

CULM GARDEN VILLAGE

14.1 The Culm Garden Village proposal is one of only 14 areas awarded Garden Village status by the Government in January 2017. Mid Devon's expression of interest for the Garden Village identified the potential to deliver up to 5,000 sustainable new homes in a country park landscape, with jobs, community facilities and transport, all integrated with Cullompton itself. 1,750 of these homes are already planned at East Cullompton through the current adopted Local Plan for the period to 2033 and there is provision for a further 850 new homes beyond. The development of a garden village in this location will build on the strategy of the current Local Plan, where Cullompton will be the strategic focus of new development in Mid Devon due to its accessibility, economic potential and environmental capacity.



14.2 The new Local Plan will need to carry forward the current planned development at East Cullompton together with the Garden Village proposal. This will include detailed policy for the area that will be identified through preparing the new Local Plan, including the provision and phasing of new infrastructure and transport improvements. The planning of the Culm Garden Village will need to include the provision of new schools, shops, services, health care and employment and supporting infrastructure. It will also include other benefits such as new open space, recreation and sports facilities and opportunities for walking, cycling, and access to the countryside. Our understanding of what is required will need to be informed through technical work. The ability to deliver these benefits through the planning process will principally be through developer contributions, together with other potential sources of funding which will be investigated. Flexibility to the plan for more than the 5,000 homes currently envisaged could help achieve greater benefits for the Culm Garden Village and wider Cullompton area in terms of community facilities and other infrastructure, and this can be investigated as part of the technical work that will be undertaken to inform the preparation of the new Local Plan. Development of the Culm Garden Village is expected to extend beyond 2043, which is why Plan Mid Devon will have a vision that looks further ahead (to 2053).

14.3 The Culm Garden Village will be a flagship development for the District, and will have an important role to play in showcasing high quality design of new development. The planning of the Garden Village will embrace 'Garden Community Principles' based on those first introduced in late 1800s and which have been tailored for the 21st Century. These aim to create diverse and healthy communities, high-quality affordable housing and locally accessible work, enhancing the natural environment, protecting biodiversity, using zero carbon and energy positive technology and creating green infrastructure networks. They have integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.



Fill out our survey online or request a paper copy. Make sure you let us know what you think!

14.4 The Culm Garden Village is subject to ongoing masterplanning work. A stage 1 public consultation has been undertaken on a 'Vision and Concept for the Culm Garden Village' and an 'East Cullompton Masterplan Supplementary Planning Document Issues, Opportunities and Concepts' for the first phase of the Culm Garden Village. That engagement has identified a number of priorities that need to be addressed:

- Masterplanning should be landscape-led, building on the area's natural assets and creating quality green and blue infrastructure.
- Climate change, including opportunities for low carbon development, should be a key focus for the development.
- Natural flood management and sustainable urban drainage should form a key aspect of flood risk mitigation.
- Active transport (walking, cycling, public transport – bus and rail) should be the main transport choice.
- Improvements to the strategic road network
- The garden village should promote links (physical, social and economic) with Cullompton.
- The garden village should be self-sustaining with good employment and skills opportunities.
- Urban design should focus on a high quality living environment, taking into account the health and well-being of future residents.

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Question 52

What things do you think should be included in the planning of the Culm Garden Village to make it a successful place to live, work and visit? Please rank in their order of importance (where 1 is the most important)

