

NAME OF COMMITTEE	Community Services
DATE	30 April 2013
REPORT TITLE	South and South-West of Tavistock Masterplan Supplementary Planning Document (SPD)
Report of	Strategic Planning Officer
WARDS AFFECTED	All Tavistock Wards

Summary of report:

A Supplementary Planning Document (SPD) has been prepared to provide guidance for the development of the allocated development sites in Tavistock. Members of the public have been invited to comment on a draft version of the SPD for a statutory four week consultation period.

Members are asked to adopt the SPD to use as a material planning consideration when determining applications for development on the allocated sites in Tavistock.

Financial implications:

There are no direct financial costs arising from this report.

RECOMMENDATIONS:

It is recommended that:

- Members adopt the *South and South-West of Tavistock Masterplan SPD* to use as a material planning consideration when determining applications for development on the allocated sites in Tavistock.
- Any changes considered necessary to the SPD are delegated to the Head of Planning, Economy and Community in consultation with the Lead Member for Strategic Planning of the Community Services Committee.

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1. BACKGROUND

- 1.1 The Council's Adopted Core Strategy (2011) allocates two areas of land for development in the south and south-west of Tavistock. These are referenced in the Core Strategy as SP23A and SP23B. Maps showing the locations of these sites are included within the Masterplan in Appendix A. The sites are allocated for a mix of uses, including housing, community and education facilities, open space, employment units and the reinstatement of the railway line between Tavistock and Bere Alston.
- 1.2 During the preparation of the Core Strategy, it was agreed to prepare a masterplan for the development of the allocated sites. This would help to ensure that a high quality development could be achieved. The production of a masterplan was therefore included as a policy requirement under Strategic Policy 23 of the Core Strategy which states that *"the development of land to the south and south west of Tavistock should be developed in accordance with a comprehensive masterplan"*.
- 1.3 During winter 2012/2013, Officers prepared a draft version of the South and South West of Tavistock Masterplan SPD. The masterplan sets out the principles for the overall development and design of the allocated sites, building on the work of specialist design consultants undertaken in 2011 and the aspirations of the community.
- 1.4 The Community Services Committee agreed at a meeting on the 26th February 2013 to publish the draft SPD for a four week consultation period. The consultation ran from 7th March to 8th April 2013. 50 responses were received from a range of individuals and organisations.

2. CONSULTATION

- 2.1 The consultation has generated a number of responses which have been summarised and recorded in the accompanying Statement of Consultation (Appendix B). This includes the changes that the Council is proposing to make to the final version of the masterplan to respond to concerns raised where it is appropriate to do so.
- 2.2 The main issues raised include:
- The principle and scale of development proposed. However, this is established in Core Strategy Strategic Policy SP23 and cannot be amended through the masterplan;
 - The ability to deliver all of the infrastructure requirements and concerned that the provision of the railway will compromise the delivery of other facilities needed and affordable housing provision;
 - Concerns relating to increased traffic on Callington Road and how this would be managed.
 - Concerns were expressed from developer agents regarding the need for reserve sites to be identified to supplement the town's housing land supply.

2.3 The Council has taken into account all of the responses and, subject to the changes recommended in Appendices A and B, the masterplan is considered to be an appropriate and sufficiently flexible framework to enable the development of the allocated sites in Tavistock.

3. LEGAL IMPLICATIONS

3.1 The masterplan is a policy requirement of the Council’s adopted Core Strategy Development Plan Document. It is therefore essential that the masterplan is prepared in order for the development sites in Tavistock to come forward and achieve key housing, employment, rail infrastructure and local facilities in the town.

3.2 The masterplan has been prepared in accordance with the National Planning Policy Framework which places a strong emphasis on high quality design, stating that: *“Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people”*.

3.3 The *“Town and Country Planning (Local Planning) (England) Regulations 2012”* set out the procedures which govern the process of preparing a Supplementary Planning Document. This SPD has been prepared in conformity with these regulations.

4. FINANCIAL IMPLICATIONS

4.1 There are no direct financial implications arising from this report.

5. RISK MANAGEMENT

5.1 The Risk Management implications are shown at the end of this report in the Strategic Risks Template.

6. OTHER CONSIDERATIONS

Corporate priorities engaged:	Community Life; Housing; Environment; Economy
Statutory powers:	<ul style="list-style-type: none"> • Town and Country Planning (Local Planning) (England) Regulations 2012 • National Planning Policy Framework • Adopted Core Strategy 2011
Considerations of equality and human rights:	The masterplan seeks to ensure that all members of the community are equally able to enjoy and use the development and there are no aspects which have any direct impacts on human rights.
Biodiversity considerations:	The masterplan makes provision to conserve and enhance biodiversity through promoting the protection of key landscapes, the retention of boundaries, the use of sustainable urban drainage systems and the promotion of green corridors.

Sustainability considerations:	The masterplan sets out a framework to deliver a large-scale development project in a sustainable manner. The plan seeks to deliver a range of objectively identified needs. These will be of benefit to both existing and future residents of Tavistock and the surrounding area.
Crime and disorder implications:	The masterplan promotes options to design out crime and enhance opportunities for natural surveillance.
Background papers:	<ul style="list-style-type: none"> - <i>Draft South and South West of Tavistock Masterplan SPD – Consultation Version</i> - <i>South and South-West of Tavistock Design Brief (October 2012)</i> - <i>Tavistock Highway Improvements – Traffic Analysis Report (March 2010)</i> - <i>Tavistock Route Re-Opening: Option Refinement and Business Case (October 2012)</i> - <i>Tavistock to Bere Alston Community Rail Project – Evidence of Deliverability (April 2009)</i> - <i>Tavistock to Plymouth Corridor – Analysis of A386 and Proposed Rail Scheme (September 2010)</i> - <i>Affordable Housing Viability Assessment – Strategic Sites in Okehampton and Tavistock (October 2012)</i>
Appendices attached:	<p>Appendix A: <i>South and South West of Tavistock Masterplan SPD</i> (to follow separately)</p> <p>Appendix B: <i>Statement of Consultation</i></p>

STRATEGIC RISKS TEMPLATE

No	Risk Title	Risk/Opportunity Description	Inherent risk status				Mitigating & Management actions	Ownership
			Impact of negative outcome	Chance of negative outcome	Risk score and direction of travel			
1	There is no masterplan to support Core Strategy Strategic Policy 23	<p>The masterplan is a policy requirement of the Core Strategy. It requires new development on the allocated sites to be delivered in accordance with it. If the masterplan is not in place, it could lead to:</p> <ul style="list-style-type: none"> • Applications for development not in keeping with the Council's and community's aspirations; • A delay in the delivery of housing, the railway, employment and other key development needs in the town. 	4	3	12	↑	Adopt the masterplan to use as a material consideration when determining applications on the allocated sites.	Strategic Planning

Direction of travel symbols ↓ ↑ ⇄