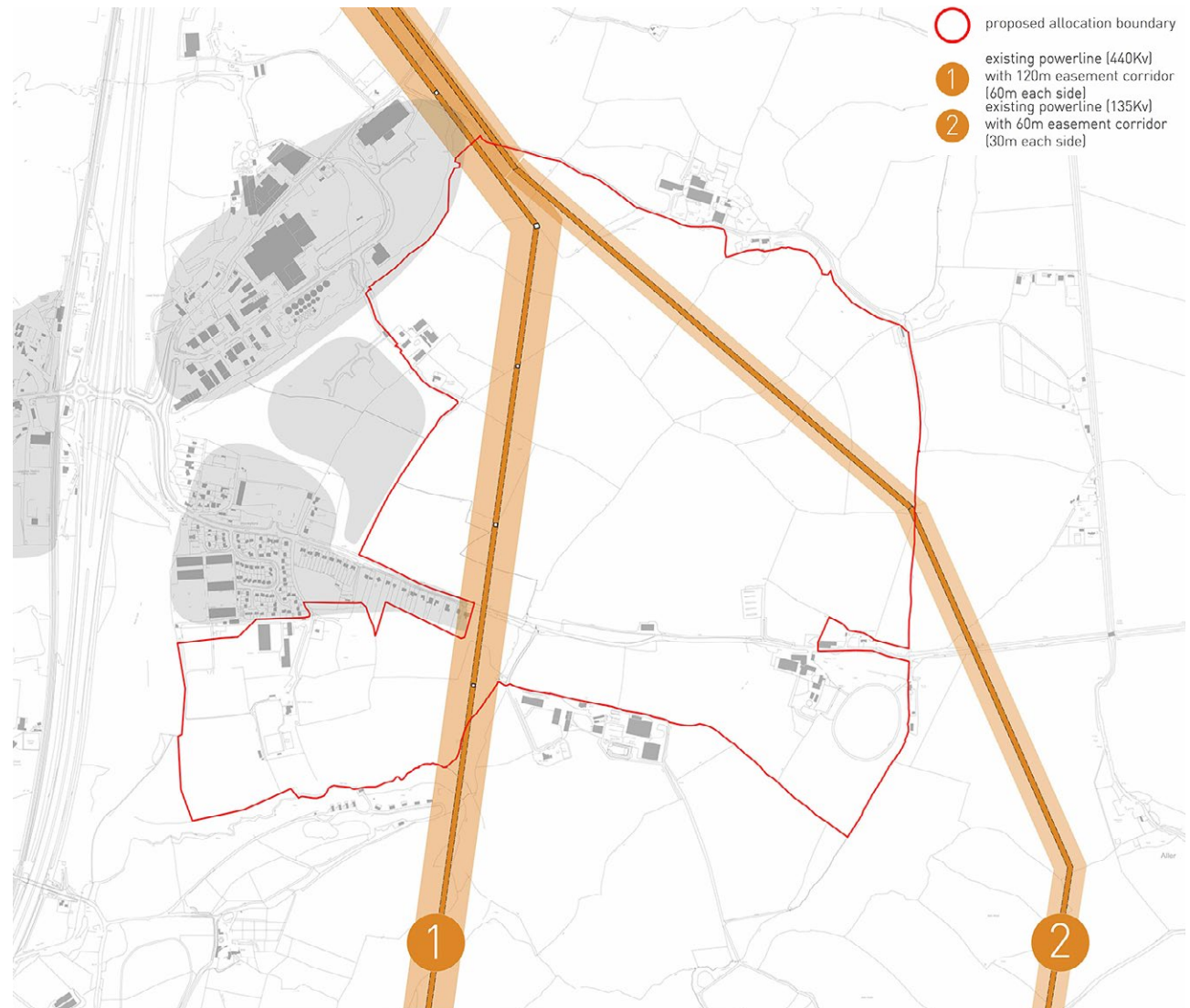
Preliminary infrastructure work has identified the existing utilities within the site. 400kV National Grid (NG) power lines and 132kV Western Power Distribution (WPD) power lines enter the site in the north-west and run in parallel for a short distance, before bisecting the area on different alignments.

The National Grid (400kV) power lines are a fixed constraint and will need to be factored into the masterplanning process, potentially being incorporated into the green infrastructure network. Not only will the easement need respecting, but a residential amenity buffer will need to be established. There is no set formal guidance on the size of easements but a figure of 60m from any dwelling to the centre line of the 440kV transmission lines (i.e. a 120m corridor) is an approach that has been used in planning policy for development to the east of Didcot in South Oxfordshire.

At a detailed level, The National Grid has produced design guidance, in respect of how to Masterplan around transmission lines and treat the space beneath them.

There are options available to reduce the effect of the Western Power Distribution (132kV) power lines. The land over which the lines pass within the site benefits from 'lift and shift' clause over the route easement. This enables the landowner to alter the path of the power lines if an alternative route is available, at the expense of WPD. Land north of the allocation is also in the ownership of the landowner over which the WPD cables currently pass.

Figure 10 – Cables Plan



Access and Movement

Current Local Connections

The site lies to the north (mostly) and south (partly) of the A373 Honiton Road which connects it, over Junction 28 of the M5 motorway, to the roundabout from which the B3181 continues over the railway line on to the town centre. It is about 1.6 miles from Newland Farm to Forge Lane car park behind the High Street and it takes about 5 minutes to drive, 8 minutes to cycle and 30 minutes to walk.

Cullompton Community College is a further 0.5 miles away and it takes about 11 minutes to cycle and 41 minutes to walk. Other local facilities and movement attractors in Cullompton are shown on Figure 10.

Walking, Cycling and Public Transport

Public Footpaths are limited to the immediate west of the allocation where a footpath runs next to the River Culm and connects to Stoneyford and to Old Hill Bridge, connecting to the High Street via a PROW network across the CCA fields or the College and sport centre via Meadow Lane. Routes to the college and the sports centre need to be designed to promote active travel.

Stoneyford is served by the 394 (Cullompton Town Service) and 694 (Honiton Circular) buses, but the services are infrequent. The Bristol to Plymouth Stagecoach Falcon Service operates from a stop at the Weary Traveller on the B3181 Station Road in Cullompton. The main west coast railway line runs alongside the motorway between the site and Cullompton.

Existing Road Network and Accesses

The speed limit along Honiton Road is 30mph from the M5 junction to the end of ribbon housing development, from which point it is 40mph up to Horn Cross and beyond. There is a pavement on both sides of the road, but then pedestrian movement is restricted to the south of the carriageway, ceasing at the change in speed limit.

Suitable access points from the Honiton Road to serve a strategic level of development are limited by its current alignment, topography, areas of woodland, watercourses, National Grid transmission lines and existing housing. A topographical survey is underway to help to establish where new junctions should be formed and their required visibility splays.

To the south of the Honiton Road existing access points serve Culm Lea and new housing at Cummings Nursery.

Policy CU17 [Week Farm] requires that a new access be provided onto Honiton Road. There is some potential for this to connect to Castleman Way and then to Brunel Road, Saunders Way and Kingsmill Road. Brunel Way is within the allocation, thus offering a vehicular, walking and cycling access point to the areas of employment in the west.

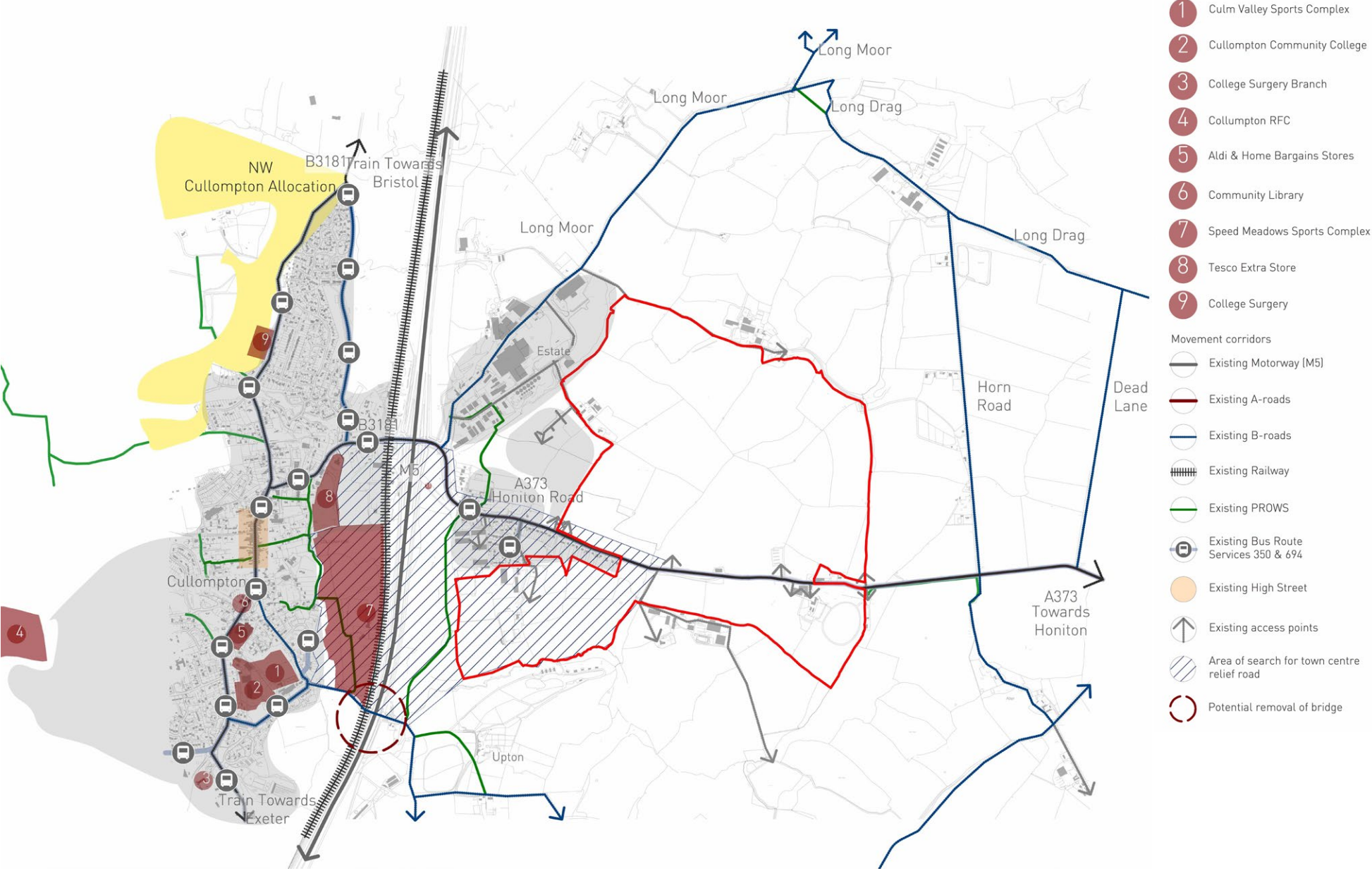
The northern boundary of the allocation comprises a private lane that provides access from Kingsmill Road to Moorhayes Farm. There are no road or lanes on the eastern boundary of the allocation, but Horn Road lies 400-450 metres beyond.

Strategic Infrastructure

Vehicular access and movement at Cullompton as a whole is constrained by the limited capacity of Junction 28 of the M5, in addition to traffic congestion and poor air quality in the town centre. Junction 28 of the M5 does not have sufficient capacity to enable all of the East Cullompton allocation to be developed. This is contingent on the delivery of a new strategic solution to motorway access. East Cullompton, in combination with the urban extension to the north-west of Cullompton, presents an opportunity, to resolve town centre traffic problems and provide an alternative or improved means of access onto the M5.

It is not the role of this SPD to determine that strategic solution, but the masterplanning of the allocation needs to be mindful of this important issue, and the need for a links between it and Cullompton and the motorway with new infrastructure potentially helping to shorten cycling and walking distances from within the allocation to the southern part of the town centre.

Figure 11 – Current Access & Movement



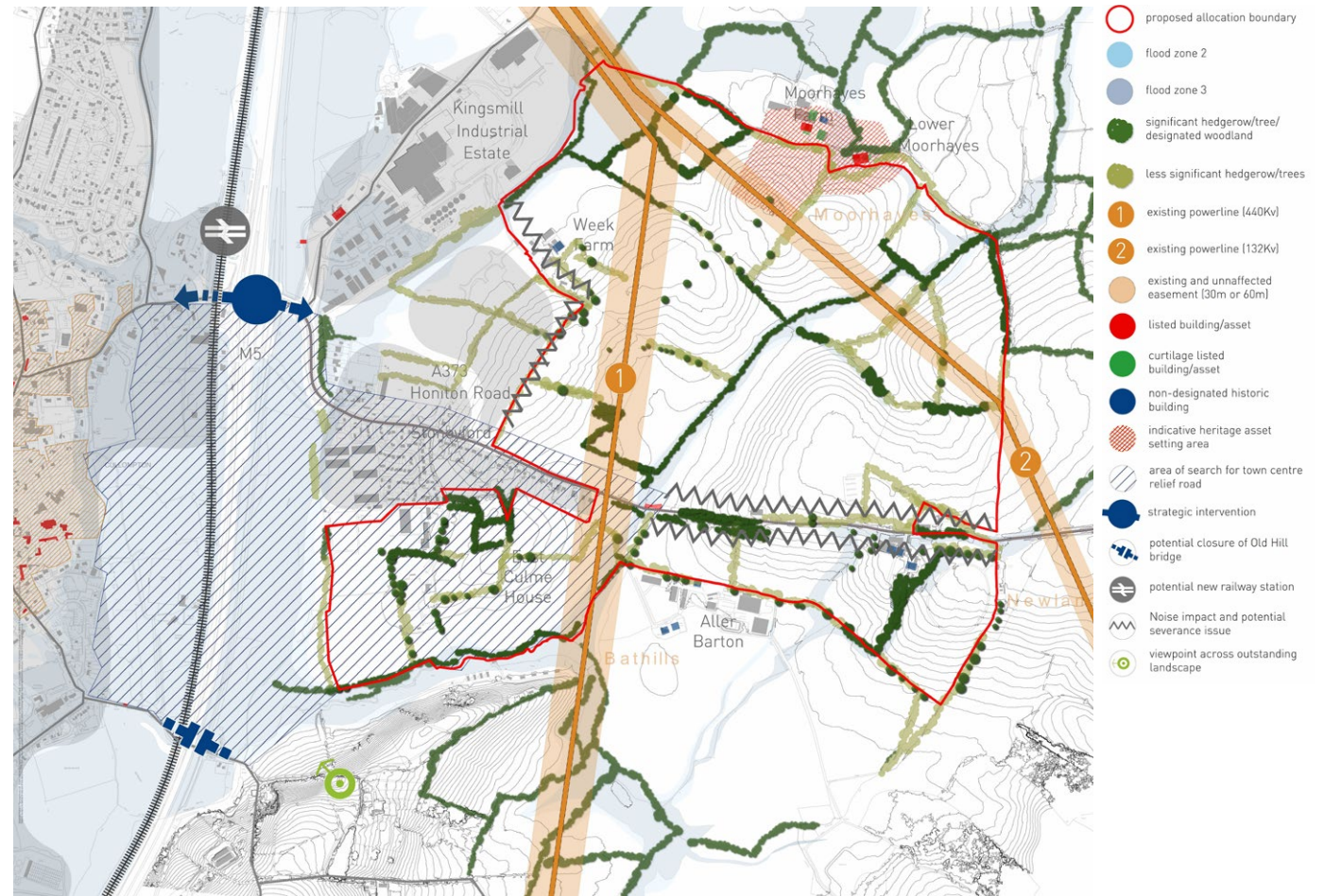
Summary of Constraints

The adjacent plan summarises the constraints affecting the site based on those identified above. It identifies the key heritage, landscape, ecological, environmental, topographical and infrastructure features within the red line area that will need to be taken into account at the masterplanning stage. In summary:

- Localised ridgelines: running along the north and western edge of the site and another encroaching on the south-east corner;
- Existing hedgerows, some of high value, some of lesser value, that will help to shape a green infrastructure framework to define broad developable areas;
- Protected habitats and species, although largely confined to ecological features (e.g. ponds, streams and hedgerows);
- Listed buildings that lie immediately to the north of the allocation boundary;
- 400kV and 132kV power lines that run through the site;
- Limited existing and potential opportunity to provide access to the wider area through connections to existing footpaths, bridleways and road network; and
- Key current infrastructure constraints and an opportunity to resolve town centre traffic problems and provide an alternative or improved means of access onto the M5.

The identified constraints and related opportunities have been used to inform the masterplanning opportunities and concepts set out in the remainder of this document. Further work will be required and is ongoing in relation to a number of these issues to ascertain the full extent of the opportunities and possibilities.

Figure 12 – Summary Constraints



Q1: Are there other significant constraints or opportunities that the masterplanning process for the East Cullompton allocation needs to take into account?



Master planning Opportunities and Concepts

This section of the Masterplan SPD builds on the vision and key principles for the garden village and the understanding of the east of Cullompton site set out in the preceding sections. It will draw on these aspects to set out how the 'East Cullompton Masterplan' could look to deliver the first part of the overall Culm Garden Village alongside the emerging policy local plan policy requirements. It will explore the masterplanning opportunities and potential concepts that could be employed to deliver a cohesive place with the possibility for future expansion that incorporates the key principles and responds to the established characteristics of the area and landscape.

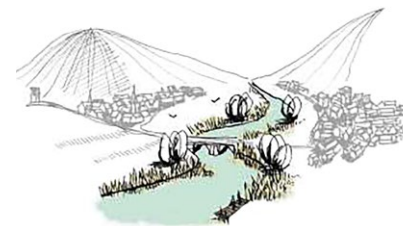
Embed the countryside within the garden village – green and blue infrastructure opportunities

East Cullompton has a strong foundation in the local landscape and draws inspiration from the local surroundings. The initial thinking about the development has been structured around access to the countryside, greenspace and watercourses, and therefore a central element of the concept for the place is the delivery of initial parts of and links into the wider 'green triangle'. The high quality strategic green infrastructure network proposed will enable opportunities to enhance biodiversity throughout the site through along with sustainable water and natural flood management strategies incorporated into development proposals.

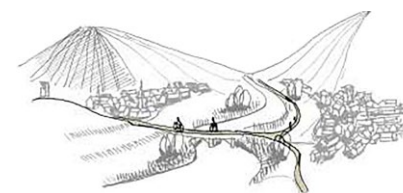
The key environmental features of the allocation and the alignment of electricity transmission lines combine to form the starting point for identification of strategic green and blue infrastructure. The green and blue infrastructure has the potential to deliver a broad range of benefits including habitat provision, recreation and movement, landscaping and flood attenuation.

Green nodes are formed where the key movement corridors cross which provide opportunities to provide sports, health and leisure uses. An opportunity is also available to provide land for a relocated Cullompton Rugby Club on a site to the east of the allocation which could also provide general use pitches and a sports hub. There is also potential to provide a country park to the north of the allocation and to provide key elements of the green triangle concept.

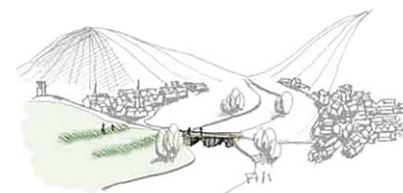
The illustrations demonstrate how one site or location can provide a variety of green infrastructure functions.



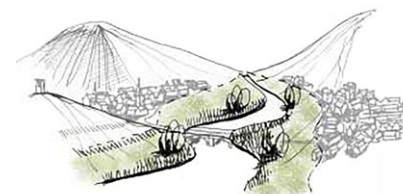
Habitat provision and access to nature



Access, recreation, movement and leisure



Landscape setting and context



Flood attenuation and water resource management

Q2: The key environmental features of the allocation and the alignment of electricity transmission lines combine to form the starting point for identification of strategic green and blue infrastructure. Do you agree or disagree with this approach? Please explain why.

Some of the main existing green and blue infrastructure features and opportunities that are contained within the envisaged green infrastructure proposals shown are:

- 1 The heavily “treed” north-south hedgerow and drainage channel that runs through the central part of the allocation to the north of Honiton Road, before continuing to the south of the south-west part of the allocation (see figure 13), where it connects with Old Hill. There is also a linear connection to the south-east towards areas of ancient woodland.
- 2 The PROW alongside the River Culm, linking to the main spine described above.
- 3 An east-west, partly “treed” hedgerow south of Moorhayes Farm and its intersection with the main spine (1).
- 4 Linear open space between the National Grid Pylons and the diverted WPD transmission lines.
- 5 A waterbody and heavily “treed” area in the south-west, and smaller area at Newlands Farm.
- 6 Smaller areas of woodland to the north of the Honiton Road, and some potential veteran field trees.
- 7 The potential for a gateway Garden Village setting area north of ribbon housing on the Honiton Road, and between the site and the employment land allocation CU17 (Week Farm).
- 8 The treatment of the floodplain of the River Ken to the east of the Kingsmill Industrial Area, both with the site and connecting to GI within Policy CU1.

Figure 13 – Green Infrastructure Plan



A well connected and integrated new place – travel and movement

A central pillar of the layout of the emerging concept for the SPD area is movement and accessibility. The attractive green routes through the development, often following hedges and streams, ensure that walking and cycling are attractive options for local journeys whilst the various routes across the M5 bring the facilities of the town centre within cycling distance. Segregated pedestrian and cycle paths over the M5 will be explored. Looking further afield, access to Exeter and destinations to the north is provided by improved access to the M5 and attractive and direct access to the potential future Cullompton rail station.

Bus routes are envisaged to connect to the key destinations within Cullompton High Street, the Community College, Sports Centre and supermarkets, as well as the rail station once re-opened.

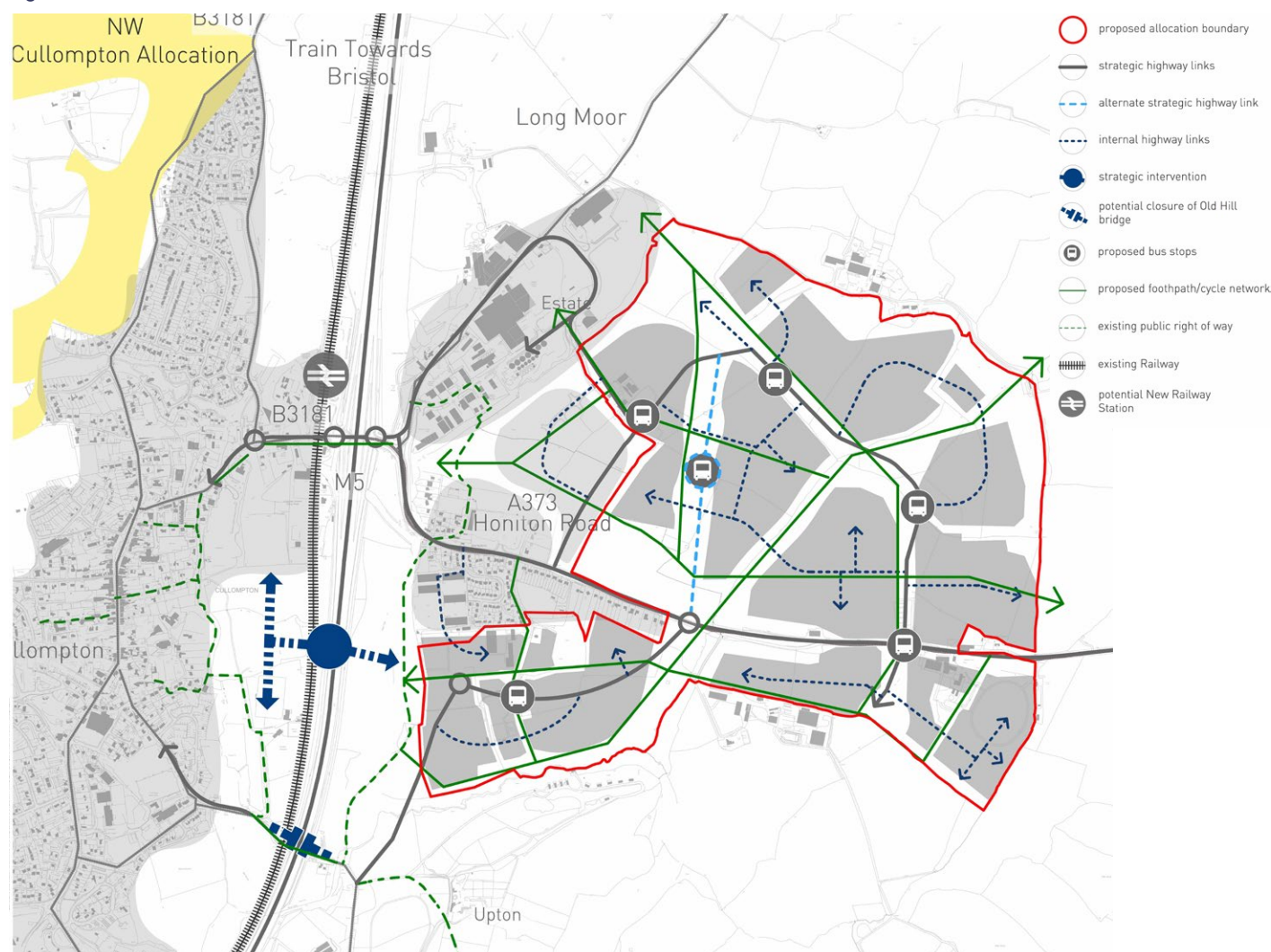
A potential vehicular access and movement strategy could involve the creation of primary points of access on the Honiton Road to the west of Newland Farm, serving areas to the north and south.

To the north of the Honiton Road a main street could be aligned in a loop that connects Kingsmill Industrial Estate and back to the Honiton Road, east of Mole Valley Farmers. Bus stops could be placed at regular intervals to ensure that all residents were within walking distance of planned services. From the main street, secondary streets would be positioned to access development parcels.

To the south of Honiton Road, the eastern area could be served by a short section of street with a bus stop within this area or on the Honiton Road itself. In the south-western part of the allocation access and movement will depend on the relationship with any proposed strategic motorway solution.

Within the allocation area, the emerging proposals will include a clear hierarchy of streets, lanes, tracks, footpaths and public open spaces that connect the neighbourhood centre, employment areas and other important amenities/facilities with the residential areas.

Figure 14 – Access and Movement Plan



Creating a healthy living environment

Safe and attractive parkland and green streets will provide excellent pedestrian links to all amenities and public transport facilities. Around 17ha of formal open space and 23ha of informal open space (40ha in total) are provided throughout the allocation area with a significant proportion of this is to be delivered on playing pitches located at the identified formal green infrastructure nodes.

A key aim of the East Cullompton allocation will be to promote and provide opportunities for its residents to engage in activity conducive to a healthy lifestyle. The green infrastructure network will provide opportunities for informal recreational activities (e.g. dog walking) as well as providing attractive pedestrian and cycle friendly routes as alternatives to travel by private motor vehicle. These will provide convenient routes to the proposed services, facilities and proposed employment areas both within the allocation and beyond.

Formal areas of open space will be given over to dedicated play areas for young people and new sports facilities to meet the needs of the new community and existing Cullompton residents. Dedicated areas for allotments and community gardens can also be identified to promote healthy eating habits through the cultivation of fruit, vegetables and other food that supports a balanced diet.

The local centre will also deliver services and facilities for formal recreation and leisure activities, which will act as a focal point for community activity. Combined, the opportunities for formal and informal recreation will help to support social engagement between members of the community which, in turn, will also help to improve mental, as well as physical, well-being.

Q3: The map shows a potential access and movement strategy to serve the allocation with potential to expand this into the wider garden village and improve connections into Cullompton. Do you agree or disagree with this strategy? Please explain why.

Q4: The green and blue infrastructure will provide opportunities to provide sports, health and leisure uses. What types of uses do you consider important to promote healthy living, and why?



Locally distinctive and community focussed with well-designed neighbourhoods, places and great homes

East Cullompton will provide a series of neighbourhoods across the development, each with strong connections to the neighbourhood centre close to Honiton Road and proposed local facilities. Each neighbourhood will have its own character and feel which responds to the local setting while a mix of house types, tenures and designs caters for the needs of the whole community. It is suggested that higher densities of housing are concentrated around the neighbourhood centre, local facilities and transport hubs/corridors with lower densities radiating out from these areas towards the edges of the allocation. The potential for higher densities has been retained along parts of the SPD boundary in anticipation of continuation into the wider garden village area following identification and allocation within the Greater Exeter Strategic Plan.

Homes are well designed to ensure adaptability to the changing needs of the occupants while high levels of energy efficiency reduce future running costs.

East Cullompton will provide a high quality natural and built environment for its residents. Public spaces will be designed around the needs of people as opposed to the car, green space is provided throughout the area and buildings are well designed and energy efficient. Quality is not only about buildings, public space and design, the quality of the new place also comes from the carefully planned infrastructure and facilities which are provided at the right time.

The emerging Local Plan policy requires a shopping and community centre and an area of 2ha is required to provide for this. This could include a suitable range of shops and services e.g. health care provision, to serve the new community, without negatively impacting on Cullompton High Street and a building to host a range of clubs and events.

The location of this hub needs to achieve a balance between a central location that encourages walking and cycling and a location that can benefit from passing traffic on the Honiton Road. The identification of land for the development of the centre, within the first phase will help to establish a sense of place and create a heart of East Cullompton. The sense of place includes not only the amenities themselves but the squares, wider pavements/shared areas, and meeting places that can be enabled through careful design.



- The co-location of the main primary school with the neighbourhood hub would enable linked trips and the creation of a community feel.

The emerging education strategy for the wider garden village includes the potential for an all-through education campus to include both primary and secondary provision alongside a further separate primary school. Delivery within the SPD area is seeking to respond to this concept whilst also delivering a cohesive place within the emerging allocation and local policy context.

Around 630 primary school places are forecast to be needed to serve East Cullompton. This equates to a single 3-form entry school or a 2-form entry school and a 1-form entry school. The school site(s) need to be of a suitable size, relatively flat and should be located to encourage walking and cycling trips, but should fall outside of electricity transmission line buffers, and have regard to noise from the Honiton Road, and the need to cross it. Primary provision is likely to need to be available as part of the first phase of development and this will also affect potential school locations.

Around 390 secondary school places are forecast as being needed as a result of the East Cullompton allocation. Within the context of the emerging policy context and the SPD, secondary provision will relate to enhancement/expansion at Cullompton Community College. The emerging access and movement concepts for East Cullompton can enable safe and convenient walking and cycling routes across the Honiton Road and M5.

Q5: The emerging Local Plan policy requires a shopping and community centre and an area of 2ha is required to provide for this. This could include a range of shops and services e.g. health care provision. Where do you think the local centre should be located and what key uses do you think it should include?

Q6: What types and tenures of housing do you think is needed within the allocation, for example, family homes to buy, starter homes, affordable rent, shared equity, extra care apartments, self-build, energy efficient? Please explain why.



Ambitious employment opportunities

Not only does East Cullompton provide a range of homes, it also provides the associated job opportunities for future residents, those living in Cullompton and Kentisbeare and further afield.

New employment areas will have a strong relationship with the existing industrial estates and close links to the M5. Emerging employment sectors of green energy, technology and smart data complement the more traditional jobs in the area.

Alongside new employment land allocations at Week Farm and Venn Farm, East Cullompton can play a major role in enabling the economic development strategy for Mid Devon. Land to accommodate 32,000 sqm of commercial floorspace needs to be identified in the SPD Masterplan, with the anticipation of at least 20,000 sqm being developed to 2033. Commercial development includes land for industrial, warehousing and office development and also includes leisure uses (hotel), specialist housing with an employment component (retirement complexes), and retail.

Employment opportunities are just as likely to be taken up by residents moving into Cullompton itself, as East Cullompton. The identification of land needs to enable walking and cycling means of travel to work.

The potential construction of a new strategic solution to access to the M5 motorway offers the likelihood of occupier interest in locations close to such a solution, indicated in the summary plan as in the south-west part of the of the allocation area. Further opportunities exist in the northeast off Saunders Way, but certain commercial uses (e.g. retirement housing) would be best located more centrally, perhaps close to the local centre.

Q7: What type of employment opportunities do you think should be included within the allocation, and why?



Delivery & Stewardship

The initial concept planning has involved the local community and this will continue into the future. It is vital that local people, particularly from Cullompton and Kentisbeare, are involved in setting out how East Cullompton should be developed to ensure that the resulting proposals are embedded in the local landscape, history and culture. 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 infrastructure is managed. New ways of funding and delivering infrastructure are key aspects whilst the community has a significant role in the ongoing care and maintenance of its assets.

Q8: Do you see opportunities for community groups to manage facilities on the allocation, and how might this work?



Future Proofed – Smart and Sustainable

East Cullompton 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.

a) Design & Construction

East Cullompton will seek to 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 proposals will promote ways to reduce the high costs of living for everyone through sustainable design of housing, with homes incorporating the latest technology. East Cullompton will require a carbon reduction and low emissions strategy, promoting zero carbon and energy positive construction with self-sufficiency built in, and exploring 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 development at East Cullompton 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 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 SPD area 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 East Cullompton, and flexibly designed neighbourhoods will allow adaptation to new patterns of working and living as technology increases digital connectivity. The area will be designed to be able to adapt to future smart transport solutions, such as driverless cars and autonomous public transit.

f) Strong Communities

East Cullompton 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.

Q9: Is the focus on SMART and sustainable development the right approach to development within the allocation?
Please explain your answer.



Potential Scope and Content of Final SPD

This document represents the first stage of a two part process towards the creation of the final Masterplan Supplementary Planning Document (SPD) for East Cullompton. The responses to the Stage 1 consultation will be assessed early in 2019 and, alongside further evidence gathering and masterplanning options testing, will inform a Stage 2 version of the Masterplan SPD (final consultation is likely in late Summer 2019). During 2019 there will be on-going engagement based on the feedback at Stage 1 and the Culm Garden Village website will be updated with additional information.

As such, part of the purpose of this version of the SPD and subsequent consultation is to consider the proposed scope and content of that final version. An indicative scope and content is set out here and is likely to include:

Section 1 – Introduction

- Introduction and relationship to wider Garden Village;
- Objectives of the SPD;
- Policy context;
- Summary of Consultation Process;
- Using/About the SPD;
- The Design Process.

Section 2 – Understanding the Site

- Site Context;
- Landscape;
- Habitats and Species (Biodiversity);
- Heritage;
- Flood Risk and Drainage;
- Existing Infrastructure;
- Constraints and Opportunities;
- Achieving Comprehensive Masterplanning.

Section 3 – Vision, Principles and Concepts

- The 'Garden Village' Vision and Principles
- Overall Development Proposals and Concepts;
- Guiding Principles.

Section 4 – Making the Strategy Work

- Creating the Structure;
- Masterplan;
- Amount and Use (Land Use Budget);
- Green Infrastructure, Landscape and Open Space;
- Integration, Movement and Connections.

Section 5 – Delivering the Place

- Implementation, Phasing and Delivery Approaches and Mechanisms;
- Infrastructure Requirements;
- Planning Approval Process;
- Monitoring and Review.

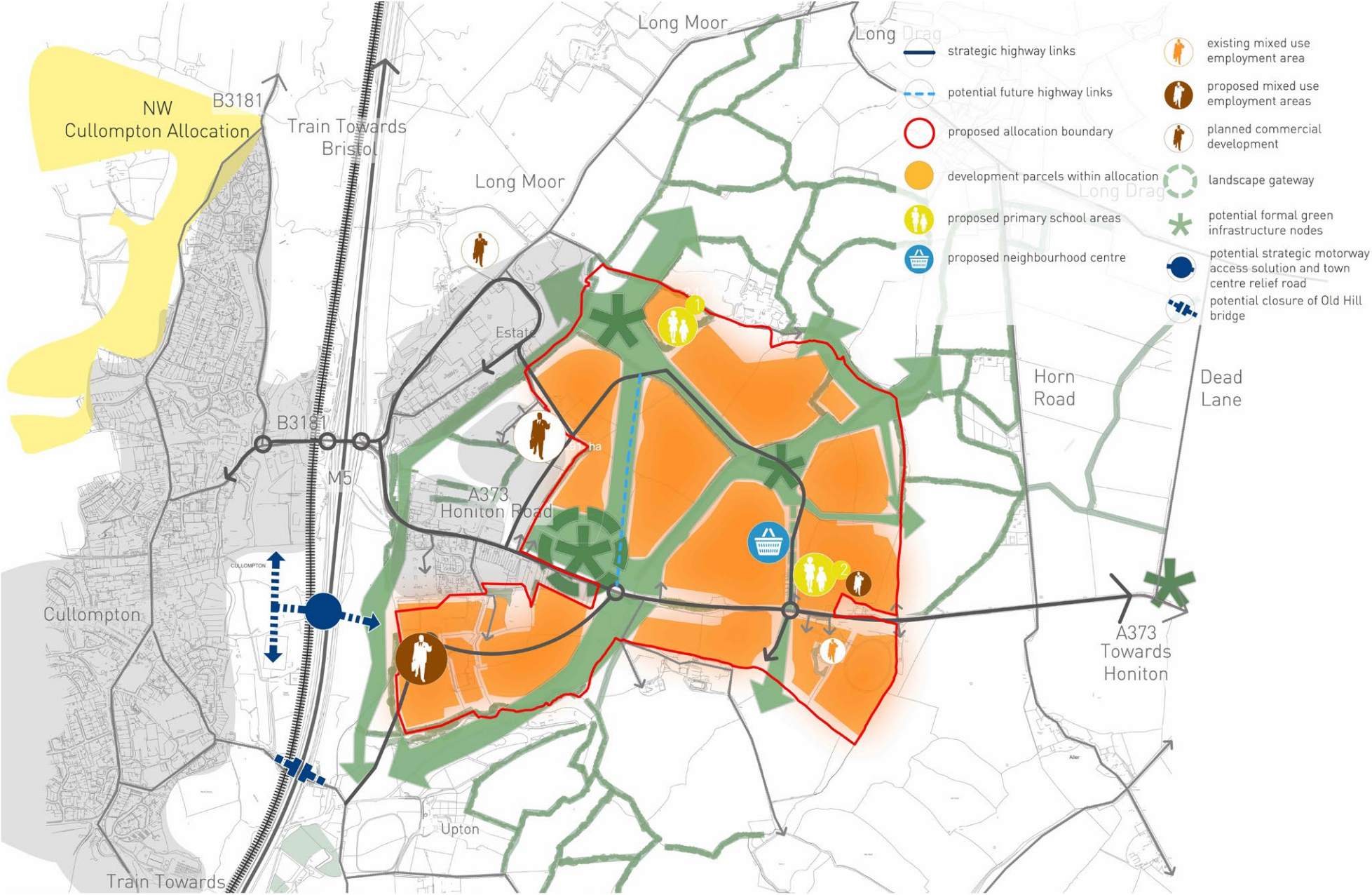
East of Cullompton Summary Masterplan Opportunities Plan

Figure 15 is a Summary Plan of the Masterplan opportunities for the SPD described in this section. It illustrates how the initial phases of the garden village vision and concept could be approached through the east of Cullompton area alongside the emerging policy requirements.

Q10: Do you think the ideas and concepts in this SPD reflect the draft Vision, Principles and Concepts for the garden village as a whole as outlined in this document?

Q11: Do you agree with the potential scope and content of the Masterplan SPD? Please explain your answer.

Figure 15 – Masterplan Opportunities



5 HAVE YOUR SAY

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/

Or through the following email address:
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.

Q12: Do you have any further comments you wish to make?

6 QUESTIONS

Q1. Are there other significant constraints or opportunities that the masterplanning process for the East Cullompton allocation needs to take into account?

Q2. The key environmental features of the allocation and the alignment of electricity transmission lines combine to form the starting point for identification of strategic green and blue infrastructure. Do you agree or disagree with this approach? Please explain why.

Q3. The map shows a potential access and movement strategy to serve the allocation with potential to expand this into the wider garden village and improve connections into Cullompton. Do you agree or disagree with this strategy? Please explain why.

Q4. The green and blue infrastructure will provide opportunities to provide sports, health and leisure uses. What types of uses do you consider important to promote healthy living, and why?

Q5. The emerging Local Plan policy requires a shopping and community centre and an area of 2ha is required to provide for this. This could include a range of shops and services e.g. health care provision. Where do you think the local centre should be located and what key uses do you think it should include?

Q6. What types and tenures of housing do you think is needed within the allocation, for example, family homes to buy, starter homes, affordable rent, shared equity, extra care apartments, self-build, energy efficient? Please explain why.

Q7. What type of employment opportunities do you think should be included within the allocation, and why?

Q8. Do you see opportunities for community groups to manage facilities on the allocation, and how might this work?

Q9. Is the focus on SMART and sustainable development the right approach to development within the allocation? Please explain your answer.

Q10. Do you think the ideas and concepts in this SPD reflect the draft Vision, Principles and Concepts for the garden village as a whole as outlined in this document?

Q11. Do you agree with the potential scope and content of the Masterplan SPD? Please explain your answer.

Q12. Do you have any further comments you wish to make?



Culm Garden Village