

**CABINET**  
**16<sup>th</sup> January 2019**

**REPORT OF THE HEAD OF PLANNING, ECONOMY AND REGENERATION**

**TIVERTON EASTERN URBAN EXTENSION SPD AREA B MASTERPLAN**

<b>Cabinet Member</b>	<b>Cllr Graeme Barnell, Cabinet Member for Planning and Regeneration</b>
<b>Responsible Officer</b>	<b>Mrs Jenny Clifford, Head of Planning, Economy &amp; Regeneration</b>

**Reason for the Report:** To approve the Draft Tiverton Eastern Urban Extension SPD Area B Masterplan for Stage 2 Public consultation.

**RECOMMENDATIONS:**

- 1. That Cabinet approves the Draft Tiverton Eastern Urban Extension SPD Area B Masterplan for Stage 2 public consultation;**
- 2. That Cabinet approve the associated Strategic Environmental Screening Report and the Habitats Regulations Assessment Screening Report for consultation; and**
- 3. That delegated authority be given to the Head of Planning, Economy and Regeneration in consultation with the Cabinet Member for Planning and Regeneration to finalise the material and arrangements for consultation.**

**Relationship to Corporate Plan:** The Tiverton Eastern Urban Extension SPD Area B Masterplan will provide guidance on the planning and delivery of a strategic site for Mid Devon. It will form an addendum to the Adopted Tiverton Eastern Urban Extension Masterplan SPD (2018). The Area B Masterplan SPD directly relates to all four Corporate Plan priorities of economy, homes, community and environment.

**Financial Implications:** The procurement and cost of commissioning this masterplan has formally been considered and approved at Cabinet. The cost of engaging consultants to deliver the Area B Masterplan SPD has been financed through Government capacity funding at no cost to MDDC budget.

**Legal Implications:** The process for preparing and adopting the Area B Masterplan will need to comply with the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Council's Statement of Community Involvement. Planning policy requires the adoption of the masterplan ahead of the submission of planning applications. Whilst the Adopted Masterplan will not form part of the Development Plan, the SPD will be a material consideration in the determination of planning applications relating to the site.

**Risk Assessment:** Policy sets out that masterplanning should take place before applications are submitted. Delay in progress on the masterplan will delay the delivery of housing on this part of the site and related infrastructure provision.

**Equality Impact Assessment:** No equality issues are identified for this report.

**Impact on Climate Change:** A core principle within the Draft Area B Masterplan is to support through design and timely delivery of infrastructure, dwellings and employment, the Council's commitment to achieving new zero carbon emissions by 2030. The Area B masterplan has regard throughout to climate change.

## 1.0 INTRODUCTION: BACKGROUND

- 1.1 The Council has resolved to develop a Masterplan for Area B of the Tiverton Eastern Urban Extension (EUE) as a Supplementary Planning Document.
- 1.2 The existing Tiverton EUE Masterplan was adopted as a Supplementary Planning Document in April 2014 and updated in June 2018. Whilst covering the whole of the development allocation site, it was not able to address all the site to the same degree of detail. This was largely due to the absence of some site-wide survey work in Area B. As a consequence the Adopted Masterplan SPD did not fully resolve the land use issues across the whole allocation. It makes reference to the fully surveyed land as Area A and the area requiring a greater degree of masterplanning, to the south east of the allocation, as Area B.



- 1.3 Following Cabinet approval (2 February 2017) information on Area B of the Tiverton EUE was agreed for submission for Stage 1 Masterplanning public consultation. Stage 1 scoped out the content and key issues for the Area B Masterplan SPD. The Stage 1 public consultation took place over a 4 week period during the 13 June to 11 July 2017. A series of key masterplan issues

formed the basis of the public consultation event. The consultation did not seek to resolve these issues but to invite comment and feedback on them:

- Means of access.
- Phasing of development.
- The extent of the developable area and amount of development.
- The uses within the green infrastructure (GI) area, where these different GI uses are to be located and their management.

In accordance with Mid Devon's Statement of Community Involvement, the Area B Masterplan SPD is required to undergo a Stage 2 public consultation to consider the draft masterplan itself.

1.4 The Draft Area B Masterplan was presented to PPAG on the 6<sup>th</sup> January 2020. Members made a number of minor amendments that have been included in the Draft Masterplan (attached as **Appendix 1**). The key issues were as follows:

- i) that more emphasis be placed on bus service enhancements;
- ii) to include an illustration on parking provision;
- iii) the provision of allotments was welcomed as part of the proposal however the group suggested that additional allotment space could be considered in the vicinity;
- iv) recognise the importance of on-going management and maintenance as set out in Part 6.5 of the Masterplan Plan;

## **2.0 CONTENT OF DRAFT MASTERPLAN**

2.1 The Area B Masterplan once adopted will not in itself form part of the Development Plan for planning purposes, but will nevertheless be a material consideration in the determination of planning applications. The Draft Masterplan is attached at Appendix 1.

2.2 It seeks to provide a comprehensive framework within which to guide the development of Area B in a coordinated manner. It builds on the existing Adopted Masterplan SPD (2018) and provides a greater depth of resolution for spatial planning issues, consider means of access, amount of development and how the area identified as Green Infrastructure (GI) will function, what uses it will fulfil, their location within the GI area and how it will be delivered and managed. The structure of the Draft Area B Masterplan therefore reflects that of the Adopted Masterplan SPD (2018). A brief description of each part is provided below:

### **Introduction**

This sets out the relationship between the Adopted Masterplan SPD and Draft Area B Masterplan and the purpose the Masterplan to bridge the gap between

high level policy aspirations and delivery on the ground in order to ensure high quality design and place.

#### About the Site

This introduces the site within the wider context of the EUE. It provides background and context including land ownerships, constraints and opportunities across Area B.

#### Vision and Objectives

This outlines the overarching ambition for the development of Area B as an attractive, well designed garden neighbourhood that will create a positive future both for those who reside in the new development and the wider Tiverton area. This is borne out in four development concepts and guiding principles.

#### Creating the Structure

This provides specific detail for the Masterplan area whilst providing an Illustrative Framework Plan and viable land use budget.

#### Creating the Place

This chapter seeks to communicate the varied character that will be required for the new development including the Green Infrastructure. Eight distinctive locations are described in more detail alongside a series of street sections which are important to convey the varied character and response required in different areas of the masterplan area.

#### Delivering Place

This takes a specific look at the infrastructure requirements for Area B and the delivery of it including S106 contributions and their triggers as well housing delivery rates and phasing of development.

### **3.0 Strategic Environmental Assessment / Habitats Regulation Assessment Screening**

- 3.1 The Area B Masterplan SPD has been 'screened' to establish whether it requires a Strategic Environmental Assessment (SEA). The SEA Screening Report (**Appendix 2**) has identified that the Area B Masterplan SPD is unlikely to have significant effects on the environment. The SEA Screening Report has also found that there is no requirement for the Area B Masterplan SPD to be subject to a full SEA. Importantly the SPD provides additional guidance on the applications of Local Plan policies which have already been the subject of SEA assessment.
- 3.2 The Tiverton Urban Extension Area B SPD has been 'screened' for the purpose of the Habitat Regulations Assessment (HRA) to assess whether it may affect the protected features of a European 'habitats site' identified under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Conservation of Offshore Marine Habitats and Species Regulations 2017 (as amended). The HRA Screening Report (**Appendix 3**) identifies that the Tiverton Urban Extension Area B SPD is not likely to have significant

adverse effects on the integrity of Habitat sites, either alone or in-combination with other plans or projects and further 'Appropriate Assessment' is not required. Importantly the SPD provides additional guidance on the applications of Local Plan policies which have already been the subject of Habitat Regulations Assessment.

#### 4.0 Next Steps

- 4.1 In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Council's Statement of Community Involvement, a six week public consultation will be undertaken, commencing on a date to be agreed in February. Once the consultation has ended and officers have considered the responses, the final version of the Tiverton Urban Extension Area B Masterplan and a statement of public participation will be considered at a future meeting of the Cabinet.
- 4.2 A provisional timetable for the next stages in the production of the masterplan are set out as follows:

Action	Date
Finalise of presentation material for Stage 2 public consultation	January 2020
Stage 2 Public Consultation	February / March 2020
Adoption	May 2020

#### 5.0 Conclusion

- 5.1 The Area B Masterplan SPD will provide a comprehensive framework to guide development in a coordinated and comprehensive manner. Once adopted it will achieve full weight in decision making as a material planning consideration and will sit aside the Adopted Tiverton EUE Masterplan SPD. The first phase of public consultation has been undertaken. Consultants have produced a Draft Masterplan SPD for Stage 2 public consultation. This report seeks authority to commence this public consultation. .

**Contact for more information:** Christie McCombe, Area Planning Officer  
01884 234277

[cmccombe@middevon.gov.uk](mailto:cmccombe@middevon.gov.uk)

#### **Background Papers:**

The adopted policies relating to the Tiverton Eastern Urban Extension may be viewed in the AIDPD at

<https://new.middevon.gov.uk/residents/planning-policy/mid-devon-local-plan/part-2-aidpd/>

The Adopted Tiverton EUE Masterplan and Stage 1 Public Consultation material may be viewed at

<https://www.middevon.gov.uk/residents/planning-policy/masterplanning/>

Cabinet 26 October 2017

Cabinet 2<sup>nd</sup> February 2017

**Circulation of the Report:** Members of Cabinet