

Report for: CABINET

Date of Meeting:	12 November 2024
Subject:	Area B Masterplan. Stage 1 Public Consultation
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 – draft copy of Consultation Boards

Section 1 – Summary and Recommendation(s)

That the presentation material (contained with Appendix A) for a Stage 1 public consultation on the next phase of development at the Tiverton EUE (Area B) be approved. That delegated authority be given to the Director of Planning and Cabinet Member for Planning and Regeneration to finalise the consultation material should there be a need for changes arising.

Recommendation(s):

- 1. To approve the Tiverton EUE Area B public consultation materials (Appendix A) for a Stage 1 public consultation;**
- 2. That delegated approval is given to the Director of Place and Economy, in conjunction with the Cabinet Member for Planning and Economic Regeneration, to make or approve any minor amendments to the consultation materials**

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 – in 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.
- 1.4 The impact of delivering 8 hectares of formal play space however 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.

2.0 Public Consultation: Stage 1

- 2.1 West Country Land has been proactively working within the Area B allocation including how to resolve the need for a secondary point of access into the area. With this in mind, West Country Land in collaboration with Mid Devon District Council have produced the attached Stage 1 consultation material.
- 2.2 It arguably provides more detail than would normally be expected at a Stage 1 consultation but this is on the basis that there has been a considerable amount of consultation on this site previously, with an acknowledgement within the wider community, that Area B will be developed. With this in mind, the Stage 1 public consultation will be inviting comment and feedback on:
- a new point of access from Post Hill including changed prioritisation of traffic;
 - the location for the formal sports including on the southern side of the former railway line;
 - up to 10 units being served off Mayfair; and
 - a street pattern for the main through route being more traditional (informal) in layout and design.
- 2.3 The Council has not set aside any budget for this consultation. The consultation material has therefore been funded by West Country Land with input from Officers on its content. The Council will continue to provide Officer support, will host the on-line presence and provide Officer attendance at all public events. Officers advise that the emerging masterplan becomes an Adopted SPD in order to allow it to 'carry weight' as applications emerge and

in the decision making process. With this in mind, it remains important that Officers maintain their involvement in the consultation process to allow it to become an Adopted SPD in accordance with the MDDC Statement of Community Involvement.

3.0 Planning Policy Advisory Group (PPAG)

3.1 Officers presented the draft consultation materials at PPAG meeting on 23 October 2024. Information was also provided which established the background to Area B and this new Stage 1 public consultation. The following main points of discussion emerged:

- The suitability of Mayfair serving up to 10 units within the Area B allocation. Acknowledging previous Committee decisions it was agreed that it may form part of the public consultation to gauge any change in public opinion;
- Means of consultation. More specifically that a letter drop of neighbouring properties is completed as part of the consultation process with, if possible and practicable, a request on the envelope to encourage householders to open it; and
- That the public consultation timeline is kept under review and with due consideration given to accommodating key events outside of school holidays etc.

3.2 PPAG supported the recommendations set out and the presentation of this report to Cabinet.

4.0 Next Steps

4.1 A provisional timetable for the next stages in the production of the masterplan is set out as follows:

Action	Date
Cabinet	12 November 2024
Stage 1 Public Consultation	20 Nov 2024 – 10 Jan 2025
Stage 2 Public Consultation	May/June 2025
Adoption. Area B Masterplan SPD	August 2025

Financial Implications: No budget has been set aside by the Council to support this public consultation. This Stage 1 consultation will largely be funded by the developer including the production of the consultation material, booking of venues and funding the letter drop. The Council will be providing financial support in-kind through Officer involvement.

Legal Implications: The process for preparing and adopting the Draft Masterplan SPD 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 production of a masterplan. Whilst the Adopted

Masterplan SPD will not form part of the Development Plan, once adopted it will be a material consideration in the determination of planning applications relating to the area.

Risk Assessment: Policy sets out that masterplanning should take place before applications are submitted. Delay in adoption of the Draft Masterplan SPD could in turn delay the delivery of housing on this part of the site. Adoption of the masterplan will provide greater planning certainty and assist the site coming forward for delivery.

Impact on Climate Change: A core principle within the Draft Masterplan SPD 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 SPD will have 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 will be 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 for this report, but it is noted that design should have regard to the needs of different groups in the community.

Relationship to Corporate Plan: The Masterplan SPD 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 Masterplan SPD 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

Date: 29 October 2024

Statutory Officer: Maria De Leburne

Agreed on behalf of the Monitoring Officer

Date: 29 October 2024

Chief Officer: Stephen Walford

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

Date: 29 October 2024

Performance and risk: Steve Carr

Agreed on behalf of the Corporate Performance & Improvement Manager

Date: 01 November 2024

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:

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 \(middevon.gov.uk\)](#)

Tiverton EUE Design Guide (2016):

[160624 Design Guide DH.indd \(middevon.gov.uk\)](#)

Cabinet 16th January 2020

Cabinet 30th May 2019

Cabinet 26 October 2017

Cabinet 2nd February 2017