

STATEMENT OF COMMON GROUND

BETWEEN

MID DEVON DISTRICT COUNCIL, DEVON COUNTY COUNCIL AND LIGHTWOOD LAND

EAST CULLOMPTON (POLICIES CU7-CU12)

DATE: FEBRUARY 2019

Signed: 	Signed: 	Signed: 
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Date: 13 February 2019	Date: 13 / 2 / 19	Date: 12 February 2019

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1. BACKGROUND

- 1.1 The Proposed Submission Mid Devon District Local Plan Review 2013-2033 January 2017 sets out the amount and location of new development (including housing, employment and retail) to be built within the Mid Devon District during the Plan period (2013-2033).
- 1.2 Policy S2 contains a housing requirement of 393 dwellings per annum (a minimum of 7,860 dwellings) during the plan period. The Plan identifies a series of specific housing allocations on deliverable and developable sites to assist meeting this requirement.
- 1.3 Cullompton is to become the strategic focus of new development due to its accessibility, economic potential and environmental capacity to accommodate new development. Accordingly, the market town will take on a strategic role and deliver a significant proportion of the housing based upon the sustainability of the settlement.
- 1.4 One of these allocations is East Cullompton (Policies CU7-CU12) which is the largest allocation in the Local Plan. This proposed allocation forms part of a larger proposed Garden Village known as 'Culm Garden Village'.
- 1.5 Culm Garden Village was one of only 14 areas awarded Garden Village status by the Government in January 2017. Lightwood Land controls much of the land proposed for allocation under Policy CU7 and significant land parcels within the wider the Culm Garden Village study area.
- 1.6 To ensure the allocation is planned holistically Policy CU7 requires a Masterplan Supplementary Planning Document (SPD) to be adopted prior to the determination of any application. The Council is currently consulting on the first draft of this document between 18th January 2019 and 1st March 2019. It is anticipated the final version of the Masterplan SPD will be adopted in early 2020, following adoption of the Local Plan Review.

2. THE PURPOSE OF THIS STATEMENT OF COMMON GROUND

- 2.1 This Statement of Common Ground (SoCG) has been prepared between the following parties (hereafter referred to as "the parties"): Mid Devon District Council (the Council), Devon County Council (DCC) and Lightwood Land (major land controller in the proposed allocation).
- 2.2 This document identifies the matters agreed between the parties in relation to the Mid Devon Local Plan Review 2013-2033 and supporting evidence documents to assist the Inspector during the on-going Examination of the Local Plan Review.
- 2.3 This statement particularly relates to "East Cullompton" allocation as defined by Policy CU7 and the subsequent associated policies:
- Policy CU8: East Cullompton Transport Provision;
 - Policy CU9: East Cullompton Environmental Protection and Green Infrastructure;
 - Policy CU10: East Cullompton Community Facilities;
 - Policy CU11: East Cullompton Carbon Reduction and Air Quality; and
 - Policy CU12: East Cullompton Phasing.

3. AREAS OF COMMON GROUND

Spatial Strategy

- 3.1 It is agreed that the strategy set out in Policies S1 and S2 to meet as a minimum 393 dwellings per annum across the plan period is sound and consistent with national policy.
- 3.2 The parties agree that the identification of Cullompton as the strategic focus for the Plan period is appropriate based on sound technical evidence and is supported by the local community as demonstrated from the consultation associated with the Local Plan Review and the Cullompton Neighbourhood Plan (pre-submission version 2015 -2033)
- 3.3 It is agreed that Cullompton is ideally positioned spatially relative to its proximity to the M5 corridor where it has excellent connections to the wider south west and the subject of only limited constraints. In addition, there is significant land available which can be delivered to assist in meeting the housing requirement. As a result, it is appropriate Cullompton should become the strategic focus for this Plan period.
- 3.4 Cullompton Town Council is an active supporter of this strategy as outlined both within their consultation responses to the Local Plan Review and the emerging Cullompton Neighbourhood Plan.

East Cullompton

- 3.5 It is agreed that the East Cullompton allocation has been the subject to an extensive level of community engagement and promotion in the preparation of the Local Plan Review.
- 3.6 The parties agree that the East Cullompton allocation forms part of the most appropriate strategy for the district, when considered against the reasonable alternatives. The parties agree that the East Cullompton allocation is unconstrained with the exception of traffic capacity in respect of Junction 28. However, the parties agree that technical solutions are possible and have been explored with Devon County Council as set out in further detail below.

- 3.7 The parties agree that there is limited existing development to the east of the motorway, with the existing land use being predominantly agricultural. The identification of this greenfield opportunity, in the absence of sufficient brownfield land alternatives, is acceptable given the limited technical constraints to delivery.
- 3.8 The parties agree that the land associated with the East Cullompton allocation is an appropriate location for a major allocation adjacent to the existing settlement with the shared vision seeing the allocation becoming an integral part of the existing community.
- 3.9 The parties agree that the Garden Village status of East Cullompton will deliver quality social infrastructure, economic opportunity and environmental enhancement. Accordingly, a co-ordinated and masterplanned approach is of vital importance to the long-term aspirations, including beyond the Plan period.
- 3.10 The parties agree that the East Cullompton allocation forms part of the area of land identified as Culm Garden Village and its identification would help address paragraph 157 of the NPPF (2012) to “*take account of longer term requirements.*”
- 3.11 Such a figure could be significantly over and above the 850 dwellings currently envisaged post 2033 within Policy CU7. This will be tested through the Greater Exeter Strategic Plan (GESP) process.

Delivery

- 3.12 The assumed contribution of East Cullompton to the housing trajectory for the plan period is a key consideration when examining the spatial strategy.
- 3.13 It is agreed between the Parties that the East Cullompton allocation is capable of delivering a total of 1,750 dwellings during the Plan period. Delivery at this level is based on a realistic yet flexible set of assumptions pending further detailed analysis and is expected to be as per the housing trajectory which is set out in the appendix to Hearing statement MH-MDDC 1-5
- 3.14 Policy CU12 includes indicative phasing consideration to be explored in further detail during the production of the masterplan SPD, which will be supported by further evidence on several issues including highways. Lightwood are generally comfortable with the soundness of CU12 but refer to residual concerns on their own hearing statement.

- 3.15 Policy CU7, as drafted, requires a Masterplan SPD to be adopted prior to the determination of any planning application. It is anticipated that the Masterplan SPD will be adopted during the first half of 2020 following the adoption of the Mid Devon Local Plan Review
- 3.16 There is a significant level of background information already prepared to inform both the successful Garden Village bid and that which has informed the current consultation on the Draft Masterplan SPD. As a result, it is anticipated that a hybrid application covering all the land in Lightwoods control, will be submitted in early 2020.
- 3.17 Such a timeline would tally with the adoption of the Local Plan Review by September 2019 and adoption of the East Cullompton SPD in early 2020.
- 3.18 It is anticipated that the first completions would occur from September 2022 with two developer outlets completing approximately 25 units each in year 1 The remainder of the first phase completed by 2027/28.
- 3.19 Subsequent applications will be submitted to deliver the remainder of the allocation, subject to funding being secured for the necessary motorway access and egress improvements.

4. SUPPORTING EVIDENCE

4.1 The land under the control of Lightwood Land has been the subject to a series of technical assessments over several years. These technical assessments are set out within Table 1 below.

Table 1: Existing Technical Studies/Assessments

Technical Assessment	Report	Ref/Revision
Ecology	Preliminary Ecological Appraisal, Ethos	November 2016
Flood Risk & Drainage	Preliminary Flood Risk and Drainage Assessment, AECOM	December 2017
Heritage	Archaeology and Built Heritage Statement, Pegasus Group	July 2017
Landscape	Landscape and Visual Appraisal, Pegasus Group	July 2017
Transport	Cullompton Town Centre Relief Road – Traffic Modelling Report, Devon County Council	September 2018
	Junction Capacity Assessments of Junction 28 of the M5 Motorway Technical Note, Pegasus Group	January 2019
Utilities	MEP Site Wide Infrastructure Assessment, AECOM	January 2018