

NAME OF COMMITTEE	Resources Committee
DATE	28 January 2014
REPORT TITLE	East of Okehampton Masterplan Supplementary Planning Document (SPD)
Report of	Strategic Planning Officer
WARDS AFFECTED	All Okehampton wards

Summary of report:

A Supplementary Planning Document (SPD) has been prepared to provide guidance for the development of the allocated development sites to the east of Okehampton. Members of the public, development industry and statutory consultees were 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 to the east of Okehampton.

Financial implications:

There are no direct financial costs arising from this report.

RECOMMENDATIONS:

It is recommended that:

- Members adopt the *East of Okehampton Masterplan SPD* to use as a material planning consideration when determining applications for development on the allocated sites to the east of Okehampton.
- Any inconsequential changes considered necessary to the SPD are delegated to the Head of Planning, Economy and Community in consultation with the Chairman of Resources Committee.

Officer contact:

Rebecca Black
Strategic Planning Officer
01822 813556 | rjblack@westdevon.gov.uk

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 referenced in the Core Strategy as SP22A and SP22B. 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, and employment units.
- 1.2 The Core Strategy allocations sit either side of an existing Local Plan allocation (ED2) which was designated for employment in the 2005 saved Local Plan policies. This area of land remains largely undeveloped except for the Okehampton Business Centre. It is important to ensure that this development is brought forward in an effective manner on this site and as such it has been included within the masterplan.
- 1.3 During the preparation of the Core Strategy, it was agreed to prepare a masterplan for the development of the allocated sites 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 During the summer 2013, Officers prepared a draft version of the East of Okehampton 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.
- 1.5 The Resources Committee agreed at a meeting on the 17th September 2013 to publish the draft SPD for a four week consultation period. The consultation ran from 26th September to 25th October 2013. 43 responses were received from a range of individuals and organisations.
- 1.6 Following the consultation, a final version of the document has been prepared. This is provided in Appendix A and it retains its own pagination. This document has been prepared in a "tracked changes" version which shows all of the amendments that have been made as a result of the consultation. The tracked changes version shows amendments as follows:
- Deleted text – ~~this text has been deleted~~
 - Additional text – this text has been added

Please note that the tracked changes are shown for the purposes of the Committee to allow Members to see where changes have been made. Once the amendments have been agreed by Committee and the document adopted, the tracked changes will no longer be shown.

2. CONSULTATION

2.1 The consultation has generated a number of responses which have been summarised and recorded in the Statement of Consultation (Appendix B) which is available to view on the Council's website (<http://www.westdevon.gov.uk/article/3621/East-of-Okehampton-Masterplan>). 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 SP22 and cannot be amended through the masterplan;
- The timing of when road and primary education infrastructure will be provided;
- Overall viability of new development and associated infrastructure;
- Concerns relating to increased traffic in the town and how this would be managed.

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 to the east of Okehampton.

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 to the east of Okehampton to come forward and achieve key housing, employment 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 Okehampton, Okehampton Hamlets 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 East of Okehampton Masterplan SPD – Consultation Version</i> - <i>East of Okehampton Design Brief (October 2012)</i>
Appendices attached:	<p>Appendix A: <i>East of Okehampton Masterplan SPD</i></p> <p>Appendix B: <i>Statement of Consultation (available on web site)</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 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"> • Applications for development not in keeping with the Council's and community's aspirations; • A delay in the delivery of housing, employment and other key development and infrastructure 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 ↓ ↑ ⇄