

Addendum Report to CABINET

Beal Valley and Broadbent Moss Masterplan and Spatial Design Code

Portfolio Holder: Cllr Elaine Taylor, Deputy Leader and Cabinet Member for Neighbourhoods

Officer Contact: Emma Barton, Deputy Chief Executive (Place)

Report Author: Peter Richards (Assistant Director for Planning, Transport & Housing Delivery)

15 December 2025

Reason for Decision

To consider the Beal Valley and Broadbent Moss Masterplan and Spatial Design Code, prepared in accordance with Places for Everyone, criteria 1 of JPA 10 Beal Valley and criteria 1 of JPA 12 Broadbent Moss, in light of the Motion agreed at the Council meeting on 10th December, requiring the preparation of a Supplementary Planning Document (SPD) incorporating this Masterplan and Spatial Design Code.

Executive Summary

Given the agreement of the Motion “Ensuring Statutory Scrutiny and Enforceability for Places for Everyone Masterplans” at the Council meeting on 10th December, there is a need to reconsider the recommendations made to Cabinet on the proposed Masterplan and Spatial Design Code in the report on the agenda, and revised recommendations have been proposed below.

Before officers proceed to prepare the SPD for public consultation, there is a need to seek endorsement from Cabinet that the Masterplan and Spatial Design Code, as prepared by the Developer Consortium with input from council officers, is a suitable basis for the SPD.

The endorsement of the Masterplan in this way is necessary to indicate the suitability of the masterplan as the basis for an SPD to not only avoid consulting on an SPD that the council could not support, but also to inform decision-making should a planning

application(s) be submitted for development on parts of the allocations before an SPD has been adopted.

This would not constitute a non-statutory agreement of the Masterplan (as referred to in resolution 2 of the Motion), but there is a need to provide some kind of basis for officers and Planning Committee to consider planning applications against or else applications could come forward that do not fit together within a wider masterplan of the sites, leading to fractured developments that do not fully meet the infrastructure requirements. In any event, the fact that there is a masterplan that has been submitted by the Developer Consortium means that masterplan would have to be a material consideration in any planning application decision.

The Masterplan and Spatial Design Code will be considered at Place, Economic Growth and Environment Scrutiny Board at the appropriate time in the new year, where members on the Board will be encouraged to provide feedback on what has been prepared by the Developer Consortium so that this can be incorporated into a draft SPD for public consultation.

Resolution 4 of the Motion also agreed for a report on timelines for consultation and adoption of the SPD to be brought to Cabinet in January, but a timetable for the preparation, consultation and adoption of the SPD is provided below in lieu of this resolution, for Cabinet to note.

This timetable is affected by the pre-election period, given that the council would not hold public consultations during the pre-election period, and so the consultation could not take place until after the local elections in May (although the agreement of Cabinet to proceed to consultation could be made in March).

Given the time required to then have the minimum 4-week public consultation, consider the feedback, make any necessary amendments and then bring the final SPD back to Cabinet for adoption, the SPD could not be adopted until September 2026.

Approval stage	Date
Preparation of SPD and any associated appraisals	January / February 2026
Cabinet (approval to consult)	23 March 2026
Pre-Election Period	26 March – 7 May
Consultation	15 May to 14 June 2026
Review of Feedback and Refining SPD	June / July 2026
Summer Recess	August 2026
Place Scrutiny	September 2026 (date tbc)
Cabinet (adoption)	September 2026 (date tbc)

Revised Recommendations

Given the above, Cabinet is recommended to:

- 1) Endorse the Beal Valley and Broadbent Moss Masterplan and Spatial Design Code and, in accordance with the Motion agreed at the Council meeting on 10th December, authorise officers to prepare a Supplementary Planning Document incorporating this Masterplan and Spatial Design Code;
- 2) Note the timetable for the preparation of the SPD included in this addendum report; and
- 3) Note that the report will be considered by the Place, Economic Growth and Environment Scrutiny Board at the appropriate time in the new year, and should therefore be exempt from call-in, under Rule 14 of the Overview and Scrutiny Procedure Rules in the Constitution, and the Executive Director Place (Deputy Chief Executive) in consultation with the Cabinet Member for Neighbourhoods be given delegated authority to respond to any feedback from Scrutiny as the Masterplan is taken forward to become a Supplementary Planning Document.