

**NORTH WEST CULLOMPTON MASTERPLAN SPD**

**Cabinet Member** Cllr Richard Chesterton  
**Responsible Officer** Richard Marsh, Director of Place

**Reason for Report:** To inform members of the outcome of the public consultation and the draft masterplan that has subsequently been produced taking these comments into account and to seek a recommendation to Council to adopt the revised North West Masterplan Supplementary Planning Document (SPD).

**RECOMMENDATION:**

- 1. That Members note the comments received at the Stage 2 public consultation (Appendix 1) and proposed changes as a result.**
- 2. That the Cabinet recommend to Council that the Masterplan Supplementary Planning Document for North West Cullompton (Appendix 2) is adopted.**

**Financial Implications:** The consultant contract was awarded following a procurement process. The cost of the contract is funded through Homes England capacity funding. There will be no financial implications arising from adoption of the document as it adds detail to existing planning policies only.

**Budget and Policy Framework:** The budget for the production of the SPD utilises Homes England capacity funding (see Financial Implications).

The Mid Devon Local Plan 2013-2033 requires strategic allocations to have an adopted Masterplan SPD in place before planning permission can be granted. The existing adopted NW Cullompton Masterplan SPD is now considered out of date as it was prepared under a previous policy framework that was superseded by the adoption of the Mid Devon Local Plan 2013-2033. It also excludes three parcels of land that were either not allocated at the time or excluded from the masterplanned area. Once adopted, the revised and updated Masterplan would have Supplementary Planning Document status and will be a material consideration for planning decision making purposes in relation to the NW Cullompton urban extension. As the current SPD is considered to be out of date, it carries very limited weight in planning decisions.

**Legal Implications:** The process for preparing and adopting the draft Masterplan SPD is in compliance with the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Council's Statement of Community Involvement.

**Risk Assessment:** Policy sets out that masterplanning should take place before applications are submitted. Delay in adoption of the Masterplan SPD could in turn delay the delivery of housing on the additional parts of the site as well as affect the confidence of land owners to promote their land. Adoption of the masterplan will provide greater planning certainty and assist the site coming forward for delivery.

The existing adopted Masterplan SPD is considered out of date. If a revised and updated Masterplan SPD is not adopted, the Council may become vulnerable to

planning applications being submitted which do not accord with the Council's aspirations for the NW Cullompton urban extension and could lead to uncoordinated development which would not meet the Council's quality aspirations.

**Equality Impact Assessment:** The masterplan reflects the policy requirement for pitch provision for the gypsy and traveller community which will result in a more positive outcome for that community. No other equality issues are identified for this report.

**Impact on Climate Change:** The draft Masterplan SPD has regard to climate change within the confines of adopted planning policy. A Supplementary Planning Document cannot introduce new policies, or expand on existing adopted policy.

**Relationship to Corporate Plan:** The draft Masterplan SPD will provide guidance on the planning and delivery of a strategic site for Mid Devon. It will form a refresh and update to the adopted NW Cullompton Masterplan SPD.

The draft Masterplan SPD directly relates to all four Corporate Plan 2020-24 priorities: Homes, Environment, Economy and Community.

## 1.0 INTRODUCTION

1.1 A draft revised Masterplan SPD for North West Cullompton was approved for consultation at the 17 May 2022 Cabinet meeting and public consultation took place between 27 June and 8 August 2022. The consultation included 2 staffed events at The Walronds, Cullompton, one at the Arts and Crafts Fair, display boards at The Hayridge, Cullompton, and a dedicated consultation website. The consultation was advertised by letter, press release, posters and on social media.

1.2 The consultation was on revisions to the North West Cullompton Masterplan SPD adopted in 2016 to bring it up to date and in accordance with the Mid Devon Local Plan adopted in July 2020. Recommendations made by the Planning Policy Advisory Group as reported to the 17 May 2022 Cabinet meeting were incorporated into the draft for public consultation.

## 2.0 CONSULTATION RESPONSES

2.1 A total of 70 people attended the staffed events. There were 18 comments recorded on the website interactive map, 16 online survey responses, 4 completed paper questionnaires and 2 email responses received. Details of all responses received are included in **Appendix 1**.

2.2 Many of the responses related to issues that are outside the scope of the SPD such as the principle of development that has already been established through the adopted Mid Devon Local Plan, and the delivery of infrastructure which is governed by planning policies in the Local Plan. The SPD must follow the policy framework set out in the Local Plan and cannot introduce new policies or amend existing policies. It can only add detail to those adopted policies. Where the responses relate to detail in the SPD, the document has been amended to reflect these responses wherever possible. The revised document includes a

section summarising the consultee responses and setting out the Council's comments on those responses, and the revisions made. The revised document is attached at **Appendix 2**.

2.3 In addition to the public responses, responses were received from the following consultees: Devon Archaeological Society, Sport England, Natural England, National Highways, Lead Local Flood Authority and Kentisbeare Parish Council. A note of these responses is also provided in **Appendix 1**. Where possible, the SPD has been revised to take into account these responses. Again, the SPD cannot introduce new policies or requirements, but can only add detail to and reflect existing policies.

### 3.0 **REVISIONS TO DRAFT MASTERPLAN SPD FOLLOWING CONSULTATION**

3.1 The following revisions have been made to the draft Masterplan SPD as a result of the consultation.

3.2 Pages within the Introduction section have been revised to set out the consultation responses and to set out how the SPD has been revised to take into account the consultation responses.

3.3 A number of images have been updated throughout the document.

3.4 Section 3, Guiding principle A10: Reference to parking standards in the Mid Devon Local Plan and Cullompton Neighbourhood Plan have been added.

3.5 Section 3: Guiding principle D4: A requirement to provide benches in public open space has been added.

3.6 Section 3, Guiding principle F11: Wording has been added to require electric car charging points to be provided throughout the development and to encourage developers to provide one car charging point per dwelling. Current planning policy requires one charging point per 10 dwellings.

3.7 Section 4.4, Local connections: The bullet point on Goblin Lane has been strengthened to include Growen Lane and Bluebell Lane and to ensure that these public rights of way are upgraded as necessary, their hedges are kept intact as far as possible, and suitable crossings provided.

3.8 Section 4.6: A further paragraph has been added to strengthen design of sustainable urban drainage systems to include two or more drainage features used together such as swales, attenuation ponds and rain gardens and provide variation to attenuation pond slopes. It is also suggested that green roofs could be incorporated on community buildings and bus stops.

3.9 Section 5: An additional bullet point has been added requiring a package of interpretation measures in respect of the Scheduled Monument.

3.10 In response to National Highways comments, section 5.4 has been retitled: 'Construction of Road Infrastructure within the site'.

Section 5.5: A new row has been added to the key infrastructure table under Access and Transport to specify that the Town Centre Relief Road is required prior to the occupation of no more than 600 dwellings.

Section 5.7 Planning: A new bullet point has been added to state that planning applications should be accompanied by a transport assessment including capacity studies to assess the impact of traffic generated from the site on junction 28 of the M5.

Section 5, Phasing: An additional bullet point has been added to Phase 2/3 to require traffic calming measures in Tiverton Road.

- 3.11 Section 3, Guiding principle G. A paragraph has been added to ensure that developers demonstrate a full understanding of wildlife and habitats on the site and provide mitigation and an overall biodiversity net gain.

Section 5: An additional bullet point has been added to the sustainability section to require a biodiversity net gain assessment to be submitted with planning applications.

Section 6: A paragraph has been added to state that all developers will be expected to demonstrate that a biodiversity net gain can be achieved for their development proposals.

- 3.12 Section 6 (Appendix A) of the document has been updated to reflect additional landscape assessment work.

#### 4.0 **PLANNING POLICY ADVISORY GROUP**

A draft of this Cabinet report and Appendices, including the revised Masterplan SPD, was taken to Planning Policy Advisory Group (PPAG) on 7 November 2022. PPAG did not recommend any changes to the revised Masterplan SPD and approved the document to go to Cabinet.

#### 4.0 **HRA/SEA SCREENING**

- 4.1 A Habitat Regulations Assessment (HRA) and Strategic Environmental Assessment (SEA) is required in accordance with Regulations and Directives on any plan or programme prepared for town and country planning or land use purposes and which sets the framework for future development consent of certain projects. HRA and SEA reports were prepared as part of the public consultation material. The screening reports indicate that the draft Masterplan SPD is 'unlikely to have significant effects on the environment'.

- 4.2 Historic England commented that the amended masterplan appears to have no greater impact on heritage assets than the original masterplan therefore a full SEA would not be required.

- 4.3 Natural England agrees that the SPD is unlikely to require a full SEA or HRA. However, they recommend that consideration is given to whether the SPD provides the necessary design framework to ensure that mitigation measures set out in the Local Plan will be fully incorporated into the development. Your officers consider that it does.

## 5.0 CONCLUSION

- 5.1 An analysis of the consultation responses has been undertaken and amendments made the draft Masterplan SPD. Once adopted, the revised Masterplan SPD will provide an updated framework to guide development in a coordinated and comprehensive manner and will have full weight in decision making as a material planning consideration.

## APPENDICES

Appendix 1: Consultation responses

Appendix 2: Revised draft North West Cullompton Masterplan SPD

### Contact for more information

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### Background Papers

Cabinet report 17 May 2022  
[Agenda for Cabinet on Tuesday, 17th May, 2022, 10.00 am - MIDDEVON.GOV.UK](#)

Adopted NW Cullompton Masterplan SPD  
[Northwest Cullompton Urban Extension - MIDDEVON.GOV.UK](#)

### Circulation of the Report

Councillor Richard Chesterton, Cabinet Member for Planning & Regeneration