

East Cullompton and Culm Garden Village Design Code

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1. The Vision in the Masterplan SPD, “Planet People Place”, is further developed in the Strategic Design Code. It focuses on healthier, happier lifestyles through providing walkable neighbourhoods with safe and social streets, community hubs with meeting places and local facilities, access to nature and leisure, and energy efficient homes.

Does the Design Code focus on the right things to help deliver this Vision?

Maximum 5,000 characters 0/5,000

2. Three villages

The Vision introduces the concept of three new villages, growing together over time, each with its own community hub, green space, character and identity.

The three villages concept is set out on page 17 of the Code.

Do you support the idea of creating East Cullompton as three linked villages?

Maximum 5,000 characters 0/5,000

3. The four Frameworks

The Design Code focuses on the most important elements of the allocation to make sure the development is well designed and delivered in a joined-up way. It is split into four Frameworks: Placemaking, Activity, Landscape and Movement. These themes were originally developed through the Masterplan SPD and each Framework has now been expanded to include its own set of individual Codes.

Are there any other important parts of the East Cullompton Masterplan that should be added to the four Frameworks? If yes please tell us what they are.

Maximum 5,000 characters 0/5,000

4. Placemaking Framework

Placemaking is about more than detailed design; considering how the wider environment can 'set the scene for life' and create a place where everyone can thrive.

There are 7 individual Codes under this Framework, each with its own desired outcome:

P1: 20 Minute Place
P2: Character
P3: Layout
P4: Key Frontages
P5: Landmark Buildings
P6: Village Placemaking
P7: Low Embodied & Operational Buildings

Do you agree with the outcomes for the new development set out in the Placemaking Framework? Please explain your answer if you wish.

Maximum 5,000 characters 0/5,000

5. Activity Framework

By their nature, vibrant neighbourhoods are complex and must be more than just a series of housing sites. Development must create an active and vibrant place with a mix of uses to support daily life. There are four individual Codes under this Framework, each with its own desired outcome:

A1: Community Hubs

A2: School Site

A3: Integrating Commercial Space

A4: Residential

Do you agree with the outcomes for the new development set out in the Activity Framework? Please explain your answer if you wish.

Maximum 5,000 characters 0/5,000

6. Landscape Framework

Capturing the special qualities, or 'spirit' of the place is crucial in delivering a genuinely landscape-led development. Proposals for East Cullompton must balance the protection of the existing landscape with creating a new place to live and work. Developers must consider climate resilience, build in a responsible manner, seek to retain existing landscape features and take a holistic view of flooding and drainage. As the development will be landscape-led, there are 11 individual Codes under this Framework, each with its own desired outcome:

L1: Enhancing the Existing Landscape Structure

L2: Green and Blue Infrastructure

L3: Blueways L4: Active Travel Greenways

L5: Greenway with Powerline

L6: Integrating Water (Flooding & Drainage)

L7: Crossing Points

L8: The Eastern Loop

L9: Community Greens

L10: Biodiversity Net Gain

L11: Public Realm

Do you agree with the outcomes for the new development set out in the Landscape Framework? Please explain your answer if you wish.

Maximum 5,000 characters 0/5,000

7. Mobility Framework

East Cullompton will benefit from its location close to the proposed railway station and Cullompton town centre and a high number of existing jobs, and future local facilities and employment opportunities. Good connectivity and opportunities for walking, cycling and wheeling, reducing the reliance on private cars, are important elements of design. There are 6 individual Codes under this Framework, each with its own desired outcome:

M1: Wider Connectivity

M2: Honiton Road

M3: Active Travel Connectivity

M4: Shared Mobility

M5: Street Hierarchy

M6: Electric Vehicle and Parking

Do you agree with the outcomes for the new development set out in the Mobility Framework? Please explain your answer if you wish

Maximum 5,000 characters 0/5,000

8. Phasing, Delivery and Stewardship

The phasing, delivery and stewardship elements of the Strategic Design Code are supported by a separate, but linked, Phasing and Delivery Strategy that identifies the infrastructure required to support growth and the placemaking outcomes that each item must achieve. A place is more successful if open space and community facilities are well looked after in a sustainable way with local people at the heart of stewardship of key assets. The Phasing and Delivery Strategy identifies opportunities for community stewardship and expects a clear strategy to be in place from the outset.

Do you support the approach to phasing, delivery and long-term stewardship set out in the Strategic Design Code and further detailed in the Phasing and Delivery Strategy? Please explain your answer if you wish.

Maximum 5,000 characters 0/5,000

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