

CULM & CARCLAZE GARDEN VILLAGES

Devon & Cornwall Business Council

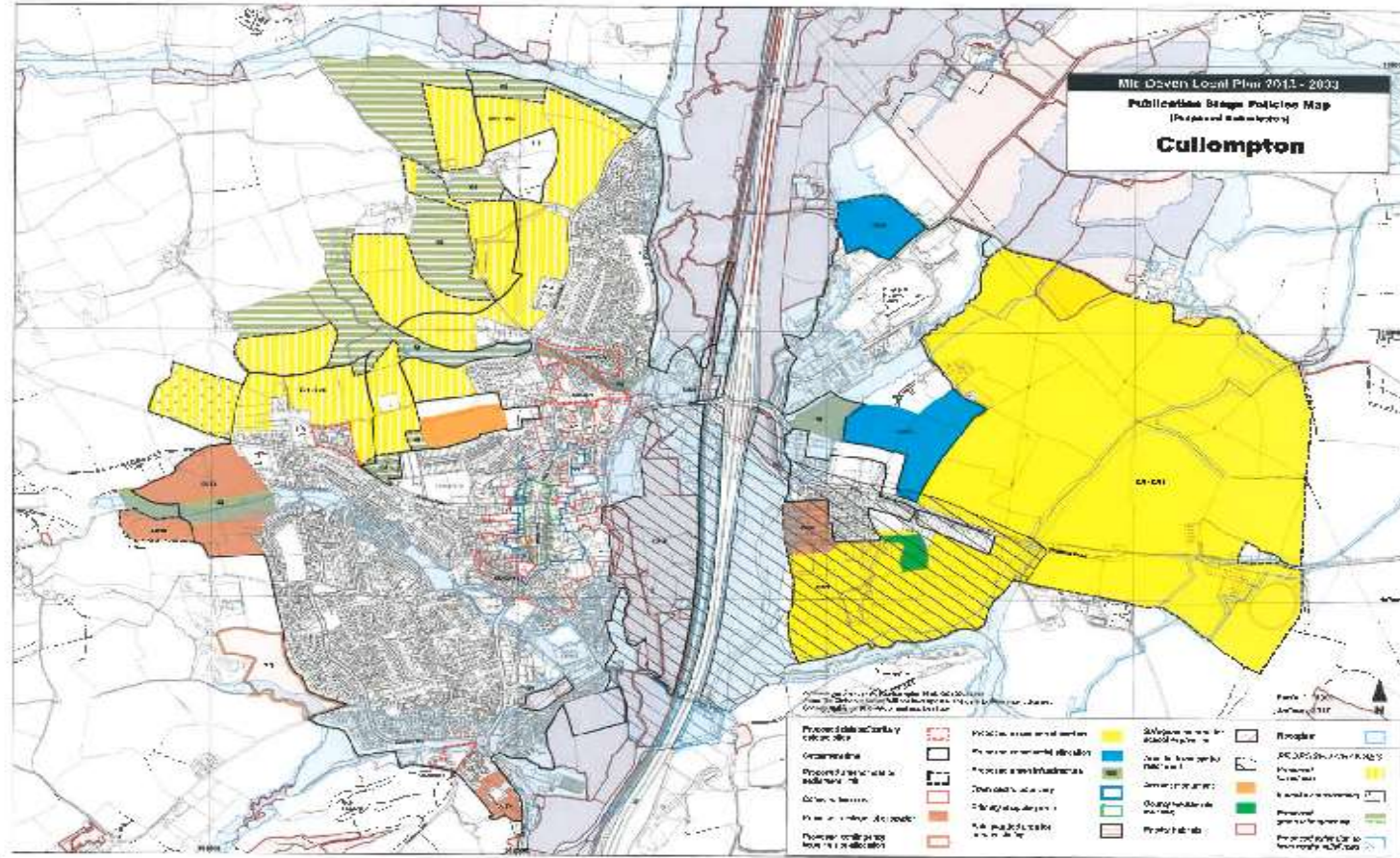
Tim Jones, Chairman

6th April 2017

CULM GARDEN VILLAGE

LAND TO THE EAST
OF CULLOMPTON AT
JUNCTION 28 OF THE M5

EAST CULLOMPTON



CULM GARDEN VILLAGE PRINCIPLES

Three Enabling Principles

- The value of the land to be shared fairly by the community, land owners, and developers – providing benefits for all;
- Strong, local, political leadership, with a clear vision
- An organisation created to take responsibility for the long term stewardship of the community assets created.

Six Community Principles

- A mix of homes for rent, sale, and shared ownership;
- Well designed homes in beautiful landscaped settings;
- Development which enhances the natural environment;
- A wide range of local jobs;
- Local leisure, cultural, shopping and community facilities;
- Mobility for all enabling healthy living from an integrated transport system.

PROJECT OBJECTIVES, SCALE AND PLANNING STATUS

- There is landowner and land promoter support for project.
- The land for the Garden Village is available and 'Lightwood Land' control the land that is currently proposed to be allocated land via promotional agreements with four landowners.
- Landowners are contractually obliged to equalise and this forms part the approach to maximising land value capture.
- It is intended the project achieves land value capture within the initial and following phases. This will deliver a range of community benefits including a new relief road for Cullompton High Street.
- Indeed, proceeds from the onward sale of land for the first 500 plots to housebuilders can be used to fund the eastern relief road.
- Ideally this would be in the form of a loan repayment to enable upfront infrastructure provision.

MEETING ENABLING PRINCIPLES

The Culm Garden Village has the potential to be an innovative and progressive Garden Village and a locally distinctive place.

Parks, play areas, community facilities, open spaces and environmental systems will combine to form a holistic green infrastructure grid for the village.

Local employment opportunities will be created in services for the new population, but the site's location off Junction 28 is significant and enables opportunities for wider forms of economic activity associated with the M5 corridor, land for a range of business uses and the hotel and leisure sector.

32,000 sq. m. of commercial floor space is expected to provide around 1,100 new jobs.

Land value capture for the benefit of the community

- New Country Park, potentially under National Trust management/ stewardship
- Developer funded Eastern Relief Road for Cullompton Town Centre
- Numerous aspects of emerging social infrastructure 'asks' within Neighbourhood Plan can find form on land within Cullompton Garden Village e.g. sports hub for the town
- Scope for second phase beyond the Draft Local Plan Review allocation to achieve even greater value capture due to less hope value

OUTLINE OF THE GOVERNANCE STRUCTURE

This will be a large innovative project and will need good project management. It will rely on many organisations working together – government agencies, Mid Devon District Council, Devon County Council, the health authority, utility companies and developers. These must work together and with the existing and evolving community

A recognisable, transparent and effective governance structure for delivery, including project management, will help to make sure that leadership is visible and that co-ordinated action happens, is predictable and understandable, and is focused on achieving the agreed aims and outcomes.

The Governance Structure for Culm Garden Village is likely to take the form of a delivery board.

This will be established at a local scale to deal with this proposal (with a suggested initial structure below) or alternatively could be connected to a Greater Exeter Growth and Delivery Board, the potential for which is being explored as part of the wider strategic governance proposals across the Housing Market Area.

The expertise of ATLAS will be sought to advise by reference to successful structures elsewhere.

The ultimate governance structure for delivery must be chosen carefully and it is likely that an interim arrangement / partnership will be needed for this purpose to ensure openness and Transparency.

Delivery Board

Purpose

- Provides overall direction in respect of the project and setting up an appropriate delivery structure for Culm Garden Village, subject to the plan-making process. The purpose and terms of reference of the Board would be reviewed when a decision is made to proceed with setting up a formal delivery vehicle/ structure.

Membership

The core membership would include

- Leader / Planning portfolio holders at Mid Devon District Council and Devon County Council.
- Lead Directors at Mid Devon and Devon County

Decisions

- Recommend the format of potential delivery structure, long term stewardship structure, longer term governance, monitoring and scrutiny arrangements, and ensure compliance with relevant statutory or administrative requirements relating to due diligence and the use of public funds in relation to the project.

Financial

- Agrees annual budget until Delivery Vehicle is set up including use of any funding received from DCLG. Recommends a draft business plan for investment and delivery.

WEST CARCLAZE ECO-COMMUNITY



WEST CARCLAZE ECO-COMMUNITY

- Transforming redundant china clay land in Mid-Cornwall land to create a vibrant and sustainable new eco-community
- Two-thirds of site (approx. 350 acres) to be designated as green space
- 1,500 sustainable homes (of which at least 450 affordable)
- Opportunities for self build and small local builders
- Potential for 1,000 employment opportunities
- 420 pupil primary school in first phase and early delivery of community centre and health care facilities



PROJECT UPDATE

- Included in the recently-adopted in Cornwall Local Plan.
- Awarded Garden Village status by the Government in January 2017
- Outline consent from Cornwall planners Thurs March 30th
- Significant progress bringing forward primary school and nursery in partnership with local multi academy trust ACE - Atlantic Centre of Excellence
- Agreement signed with Wheal Martyn Trust to lead on conservation planning and land management



PROJECT UPDATE

- Funding secured and construction now under way of the Cornwall Council-led Carludon Technology Park.
- Work under way on 9 MW solar park which will provide long term funding for heritage park and land trust
- Next Steps
 - Finalise planning agreements post committee
 - 2017/2018 reserved matters application
 - Prepare for phase 1 and school in 2019.

