

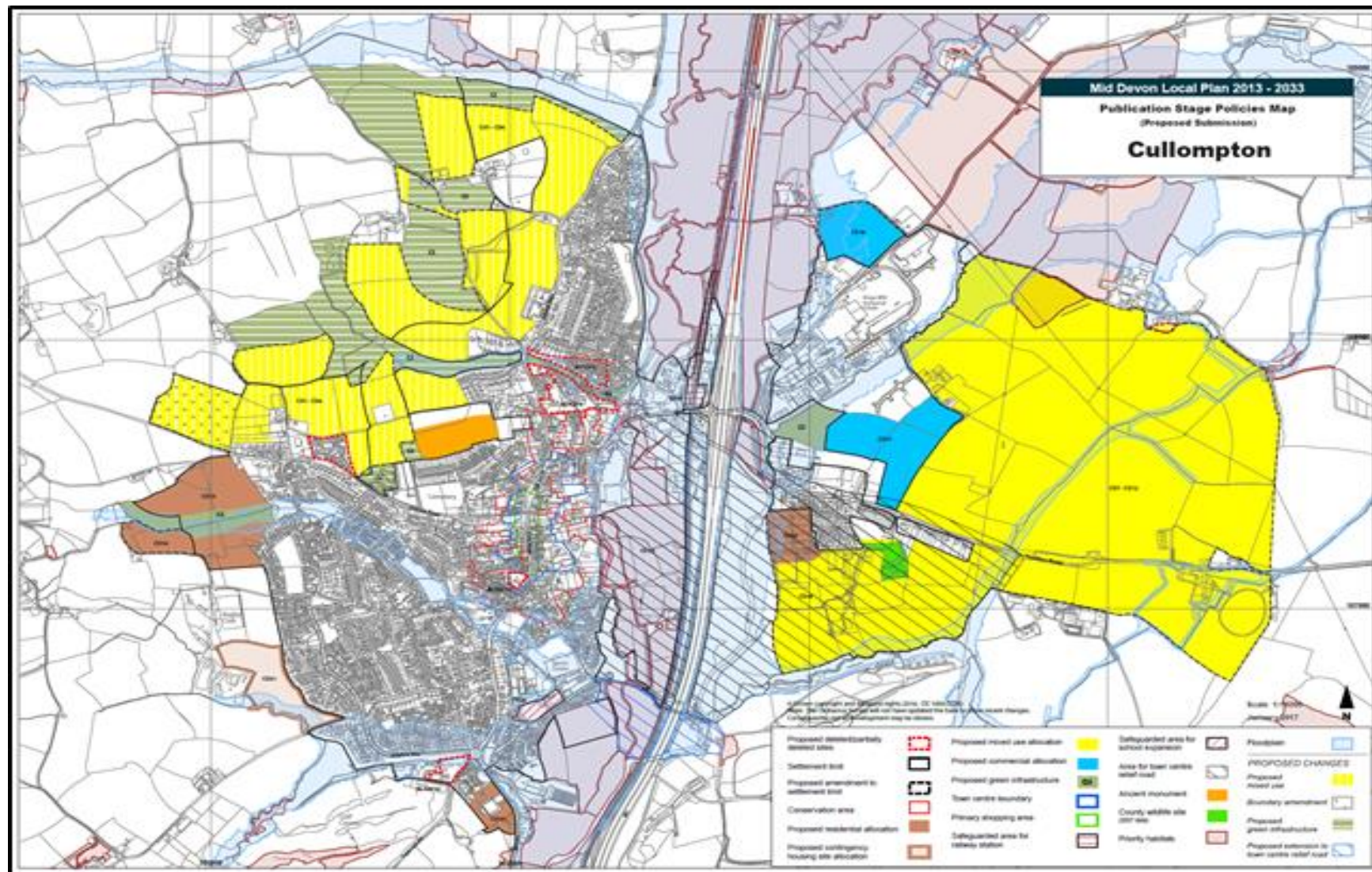
An aerial photograph of Culm Garden Village, showing a mix of green fields, brown plowed land, and some industrial or commercial buildings. A road runs vertically on the left side of the image.

Culm Garden Village

Jenny Clifford

Head of Planning, Economy & Regeneration



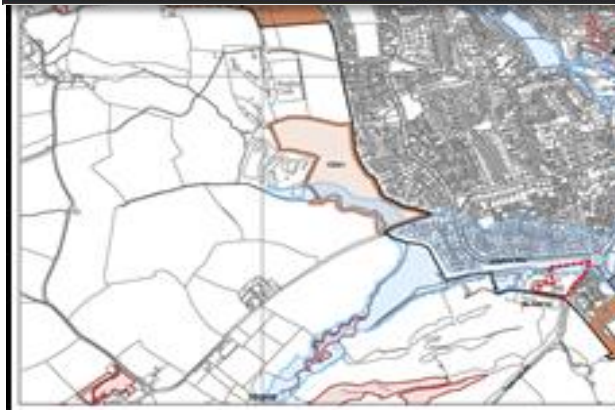
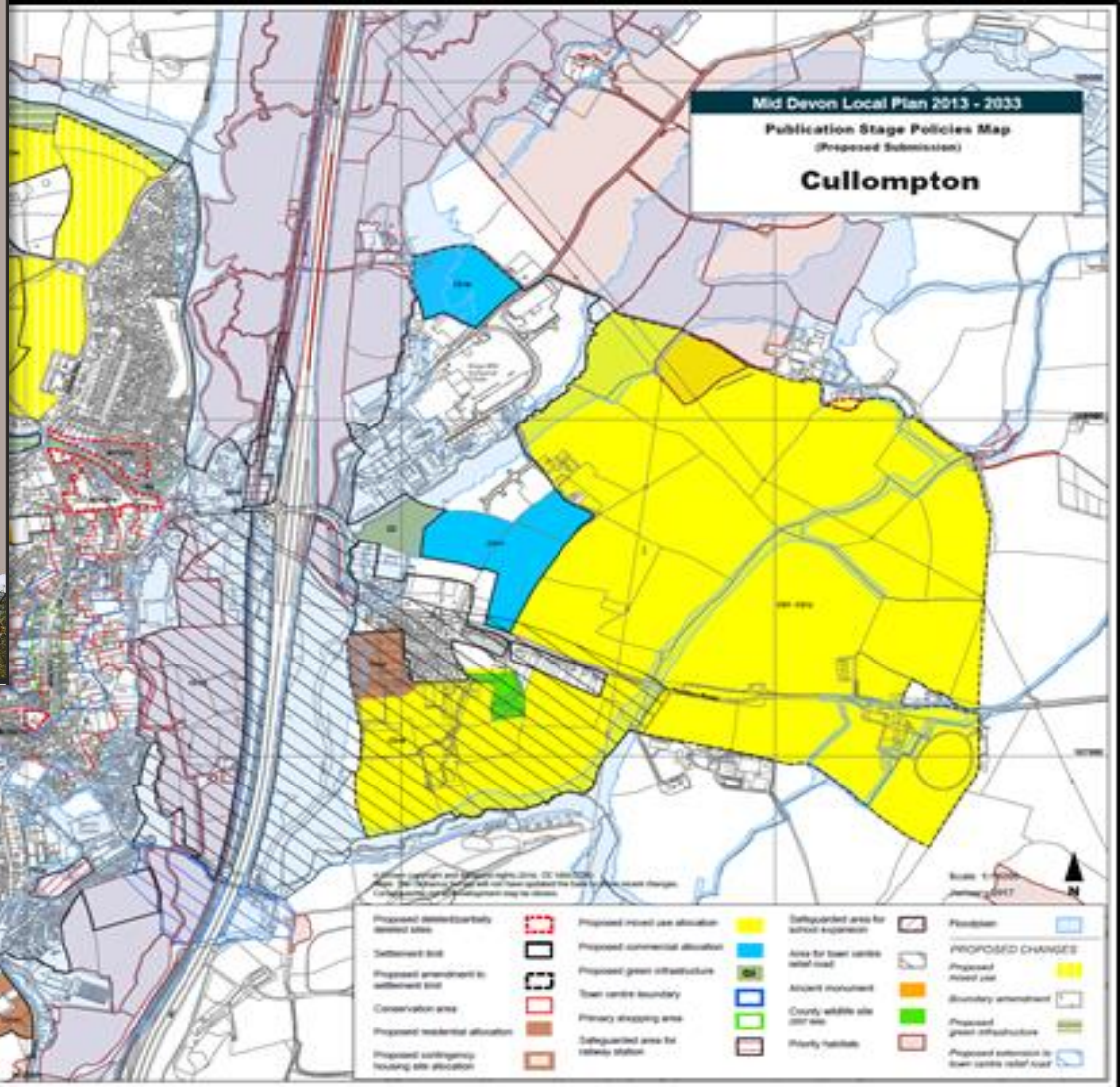


Local Plan Review 2013 - 2033

Proposed Submission
(incorporating proposed modifications)

January 2017

£20

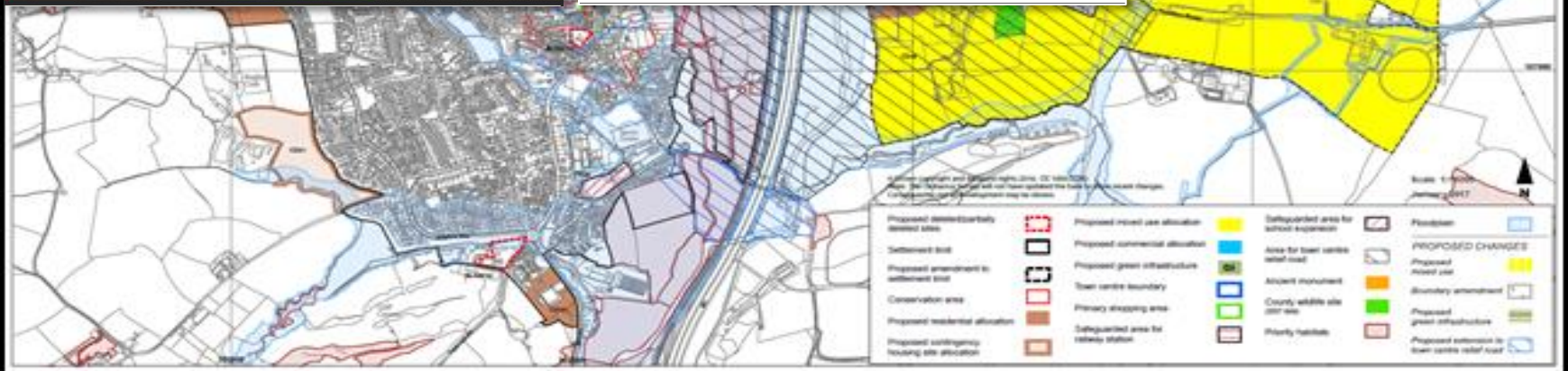


Local Plan Review 2013 - 2033

Proposed Submission
(incorporating proposed modifications)

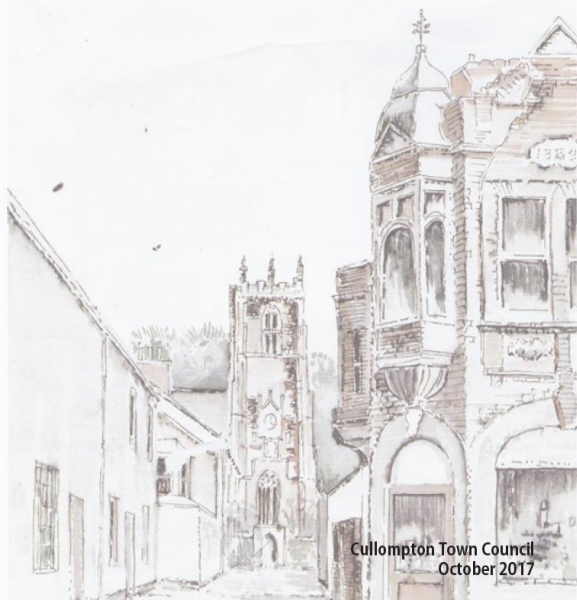
January 2017

£20



Cullompton Neighbourhood Plan 2015-2033

Pre-Submission Version



Mid Devon Local Plan 2013 - 2033

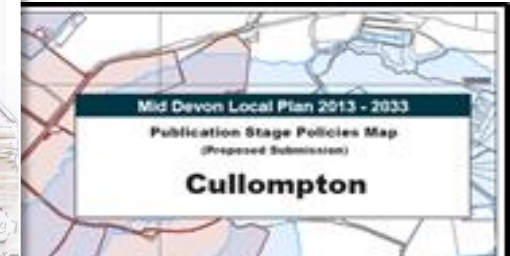
Publication Stage Policies Map
(Proposed Submission)

Cullompton

Local Plan Review 2013 - 2033

Cullompton Neighbourhood Plan 2015-2033

Pre-Submission Version



‘Cullompton Town Council is pleased that Cullompton will be a strategic development location.’

£20



Cullompton Town Council
October 2017



Local Plan Review 2013 - 2033

Cullompton Neighbourhood Plan
2015-2033

Pre-Submission Version

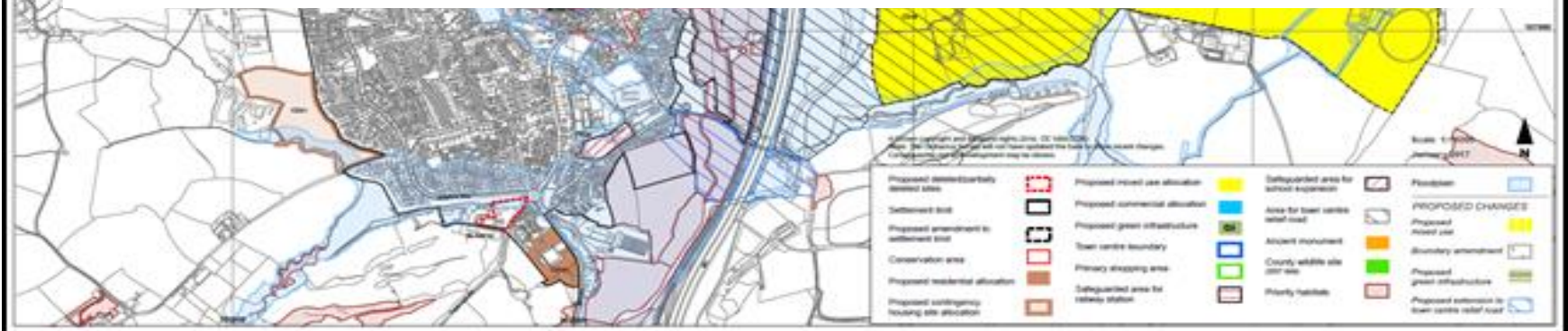
Mid Devon Local Plan 2013 - 2033

Publication Stage Policies Map (Proposed Submission)

Cullompton

‘Cullompton Town Council is pleased that Cullompton will be a strategic development location.’

‘The proposed growth of Cullompton over the next 20 years is a positive move’....‘The case for growth to be focussed on Cullompton’.



Local Plan Review 2013 - 2033

Proposed Submission
(incorporating proposed modifications)

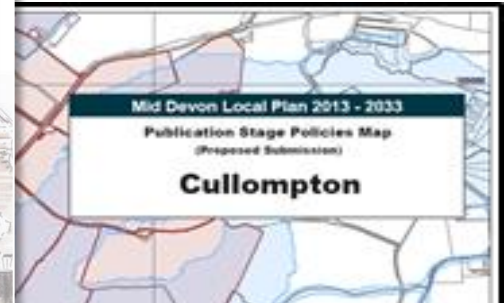
January 2017

£20



Cullompton Neighbourhood Plan 2015-2033

Pre-Submission Version



Local Plan Review 2013 - 2033

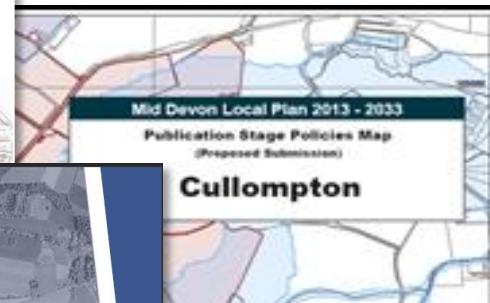
Cullompton Neighbourhood Plan 2015-2033

Pre-Submission Version

LOCALLY-LED GARDEN VILLAGES

Expression of interest from
Mid Devon District Council

LAND TO THE EAST
OF CULLOMPTON AT
JUNCTION 28 OF THE M5
CULM GARDEN VILLAGE



Local Plan Review
2013 - 2033

Cullompton Neighbourhood Plan
2015-2033

Pre-Submission Version



The Town Council lent its support to the application (for a garden village) particularly because of its emphasis on infrastructure’.

LOCALLY-LED GARDEN VILLAGES

Expression of interest from
Mid Devon District Council

LAND TO THE EAST
OF CULLOMPTON AT
JUNCTION 28 OF THE M5
CULM GARDEN VILLAGE



What?

**A new community of up to
5,000 homes**

**Delivery of transport
infrastructure:**

- J28 M5 improvements
- Town centre relief road
- Re-opening Cullompton railway station

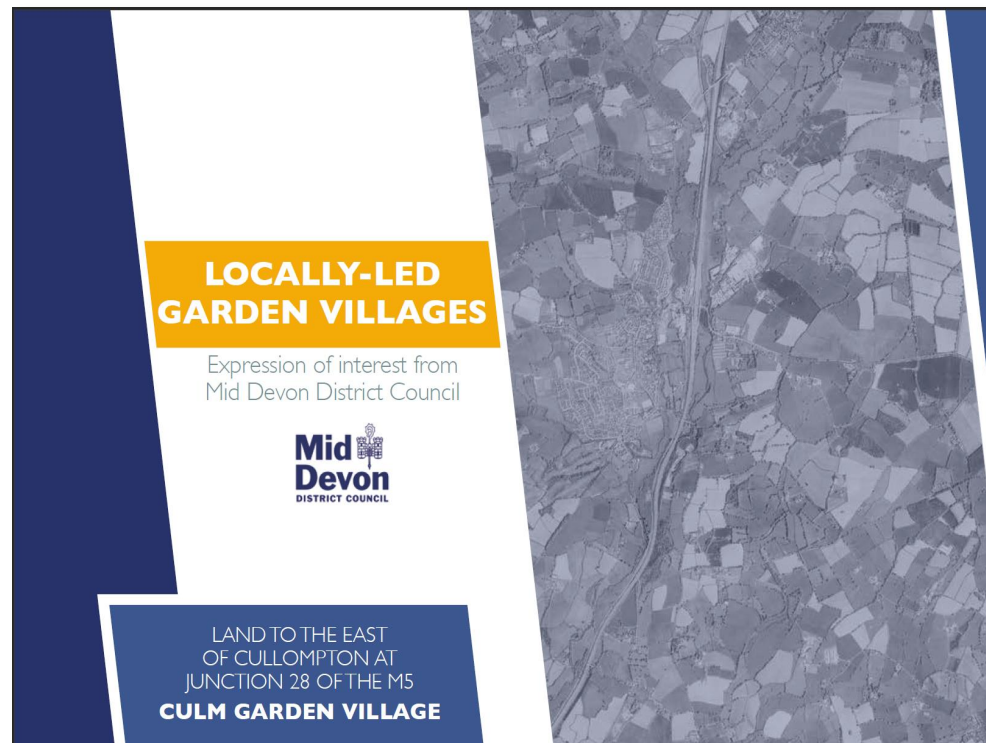
120 acre country park

Flood water management

**Wider GI within the garden
village**

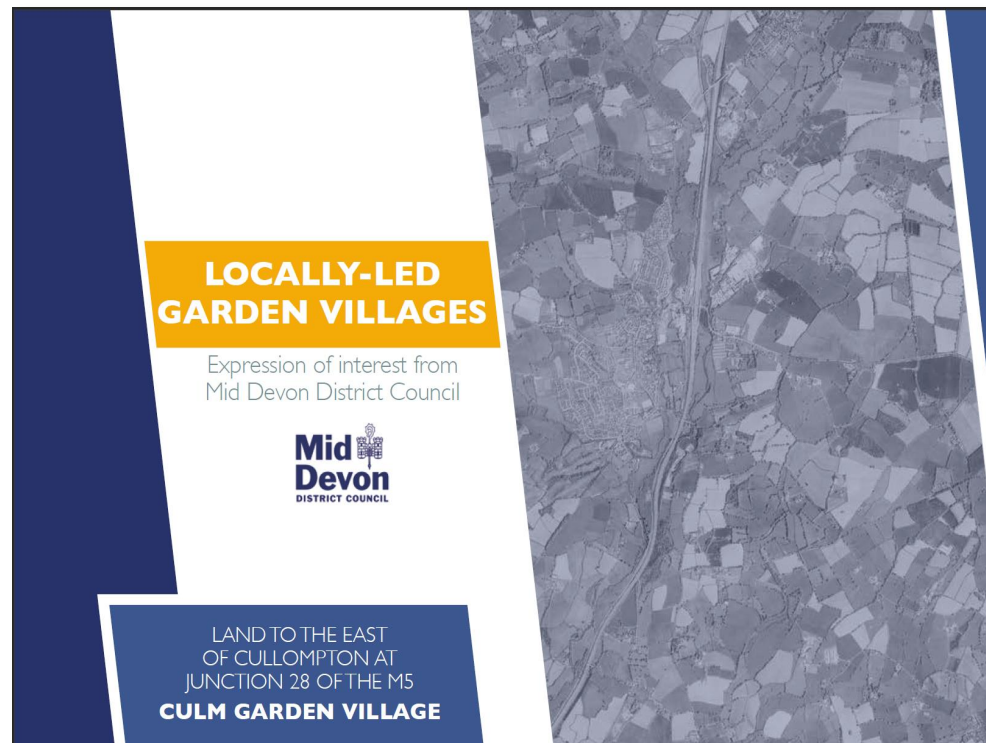
New sports hub

New schools



Attributes

- Strong local leadership with a shared vision and community engagement
- Local support from Cullompton Town Council and emerging Neighbourhood Plan
- Water park – Ambitious response to water and flood management
- Long term stewardship: National conservation organisation involvement, biomass
- Potential for land value capture
- Integrated and accessible transport
- Potential for a local delivery vehicle
- Commitment to a mix of housing
- Range and scope of employment



Key early tasks

Project management / team

Governance:

- Approach to future governance arrangements
- How the proposed governance could be structured with regard to things like the composition of key forums or groups and how any reporting hierarchy might work.

Masterplanning approach and process:

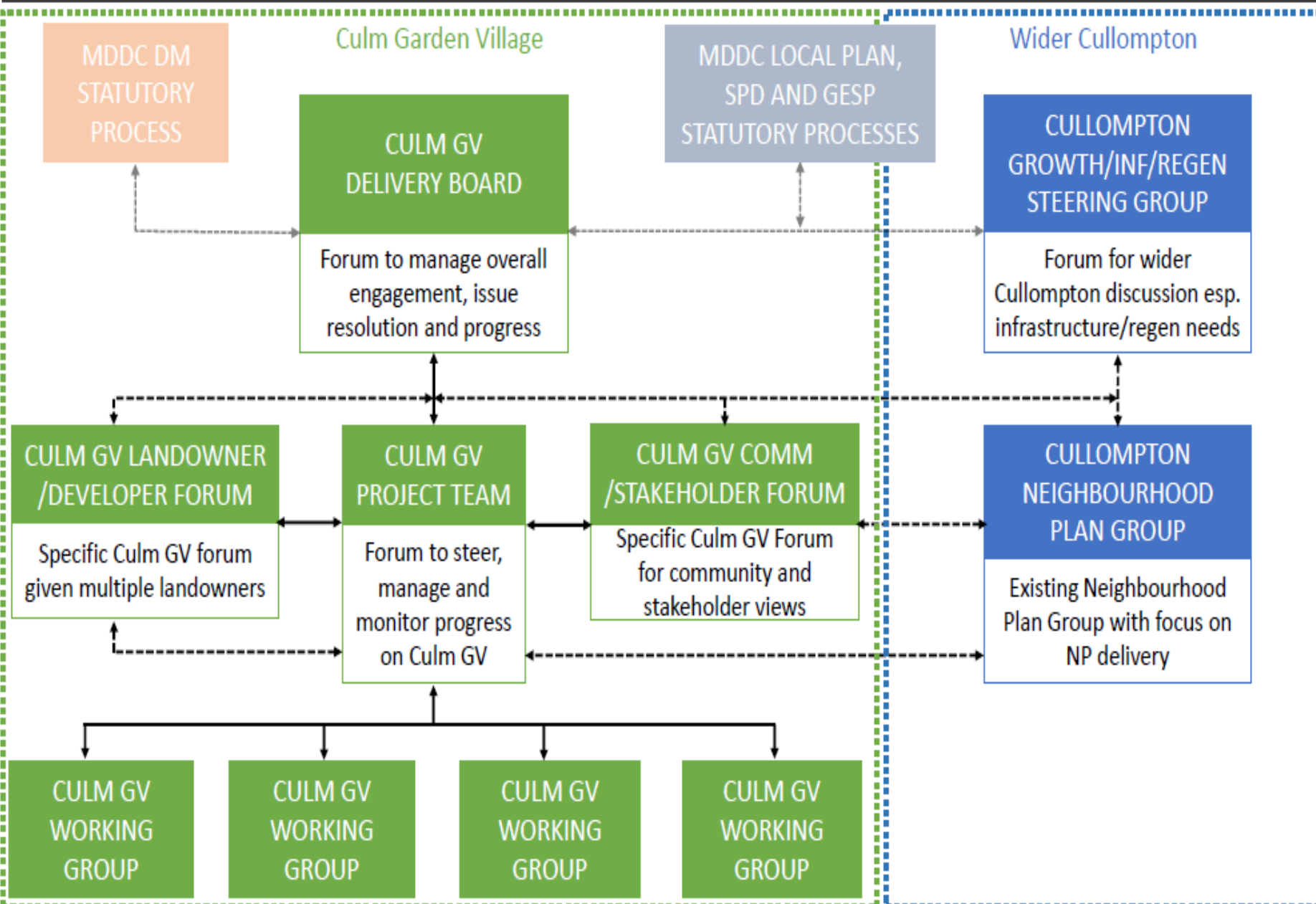
- Different extents of the total potential garden village area and related development are proposed to be covered in different emerging planning policy documents and the requirement in the Local Plan review for an SPD

Infrastructure:

- The key infrastructure requirements/priorities for Culm GV (and other Cullompton development where relevant)

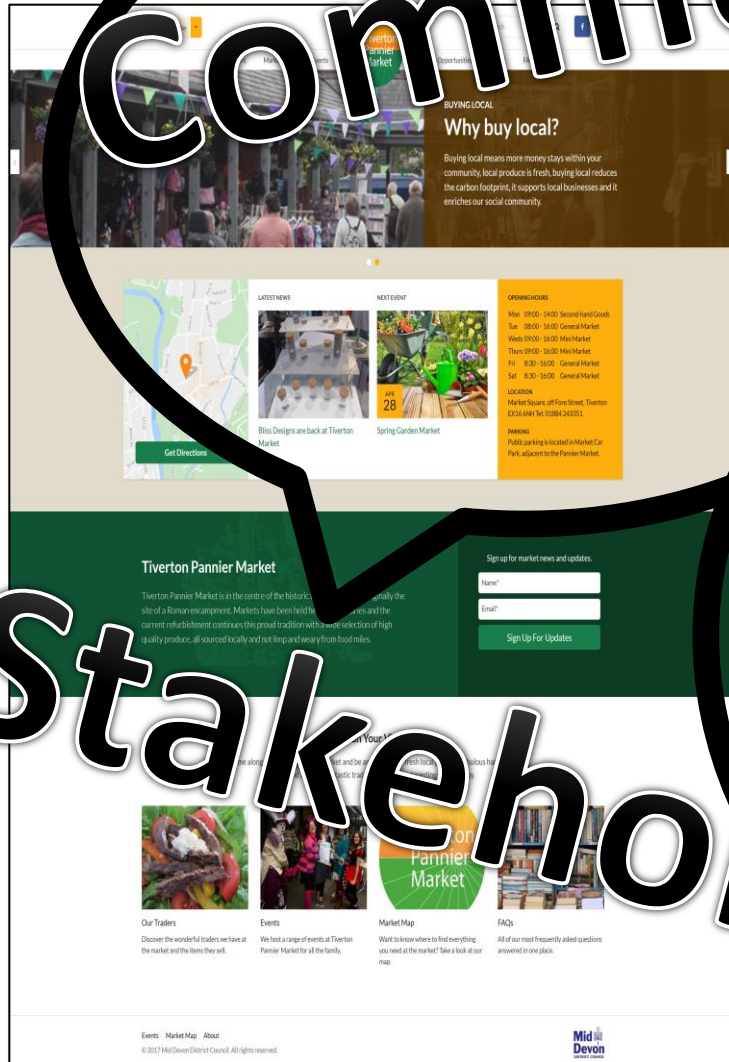
Project engagement and communication strategy:

Methods of engagement, objectives, stakeholders

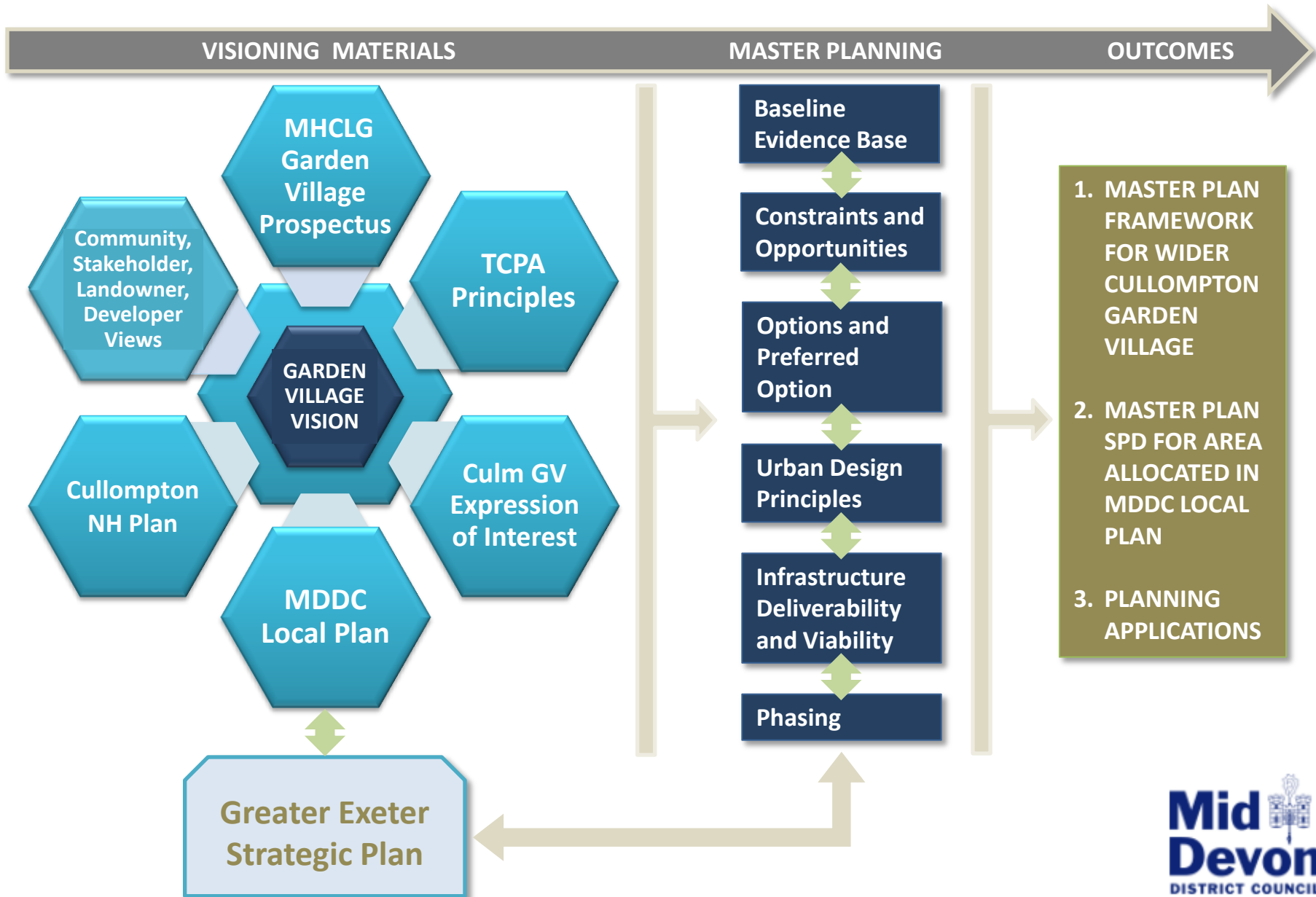


Community

Stakeholders



Review of Local Vision and Ambitions



[illegible]

£2.3 billion Housing Infrastructure Fund



Department for
Communities and
Local Government



Our interventions

- New local plan in before Government deadline (just)
- Private sector housing – empty properties strategy bringing homes back into use
- Commissioning our own council housing
- Loaning on infrastructure to unlock stalled development sites; doing the deal-making
- Internal restructuring to merge planning, economy and delivery services
- Property Development Company
- Joint working via Greater Exeter Strategic Plan

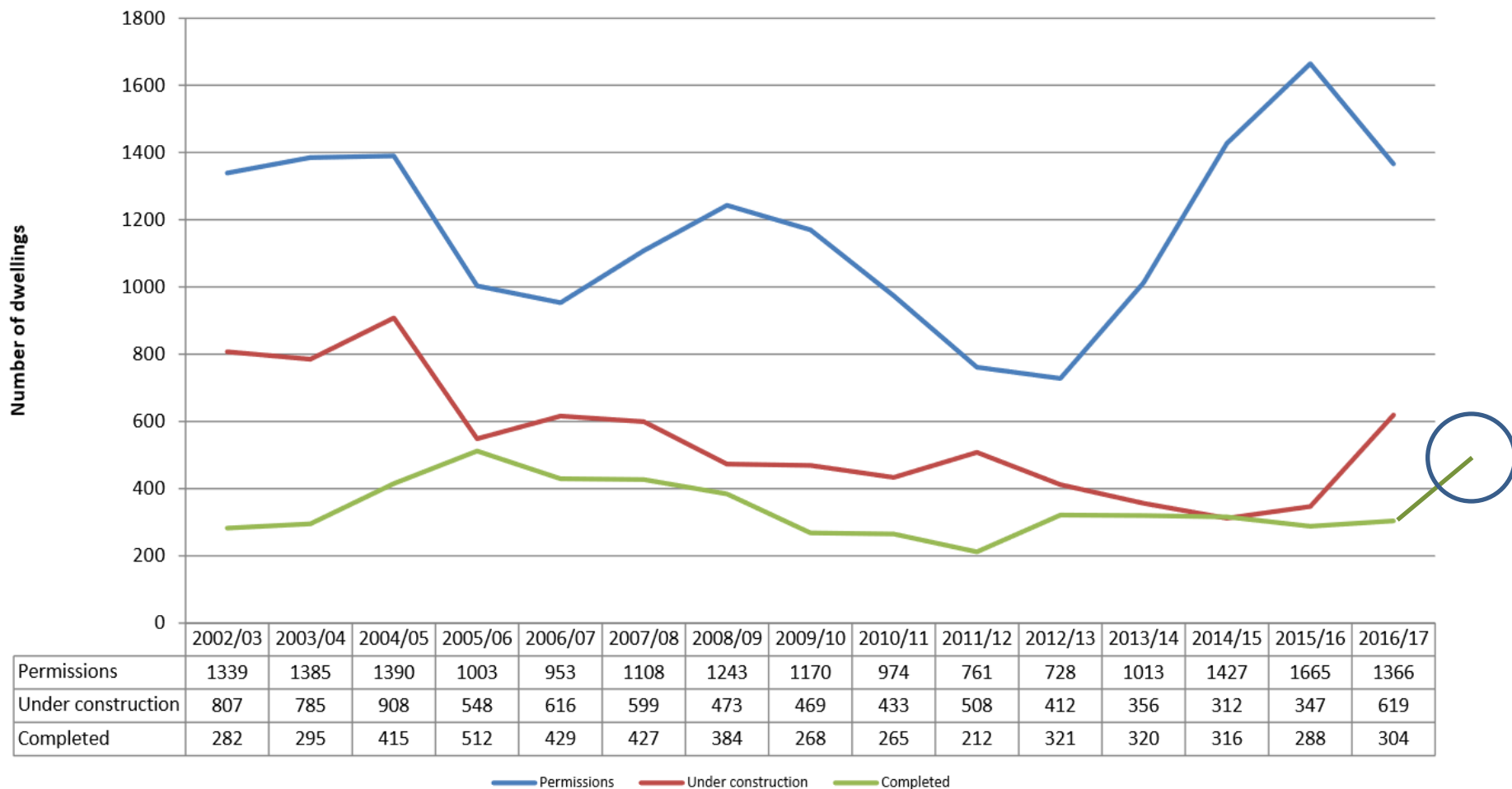


Chart 1

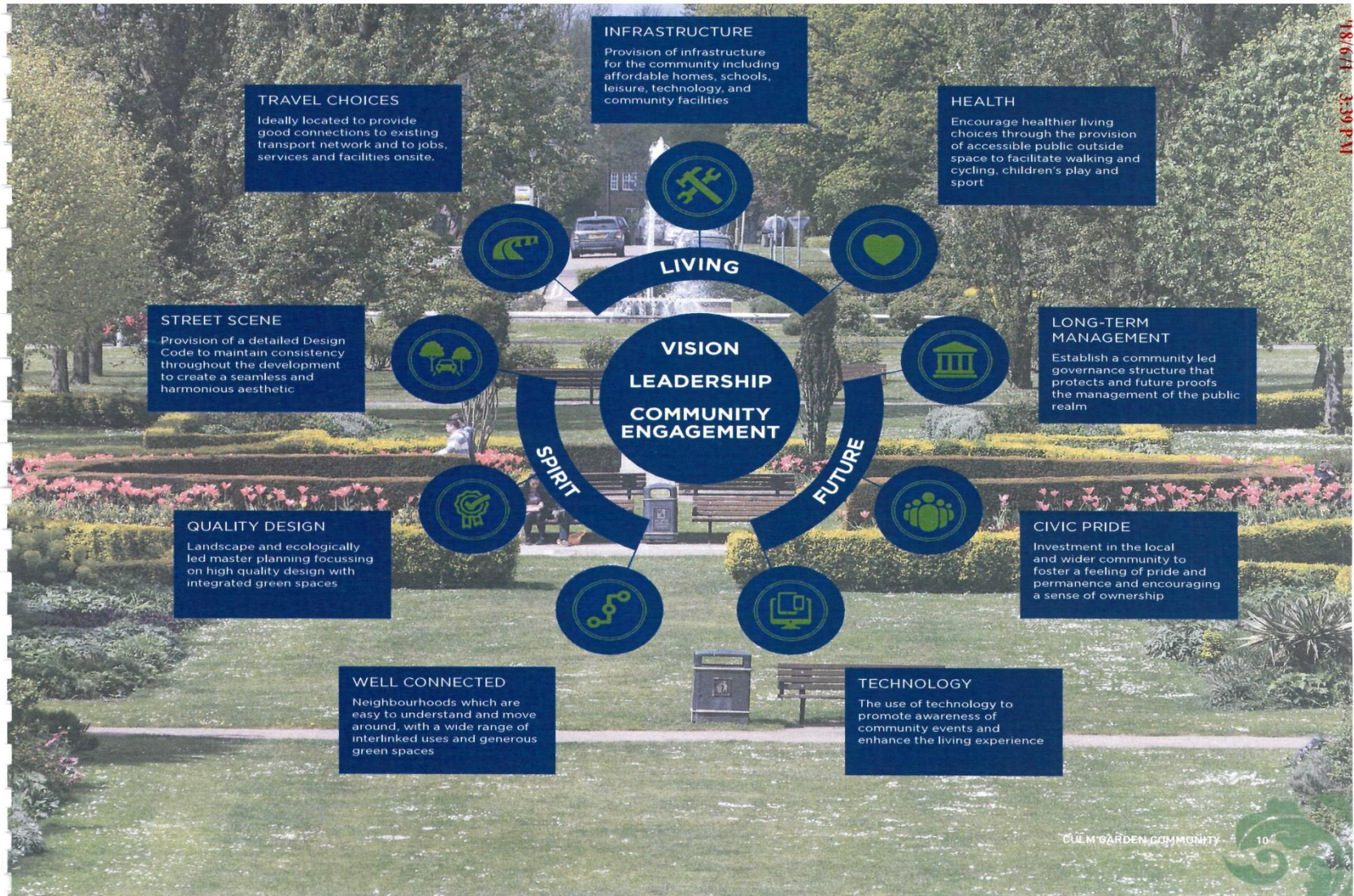
LDĀDESIGN

What makes a great *Garden Village*

The Defining Characteristics of a Garden Village

1. **The right location:** well sited for transport and access to larger settlements.
2. **Landscape fit:** responsive to the local surroundings.
3. **Character and placemaking:** a clear centre and strong sense of identity.
4. **A village way of life:** diverse community activities.
5. **An enterprising community:** thriving local economy based on small business.

18/6/17 3:39 PM





SMART CITY

BUILDING TOMORROW'S CITIES



Cullompton Neighbourhood Plan
2015-2033

Pre-Submission Version

Community



Cullompton Town Council
October 2017

[illegible]

An aerial photograph of a rural landscape. The image shows a patchwork of green and brown fields, likely representing different crops or stages of agricultural use. A road or railway line runs vertically on the left side. There are some buildings and structures scattered throughout the landscape, including a larger industrial or commercial building complex in the upper left. The text "Thank you" is overlaid in the center in a large, white, outlined font.

Thank you