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| <b>NAME OF COMMITTEE</b> | <b>Resources</b>   |
| <b>DATE</b>              | <b>17 September 2013</b>   |
| <b>REPORT TITLE</b>      | <b>Draft East of Okehampton Masterplan<br/>Supplementary Planning Document (SPD)</b> |
| <b>REPORT OF</b>         | <b>Strategic Planning Officer</b>  |
| <b>WARDS AFFECTED</b>    | <b>All Okehampton Wards</b>  |

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**Summary of report:**

A draft Supplementary Planning Document (SPD) has been prepared to provide guidance for the development of the allocated sites to the east of Okehampton. This report recommends that Members approve the “*Draft East of Okehampton Masterplan SPD*” (the ‘draft masterplan’) for consultation.

**Financial implications:**

The costs associated with this report are in respect of publicising the consultation and holding public exhibitions. These costs can be covered by the Strategic Planning budget.

**RECOMMENDATIONS:**

It is recommended that the Committee:

1. approves the content of the draft masterplan;
2. agrees to the draft masterplan being published for the statutory minimum four week consultation period; and
3. agrees that any minor changes considered necessary to the draft masterplan and arrangements for the consultation be delegated to the Head of Planning, Economy and Community in consultation with the Chair of Resources Committee.

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**1. BACKGROUND**

- 1.1 The Council’s Adopted Core Strategy (2011) allocates two areas of land for development to the east of Okehampton. These are referred to in the Core Strategy as SP22A and SP22B.

Maps showing locations of these sites are included within Appendix A. The sites are allocated for a mix of uses, including housing, education facilities, open space and employment.

- 1.2 The two allocations sit either side of another existing allocation (ED2) which was designated for employment development in the 2005 Local Plan. This area of land remains largely undeveloped, except for the Okehampton Business Centre. An effective development of this site is equally important as the development of SP22A and SP22B and therefore, for the purposes of the masterplan, all three sites are considered.
- 1.3 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 22 of the Core Strategy which states that “*the development of land to the east of Okehampton should be developed in accordance with a comprehensive masterplan...*”.
- 1.4 In September 2011, specialist design consultants were appointed to identify the key constraints and opportunities on the sites and to look at how a locally distinctive development could be achieved. This work culminated in the publication of the *East of Okehampton Design Brief* in November 2012. The Design Brief was prepared in consultation with the Okehampton and Hamlets community and key stakeholders and has been used to shape the content of the masterplan.

## **2. ISSUES FOR CONSIDERATION**

### **Approach**

- 2.1 The draft masterplan has been designed in a way that sets out clear principles for how the Council will expect development to take place across the sites. However, it does not set rigid and prescriptive layouts for development. This is particularly important given the current market conditions. There is sufficient flexibility within the draft masterplan to respond to changing circumstances over the life of the development, such as housing demand affordability of homes, building costs and infrastructure requirements.
- 2.2 Once adopted, the masterplan will be a Supplementary Planning Document. This means that it will carry material weight when determining applications for development on the sites. If any applications are submitted for development before the masterplan is adopted, applicants will need to demonstrate that they have had regard to the emerging masterplan.

### **Format**

- 2.3 The draft masterplan sets out the principles for development across all of the sites. It considers the sites in five parcel areas which are defined by natural boundaries to the sites (e.g. the Stockley Valley, Exeter/Crediton Road). For each parcel of land, the masterplan proposes broad locations for the distribution

of housing, employment units, education and community facilities, open space and employment enabling uses.

2.4 The draft masterplan also contains a chapter which sets out key design principles to guide development, including arrangements for parking, energy efficient design, landscape sensitivity and access. Collectively, these design principles seek to achieve high quality, sustainable development for the town.

2.5 The masterplan also considers the required infrastructure associated with the development and the broad timescales for delivery, recognising that viability will be a key consideration in delivering the sites.

### **Consultation arrangements**

2.6 Members are asked to consider the arrangements for consultation as set out in Appendix B. The consultation will be carried out in accordance with the Council's adopted Statement of Community Involvement.

## **3. TIMETABLE**

3.1 Subject to committee approval, the following timetable is proposed:

| Stage        | Indicative dates                                      |
|--------------|---|
| Consultation | 26 <sup>th</sup> September – 25 <sup>th</sup> October |
| Adoption     | December 2013   |

## **4. LEGAL IMPLICATIONS**

4.1 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 to the east of Okehampton to come forward and achieve key housing, employment and infrastructure for the area.

4.2 The draft 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, it is indivisible from good planning and should contribute positively to making places better for people*".

4.3 The "*Town and Country Planning (Local Planning) (England) Regulations 2012*" set out procedures which govern the process of preparing a Supplementary Planning Document. This SPD is in conformity with these regulations.

## **5. FINANCIAL IMPLICATIONS**

5.1 The costs associated with this report are in respect of publicising the consultation and holding public exhibitions. These costs can be covered by the Strategic Planning budget.

## **6. RISK MANAGEMENT**

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

## **7. OTHER CONSIDERATIONS**

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| <b>Corporate priorities engaged:</b>                | Community Life; Housing; Environment; Economy  |
| <b>Statutory powers:</b>                            | <ul style="list-style-type: none"> <li>• Town and Country Planning (Local Planning) (England) Regulations 2012</li> <li>• National Planning Policy Framework</li> <li>• Adopted Core Strategy 2011</li> </ul>  |
| <b>Considerations of equality and human rights:</b> | 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.   |
| <b>Biodiversity considerations:</b>                 | 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.   |
| <b>Sustainability considerations:</b>               | 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. |
| <b>Crime and disorder implications:</b>             | The masterplan promotes options to design out crime and enhance opportunities for natural surveillance.  |
| <b>Background papers:</b>                           | <ul style="list-style-type: none"> <li>- <i>East of Okehampton Design Brief</i> (November 2012)</li> <li>- <i>Affordable Housing Viability Assessment – Strategic Sites in Okehampton and Tavistock</i> (November 2012)</li> </ul>   |
| <b>Appendices attached:</b>                         | Appendix A: <i>Draft East of Okehampton Masterplan SPD</i><br>Appendix B: <i>Proposed consultation programme</i>   |

## 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 22 | <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"> <li>• Applications for development not in keeping with the Council's and community's aspirations;</li> </ul> <p>A delay in the delivery of housing, employment and other key development needs in the area.</p> | 4                          | 3                          | 12                                 | ↑ | Progress consultation on the draft masterplan with a view to adopting the final version in winter 2013. | Strategic Planning |

Direction of travel symbols ↓ ↑ ↔