
Report for: Cabinet

Date of Meeting:	02 September 2025
Subject:	Draft Area B Masterplan.
Cabinet Member:	Cllr S Keable. Planning & Economic Regeneration
Responsible Officer:	R Marsh, Director of Place and Economy
Exempt:	N/A
Wards Affected:	Tiverton Cranmore
Enclosures:	Appendix 1: Draft Area B Masterplan

Section 1 – Summary and Recommendation(s)

To present to Members a Draft Masterplan for Area B of the Tiverton Eastern Urban Extension. This report seeks a recommendation to Cabinet to Note the Masterplan having taken into account the comments received during the public consultation as presented to Cabinet 17 June 2025.

Recommendation(s):

1. **That Members note the Draft Masterplan (Appendix 1);**
2. **That Members recommend to Cabinet that:**
 - i) **The Masterplan for Area B of the Tiverton Eastern Urban Extension is noted; &**
 - ii) **Delegated authority be given to the Director of Place & Economy in consultation with the Cabinet Member for Planning and Economic Regeneration prior to publication to make any typographical, grammatical and formatting changes to the Masterplan for Area B of the Tiverton Eastern urban Extension.**

Section 2 – Report

1.0 Introduction

- 1.1 The existing Tiverton Eastern Urban Extension (EUE) Masterplan was adopted as a Supplementary Planning Document (SPD) in April 2014 and updated in June 2018. Whilst covering the whole of the allocated urban extension, it was not able to address all of the allocation to the same degree

of detail. This was due to the absence of some site-wide survey work for Area B. As a consequence the Adopted Masterplan SPD did not fully resolve the land use issues across the whole allocation. The Adopted Masterplan SPD therefore makes reference to the fully surveyed land area as Area A and the area requiring a greater degree of masterplanning, to the south east of the allocation, as Area B.

- 1.2 Policy TIV1(i) of the Adopted Mid Devon Local Plan requires the completion of a masterplanning exercise for Area B. Following Cabinet approval two stages of public consultation have already been completed on Area B. Stage 1 was completed in 2017 and Stage 2 in 2020. Cabinet resolved to adopt the Draft masterplan – subject to updates – at Cabinet (3 September 2020).
- 1.3 Adoption of the document however was postponed for receipt of the Mid Devon Playing Pitch Strategy. The conclusions in the Strategy supported the delivery of 8 hectares of sports provision, on and off site of the EUE, as reflected in Policy TIV3c of the Adopted Mid Devon Local Plan 2013 - 2033.
- 1.4 The impact of delivering 8 hectares of formal play space is significant - including how Area B is zoned to accommodate it and the amount and density of development to support it. The Area B Masterplan was therefore postponed so it could be updated to address this issue as well as unresolved issues such as a secondary point of access into Area B.
- 1.5 Westcountry Land has been proactively working within the Area B allocation and in collaboration with Mid Devon District Council undertook a public consultation exercise between November 2024 and January 2025 (approved for consultation at Cabinet 12 November 2024). Details of the public consultation including the comments received were presented at PPAG on 19 May 2025 and at Cabinet 17 June 2025.

2.0 Summary of Area B Masterplan

- 2.1 Policy TIV1(i) requires the completion of a ‘public Masterplanning exercise in respect of the southeast of the site (Area B)’. A public masterplanning exercise was completed between November 2024 and January 2025 as a stage 1 public consultation. As a stage 1 consultation it presented more detail than might normally be expected. This was due to the volume of information previously gathered through adoption of the existing Tiverton EUE masterplan and through the previous two stage consultation on Area B as well as acknowledgement within the wider community, that Area B will be developed.
- 2.2 The Masterplan attached as Appendix 1 is presented as a masterplan to be NOTED. It is not the intention to formally adopt it as a Supplementary Planning Document. The adopted Tiverton EUE Masterplan SPD provides that function and as such is a material consideration in the determination of planning applications. The Area B Masterplan (attached) preserves the principles set out within the Adopted Tiverton EUE Masterplan SPD but with additional

detail, specific to Area B. Both the adopted Tiverton EUE Masterplan SPD and the Area B Masterplan will be bound by the policies of the Mid Devon Local Plan Review 2023-2033 which continue to be the starting point in any planning decision.

- 2.3 On this basis, the Area B Masterplan sets out the background and evolution of the Area B masterplan; translating the Adopted SPD's vision into a masterplan for Area B, along with a parameters plan guided by the completion of detailed survey and analysis work and comments received through the public consultation exercise. As required by Policy TIV1 of the Local Plan Review this document completes the masterplanning exercise for the whole of the Tiverton Eastern Urban Extension.
- 2.4 After a full consideration of the consultation responses received, and the completion of detailed survey and analysis work the masterplan has been structured in the following way:

1.1 Introduction	4.1 The Design Approach
1.2 Purpose and Role of the Document	4.2 Expanding the Knowledge Base
	4.3 Settlement Studies
2.1 The Site and its Location	4.4 Opportunities and Constraints
2.2 The Site in Context	4.5 Community Consultation
2.3 Area B	
	5.1 The Area B Masterplan – Parameter Plan
3.1 Meeting Policy Objectives	5.2 The Design Concept
3.2 Existing Guidance – Adopted SPD	5.3 Amount and Use (Land Budget)
3.3 Guiding Principles	5.4 Landscape and Open Space
3.4 Additional Design Guidance	5.5 Movement
	5.6 The Character of Area B
	6.1 Delivery

- 2.5 Key summary points for the Area B Masterplan are as follows:

- The Area B masterplan proposes 650 homes (including a retirement / extra care home). Current calculations indicate a likely total of 1,608 homes on the EUE:

Development Site	No. units
Braid Park/ Fairfax Heath (constructed)	269
Highwood Gardens (constructed)	18
Blundell's Grange (outline planning permission)	700
Post Hill (Reserved Matters application)	70
Area B (masterplan)	650
TOTAL	1,707

This falls within the mid-range of expectation set out in Policy TIV1, for between 1,580 to 1,830 dwellings on the Tiverton EUE.

- The Area B Masterplan proposes 2.23 hectares of formal sports provision. No provision for formal sports was made on Area A on the basis that Area A was providing significant infrastructure including land for the A361 road junction and neighbourhood centre (including a new primary school and community centre). Formal sports are proposed north and south of West Manley Lane – a 4G sports pitch and sports hub north of West Manley Lane with informal pitches south of West Manley Lane. Detailed planning application stage will determine parking provision (north of West Manley Lane) with pedestrian / cycle access across West Manley Lane to serve these facilities.
- The Countryside Park is retained within the Area B Masterplan. Land assembly for its delivery will be addressed at detailed application stage but with the expectation that it will be delivered in phases. Management of it will also be addressed at detailed application stage with discussions underway about various management options that also satisfy Biodiversity Net Gain requirements.
- The principal point of highway access into Area B from Post Hill is retained. Following the public consultation exercise this point of access has been redesigned – to retain existing traffic priorities along Post Hill / Blundell's Road. The Area B Masterplan retains the expectation that vehicular access will be delivered between Areas A and B. Similarly, in the interest of good planning, vehicular access will be expected up to the eastern boundary of Area B as detailed within the parameters plan.
- A Gypsy and Traveller site is not identified within the Area B masterplan. This is not entirely dissimilar to the Adopted Masterplan SPD. Outline planning applications (14/00881/MOUT and 13/01616/MOUT) were both granted planning permission with a requirement to deliver 3 Gypsy and Traveller pitches. The Adopted Masterplan SPD was able to identify one of the sites (which is still allocated as a Gypsy and Traveller site) whilst the other was to be confirmed at detailed planning application stage.
- The Area B Masterplan offers a high level parameters plan which retains the ability to take access for up to 10 units from either Mayfair or Area B (but not both). Detailed planning application stage will determine the number of units and means of access – whether from Mayfair or Area B.
- A buffer strip is identified along the boundary with properties on Mayfair. Detailed planning application stage will determine the exact depth.

- The Area B masterplan presents a design concept for Area B based on nearby historic villages. The masterplan confirms that Design Codes will be produced as part of an outline application.

3.0 Key Issues arising through the consultation

Key Issue	Officer Comment	Change identified
Post Hill junction: the design & prioritisation of traffic flows needs to be reviewed	Junction redesigned to retain existing traffic priorities.	Junction redesigned
Cycle & pedestrian connections: to the Former Railway Line, Grand Western Canal, Mayfair and town centre.	Identified on the parameters & movement plans – detailed planning application stage to provide exact details.	Cycle and pedestrian connections north to south / east to west included.
Public transport: ensure bus services serve the whole of the EUE and Post Hill in an integrated way.	The Parameters plan supports connectivity on both the eastern and western boundaries of Area B. Contributions for bus services will be gathered at detailed planning application stage.	Road connections shown up to the boundaries of Area B to ensure connectivity.
Phase 2 of the A361 road junction needs to be completed prior to development.	Phase 2 of the A361 road junction is postponed. DCC Highway Authority have not objected to the principle of development on Area B without Phase 2 constructed.	No change.
Construction of Area B should follow Area A (west to east)	The new point of access into Area B from Post Hill allows the rate of development to be accelerated to accord with Gov. policy.	No change.
The proposed dwellings next to Mayfair should be accessed from Area B not from Mayfair Copse.	The Area B masterplan allows either option (but not both together). The final point of access will be determined at detailed planning application stage.	No change. The Area B masterplan allows either option (but not both together).
The impact of drainage on the Tidcombe Fen SSSI, Ailsa Brook and the wider ecological impact of poorly maintained drainage to be given full consideration.	Principle of development accepted through the Adopted Local Plan review. DCC Local Lead Flood Authority will be consulted at detailed planning application stage with DCC Ecology.	No change. Detailed planning application stage.
Sports pitches south of West Manley Lane should not be included.	Informal sports pitches (no lighting) proposed south of West Manley Lane.	No change.
No information on the proposed location of the Gypsy and Traveller site	To be addressed at detailed planning application stage.	No change.
Provide a landscaped buffer strip to Mayfair Copse.	Agreed. Detailed planning application stage to confirm depth of buffer strip.	Buffer strip identified.
The 'village' design concept is welcomed	Agreed.	No change.

The designated sewer treatment works have insufficient capacity.	SWW have provided assurance that capacity is and will be available.	No change.
--	---	------------

4.0 Next Steps

4.1 A provisional timetable for the next stages of Area B are set out as follows:

Action	Summary
Cabinet 2 September 2025	Area B Masterplan to be Noted
Area B Hybrid Planning Application	Expected submission Autumn 2025

Financial Implications: No budget has been set aside by the Council to support the production of the masterplan. It has largely be funded by the developer including the production of the draft masterplan for public consultation, booking of venues and neighbour consultation. The Council has provided ‘in-kind’ financial support through Officer involvement and hosting on line communications and social media.

Legal Implications: The process for preparing the Draft Masterplan will be in compliance with the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Council’s Statement of Community Involvement. Planning policy requires the completion of a masterplanning exercise.

Risk Assessment: Policy sets out that masterplanning should take place before applications are submitted. Delay in the production of the Draft Masterplan could in turn delay the delivery of housing on this part of the site.

Impact on Climate Change: A core principle within the Draft Masterplan is to support the Council’s commitment to achieving net zero carbon emissions by 2030 through design and timely delivery of infrastructure, dwellings and employment. The Draft Masterplan has regard throughout to climate change and within the confines of adopted planning policy seeks to promote development that responds positively to climate change.

Equalities Impact Assessment: The masterplan is required to meet 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 within the emerging masterplan, but it is noted that design should have regard to the needs of different groups in the community including by age and disability.

Relationship to Corporate Plan: The Masterplan will provide guidance on the planning and delivery of a strategic site for Mid Devon. It is intended to support the Adopted Tiverton Eastern Urban Extension Masterplan SPD (2018). The Masterplan will directly relate to the Corporate Plan 2024-28 priorities including:

- Planning, environment & sustainability;
- Community, people & equalities;
- Homes; and
- Economy & assets.

Section 3 – Statutory Officer sign-off/mandatory checks

Statutory Officer: Andrew Jarrett

Agreed by or on behalf of the Section 151 Officer

Date: 20 August 2025

Statutory Officer: Maria de Leburne

Agreed on behalf of the Monitoring Officer

Date: 20 August 2025

Chief Officer: Andrew Jarrett

Agreed by or on behalf of the Chief Executive/Corporate Director

Date: 20 August 2025

Performance and risk: Steve Carr

Agreed on behalf of the Corporate Performance & Improvement Manager

Date: 21/08/2025

Cabinet member notified: yes

Report: Exclusion of the press and public from this item of business on the published agenda on the grounds that it involves the likely disclosure of exempt information. No

Appendix: Exclusion of the press and public from this item of business on the published agenda on the grounds that it involves the likely disclosure of exempt information. No

Section 4 - Contact Details and Background Papers

Contact: C. McCombe, Area Planning Office, Major Projects

Email:

Telephone: 01884 234277

Background papers:

Adopted Local Plan Review 2013-2033:

[Mid Devon Local Plan Review 2013-2033](#)

Adopted Tiverton EUE Masterplan SPD (2018):

[11742-teue_masterplan-supplementary-planning-document-rev-q_lr.pdf](#)

Tiverton EUE Design Guide (2016):

[160624 Design Guide DH.indd](#)

Tiverton EUE Area B Masterplan 2020:

[19045_draft-spd_final-for-cabinet_200114.pdf](#)

Cabinet 17th June 2025

Cabinet 16th January 2020

Cabinet 30th May 2019

Cabinet 26 October 2017

Cabinet 2nd February 2017