



HARTNOLL FARM

TIVERTON

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One INTRODUCTION

1.1. The Document Application

This Design and Access Statement document (DAS) has been prepared to support an Outline Planning Application by Waddeton Park for a mixed use residential and employment scheme at Hartnoll Farm, Tiverton. The planning application is submitted to Mid Devon District Council (MDDC) with all matters reserved, and comprises:

- New link road to the eastern edge of the Tiverton Eastern Urban Extension (TEUE)
- 3.9 hectares of new employment land with anticipated heating and hot water demands provided by the spare heat from the existing nearby Anaerobic Digestion System, whilst the electricity demands can be met by the current electrical generation;
- Residential units up to 150 dwellings;
- Multi-functional network of green infrastructure including areas for biodiversity, SuDs, recreation, meadow creation and native tree and shrub planting.

1.2. The Role of this Design and Access Statement ('DAS')

The purpose and requirements of a Design and Access Statement are set out at Article 4 of Statutory Instrument 2013/1238, which are summarised below:

The purpose of this document is to communicate the design principles and concepts that have been applied to the development and how issues relating to access have been dealt with. It therefore:

1. Explains the design principles and concepts.
2. Demonstrates the steps taken to appraise the context of the development and how the design takes this into account.
3. Identifies the policy and approach taken to access, and how access policies have been taken into account.
4. Explains how any specific issues relating to access have been addressed.

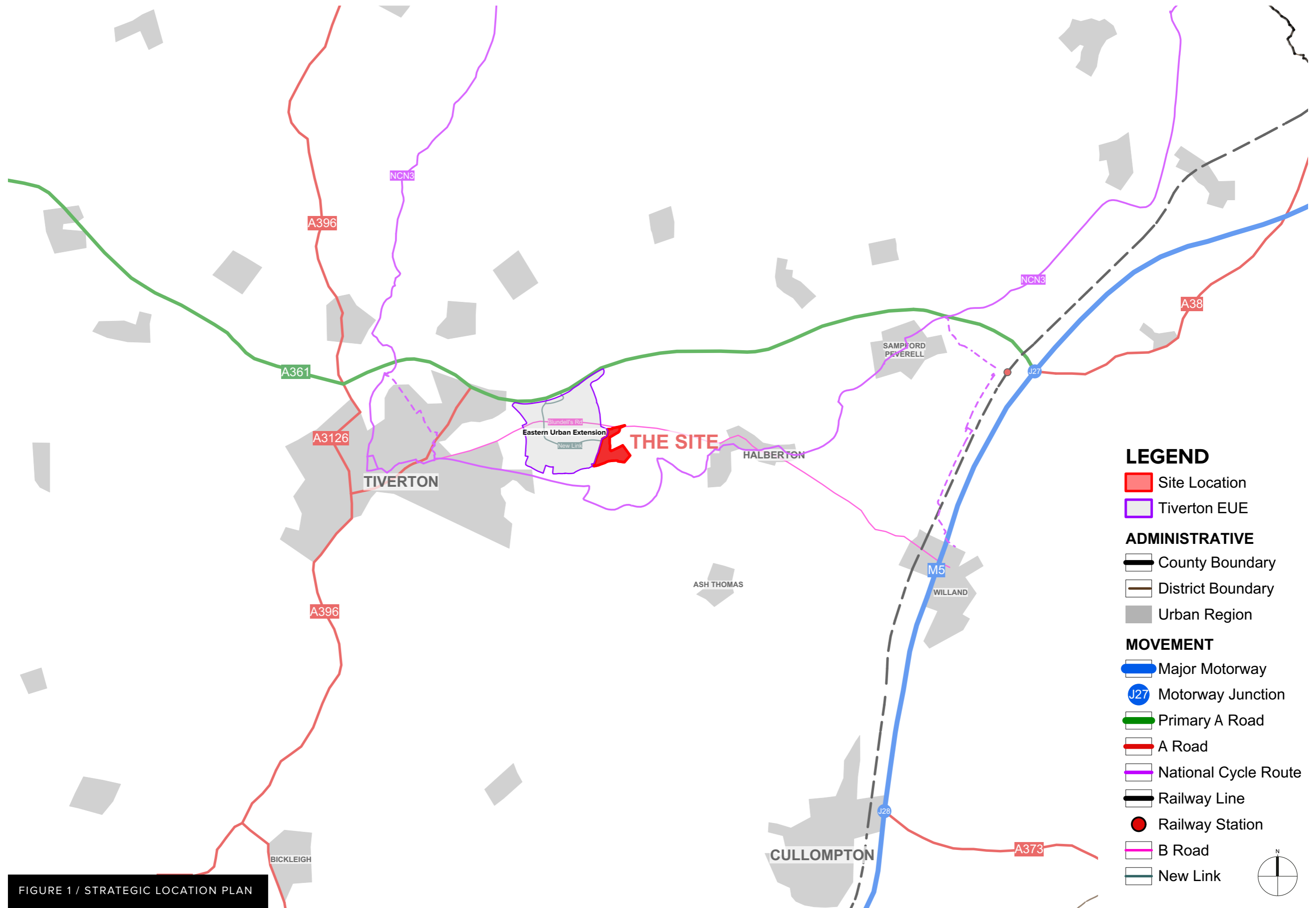
The purpose of this document is to communicate the masterplan design process and proposed development principles whilst demonstrating how the site would be developed in accordance with current urban design guidance and good practice including the ten characteristics of well designed places as set out in the National Design Guide and Building for a Healthy Life. It will demonstrate how a high quality development would be achieved in terms of development use, amount, layout, scale, landscape, appearance, access to the site and the relationship between the proposed new development and its surroundings.



TEN CHARACTERISTICS OF WELL DESIGNED PLACES

Integrated Neighbourhoods	National Planning Policy Framework	National Design Guide
Natural connections	91a; 102c and e; 104d; 127b; 127f	B3; M1; M2; N1; R3
Walking, cycling and public transport	20c; 91a; 91c; 127e	B1; B3; M1; R3
Facilities and services	102; 103	B1; B3; N1; P3; U1; U3
Homes for everyone	60-62	B1; B2; U2; U3
Distinctive Places		
Making the most of what's there	122d; 127c; 127d; 153b; 184	C1; C2; I1; B2; R3
A memorable character	122d; 127c; 127d	C2; I1; I2; I3; B3
Well defined streets and spaces	91a	B2; M2; N2; N3; P1; P2; H2; L3
Easy to find your way around	91b; 127b	I1; M1; M2; U1
Streets for All		
Healthy streets	91b; 102c and e; 110a-d	M1; M2; N3; P1; P2; P3; H1; H2
Cycle and car parking	101e; 127f; 105d	B2; M1; M3
Green and blue infrastructure	20d; 91b; 91c; 127f; 155; 170d; 174	C1; B3; M1; N1; N2; N3; P1; P3; H1; R3; L1
Back of pavement, front of home	127a-b; d; f	M3; H3; L3
Generally	7; 8; 124; 125; 126; 127; 130	15; 16; 17; 20-29; 31-32
Using the tool as a discussion tool	39; 40-42; 125; 128; 129	

TWELVE CONSIDERATIONS OF BUILDING FOR A HEALTHY LIFE



1.1. Structure of the DAS

The DAS is structured as follows to address the above requirements:

Section 1 Introduces the DAS;

Section 2 provides a summary of the contextual analysis prepared to inform how the scheme should respond to its locale;

Section 3 explores the site's opportunities and constraints;

Section 4 explains the key principles associated with the scheme proposals, including its layout, landscape, appearance, scale and appearance principles and parameters;

Section 5 provides a conclusion.

1.2. Associate Documents

This DAS should be read alongside the following documents:

- Applications Drawings
- Planning Statement
- Travel Plan
- Energy Feasibility Report

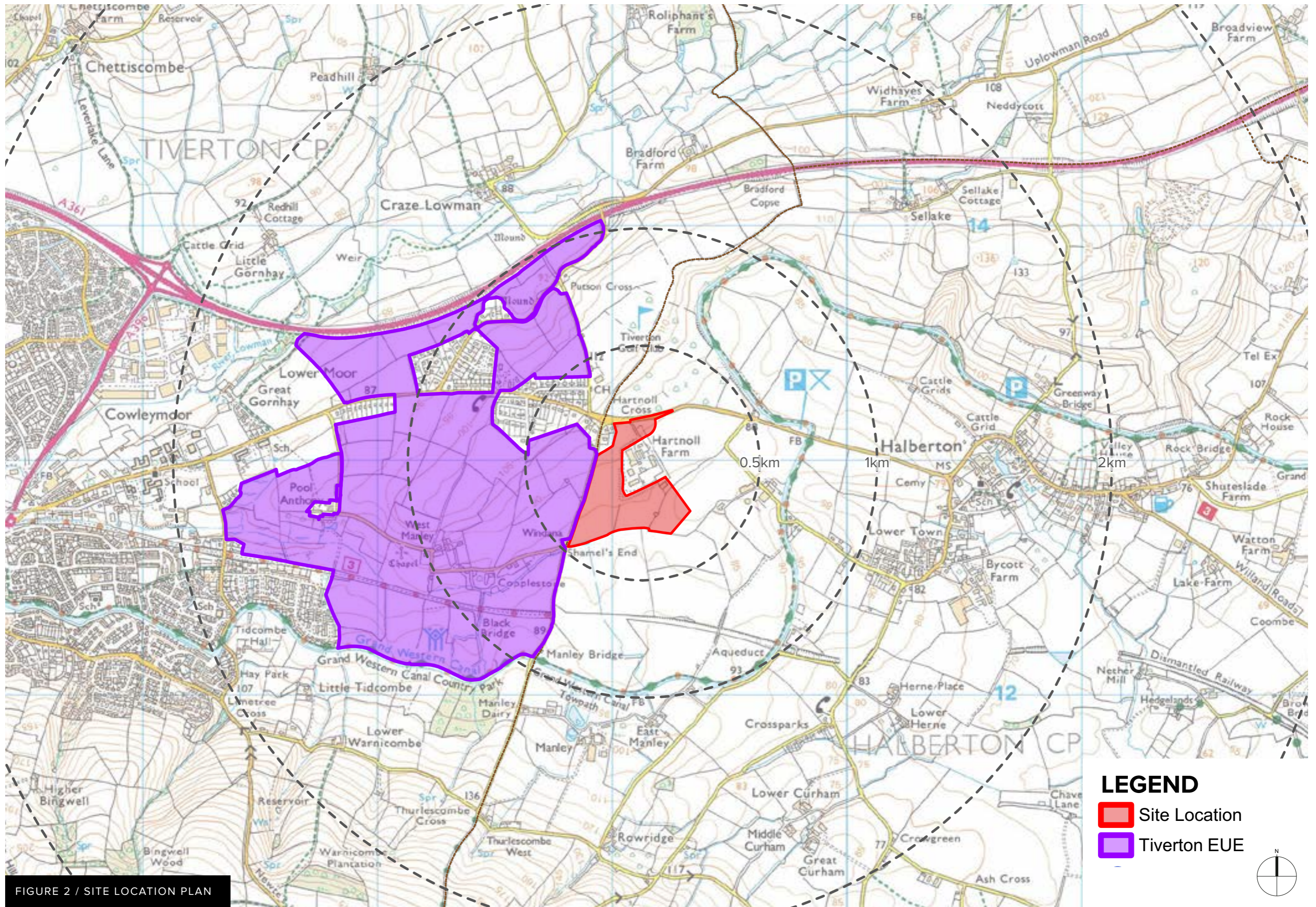
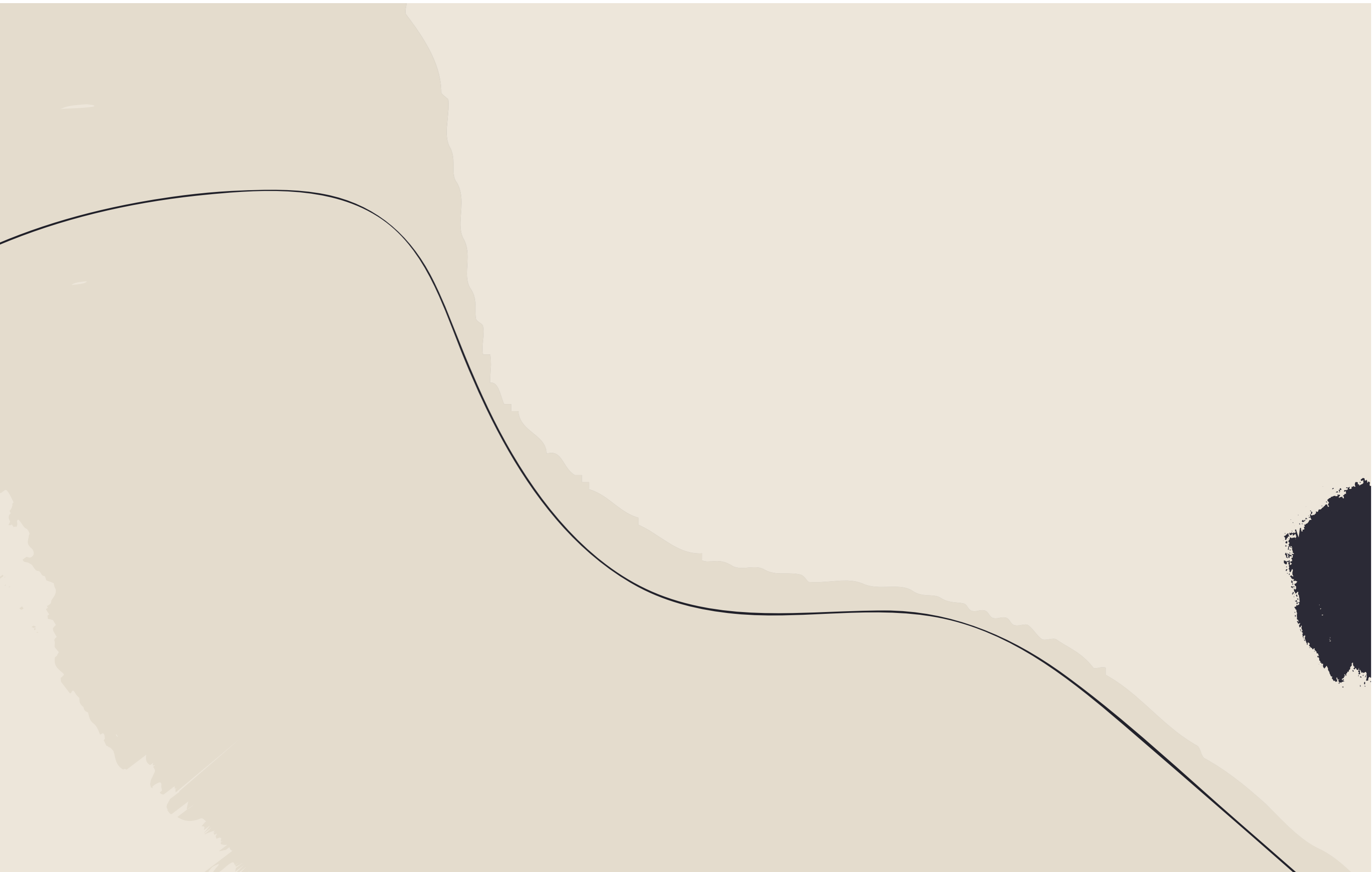


FIGURE 2 / SITE LOCATION PLAN

Two

Context

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Two CONTEXT

2.1. Site Location and Description

The site is located approximately 1.2km to the east of Tiverton and approximately 1.0km to the west of Halberton. It comprises approximately 12.71ha of pastoral land that wraps around the existing Hartnoll Business Centre, and is bordered by Post Hill to the north and Manley Lane to the west.

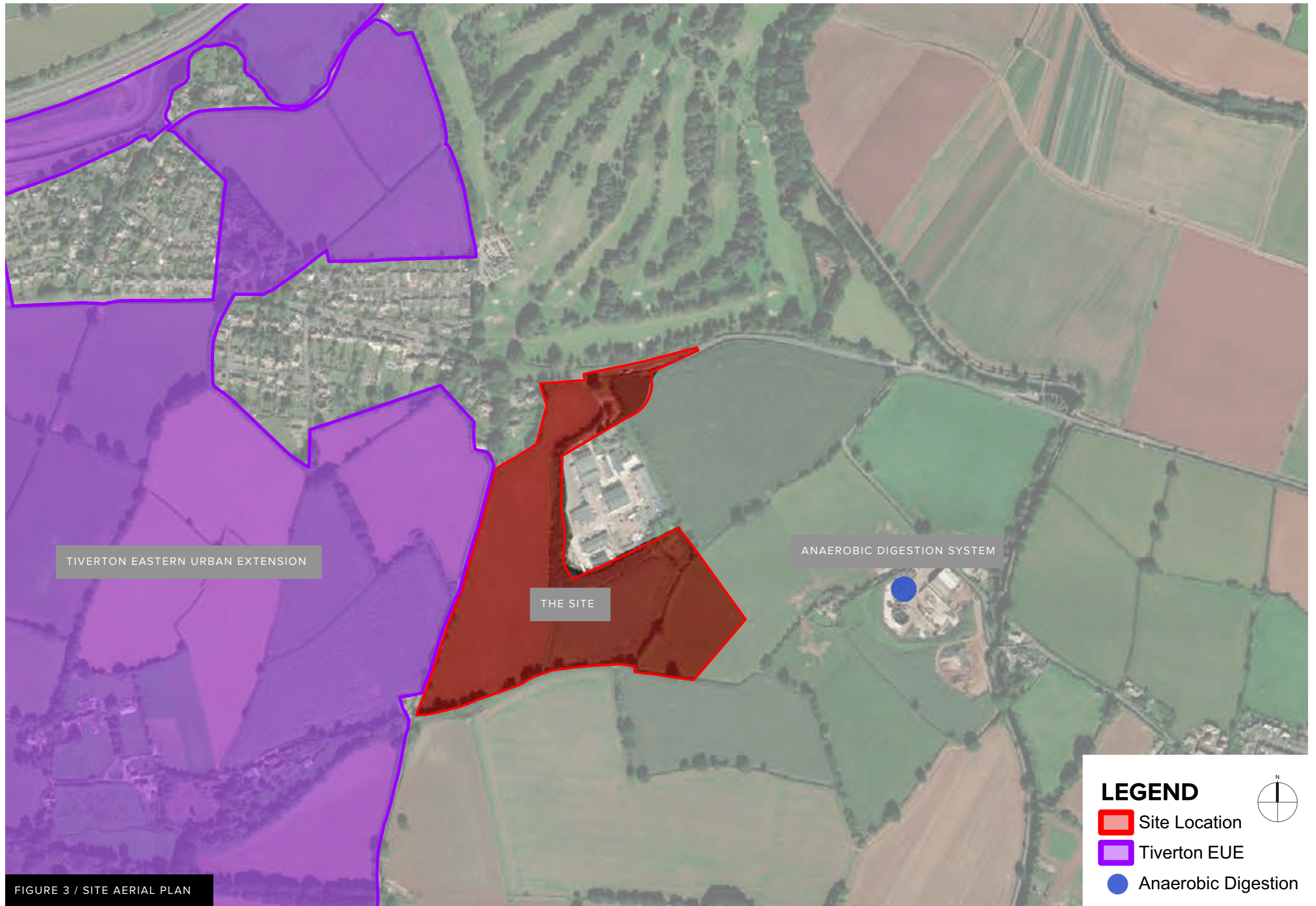
The site consists of a number of irregular large pastoral fields with generally well-defined hedgerow boundaries including occasional hedgerow trees. At the lowest point of the site, along the southern edge, is the Alsa Brook, which forms a defensible boundary to the site before further open agricultural land to the south rising up to the Country Park of the Grand Western Canal.

The site abuts the eastern boundary of the Tiverton Eastern Urban Extension (TEUE) area which proposes up to 2000 dwellings (please refer to Section 2.2).

Within the immediate surroundings of the site, there is currently minimal built form which is restricted to units within the Hartnoll Business Centre and a relatively small number of properties on Post Hill. There are individual and small groups of residential properties/farmsteads throughout the landscape to the south, east and west. The closest examples of this include isolated residential property at Shamel's End on Manley Lane south east of the Site, residential properties overlooking Crown Hill Bridge (including Red Linhay) and properties along Warnicombe Lane.

Some 250 metres to the east of the site is an anaerobic digestion (AD) plant within the same ownership as Hartnoll Business Centre. It is proposed that the AD Plant will provide combined Heat and Power (CHP) to the business park extension.





TIVERTON EASTERN URBAN EXTENSION

THE SITE

ANAEROBIC DIGESTION SYSTEM

LEGEND

- Site Location
- Tiverton EUE
- Anaerobic Digestion

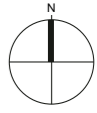


FIGURE 3 / SITE AERIAL PLAN

2.2. Planning Policy and Guidance

The site sits on the eastern edge of the Tiverton Eastern Urban Extension (TEUE) Area which proposes up to 2000 dwellings to the east of Tiverton. The first phase - Area A up to 1030 dwellings, has been granted Outline Permission with a Reserved Matters application subsequently being granted for 248 dwellings by Barratt and David Wilson Homes. In addition, to date, a further 12 homes have been granted full planning permission. Accordingly, a total of 1042 homes are currently proposed within Area A.

This would allow a potential further 958 dwellings within Area B, however, the emerging Local Plan figure (Policy TIV1) proposes a range of between 1580 - 1830 homes within the Tiverton EUE equating to a target range of 538 - 788 dwellings on Area B.

Further details are provided in a separate Planning Statement that has been prepared which considers the site's planning context in full.

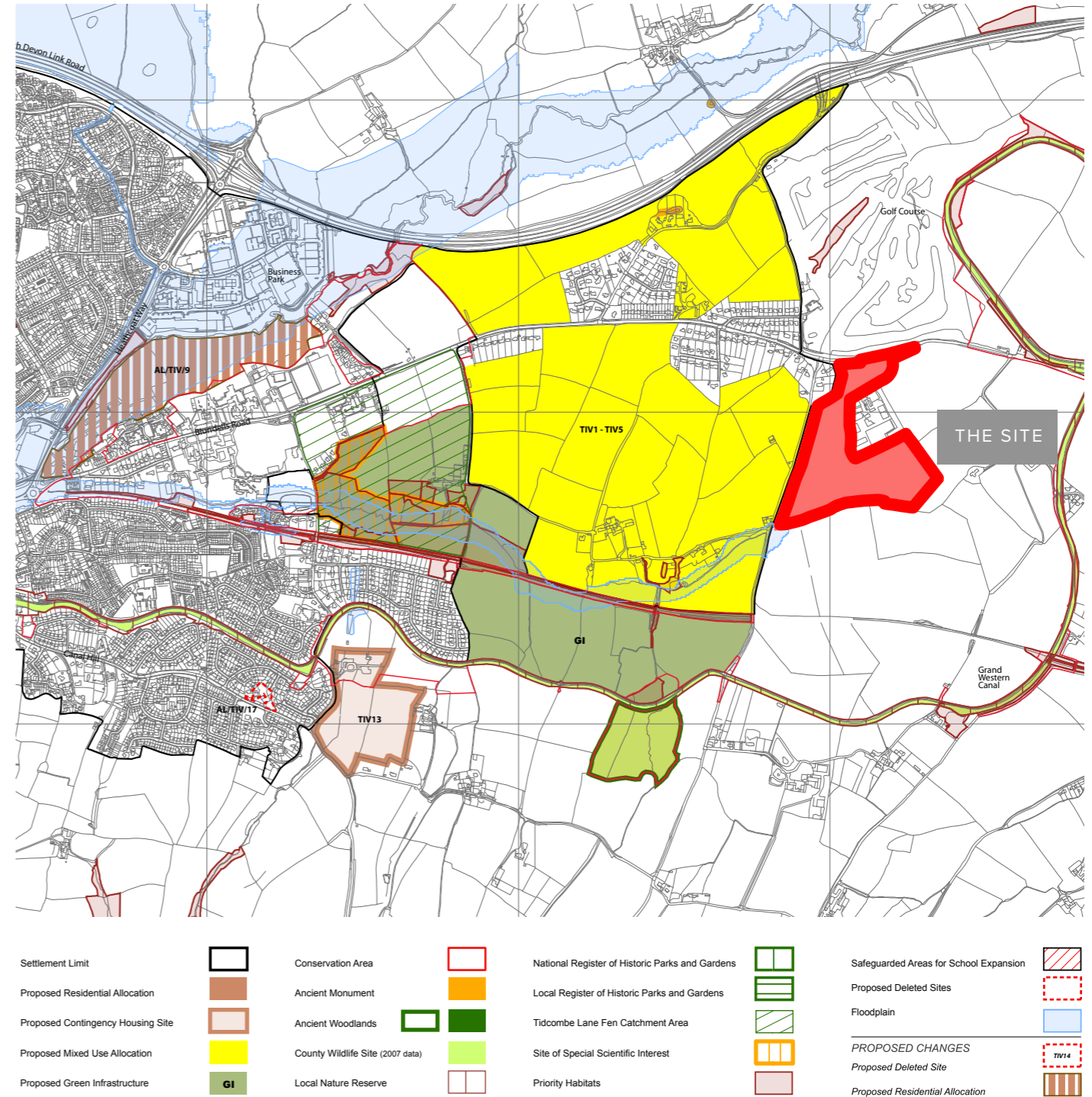


FIGURE 4 / MID DEVON LOCAL PLAN POLICIES MAP

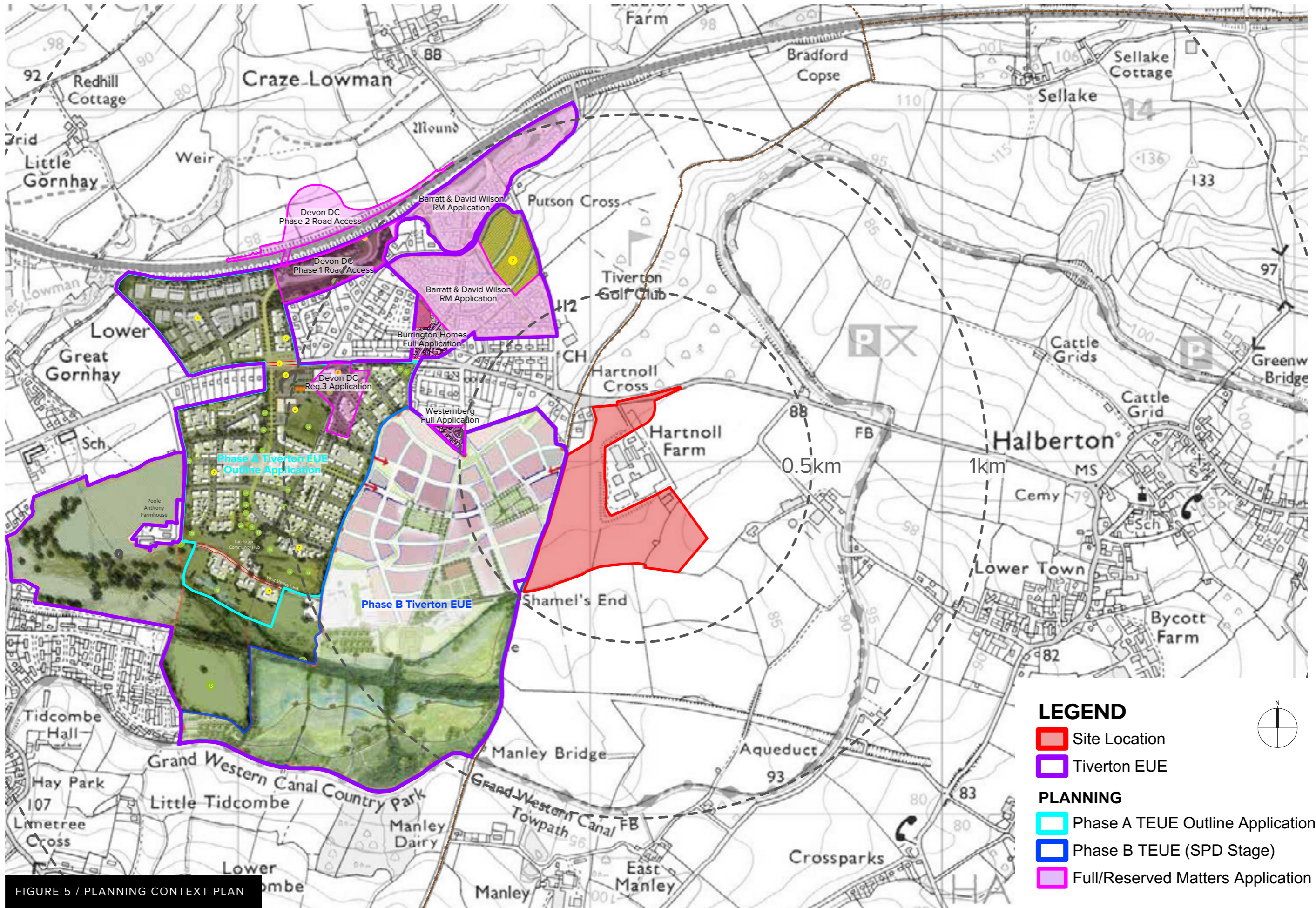


FIGURE 5 / PLANNING CONTEXT PLAN

2.3. Movement

Access to the site will be from the existing primary road Post Hill, with an opportunity to provide a new link road westwards to the adjacent Phase B of the TEUE. This is also a bus route between Tiverton and Cullompton with a bus stop located within the existing group of residential properties around 300m from the edge of the site.

There are no Public Rights of Way (PRoW) across the application site, and there are few PRoW's within the area, however, those that there are, would appear to be well used which includes a public footpath along the entire length of the Grand Western Canal towpath from Tiverton to Halberton and beyond and the Sustrans route No. 3 along the dismantled railway into Tiverton from Manley Lane on the western site boundary.



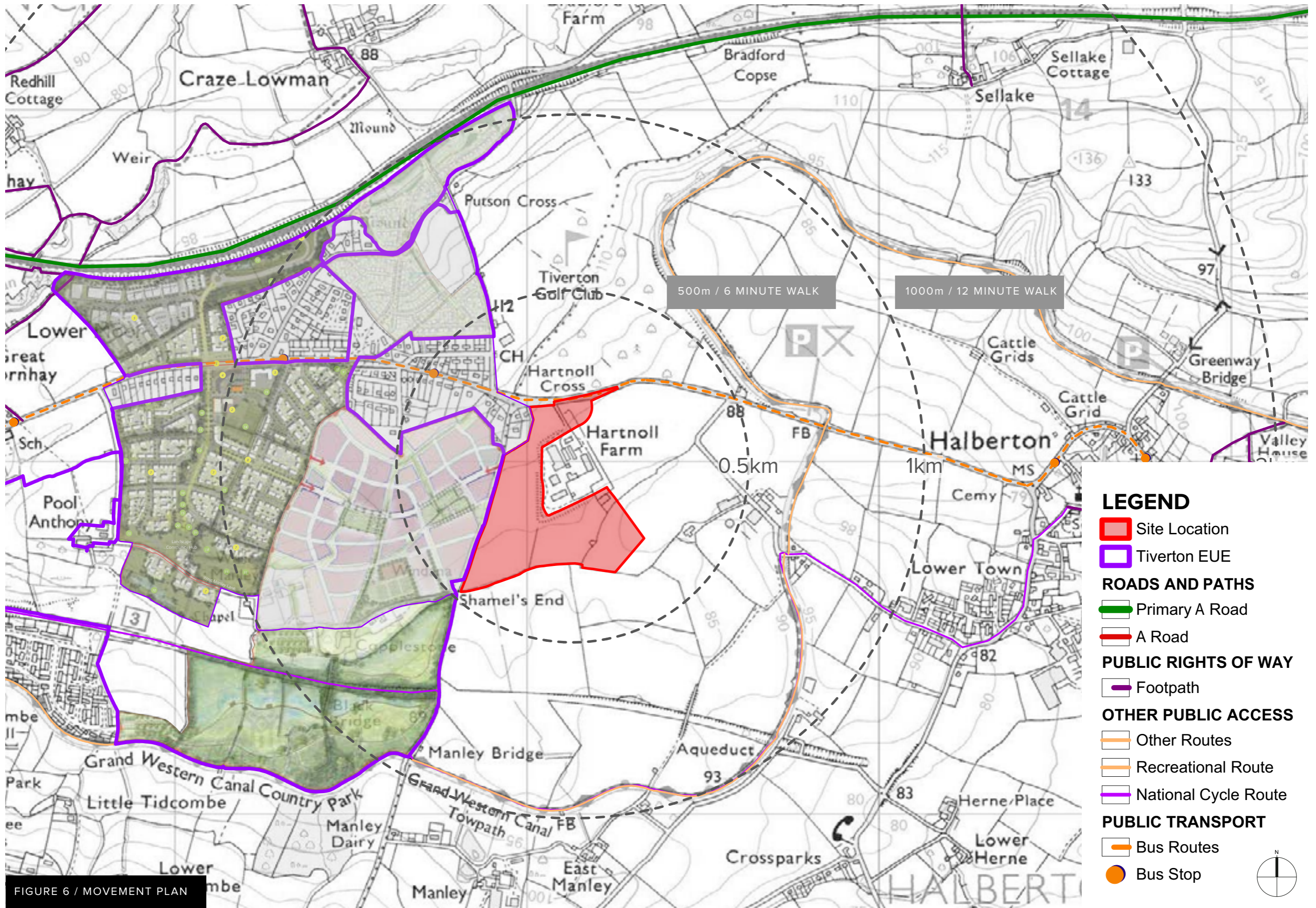


FIGURE 6 / MOVEMENT PLAN

2.4. Designations

The western edge of Halberton Conservation Area lies approximately 1.2km further away to the east of the proposed development Site. The village contains a Grade I Listed Church, 2No. Grade II* Listed buildings and 14No. Grade II Listed buildings.. Due to intervening topography, no parts of the proposed development site are visible from within the Conservation Area and similarly the Conservation Area is not visible from any positions within the site.

The nearest Listed buildings are the 5No. Grade II listed bridges along the Grand Western Canal and Manley Railway which wrap around the Site whilst there is also a Grade II Milestone on the canal, to the west, and Prowses Farmhouse, to the east which will be within the Tiverton Eastern Urban Extension.

The towpath along the canal is recognised as a linear country park and is a well used recreational resource. The Great Western Canal Linear Country Park is also a Local Nature Reserve. It is a well used recreational resource with many benches along the route, and occasional picnic areas, typically close to the car parks.

Refer to Heritage Statement for consideration of the historical context of the site.



GRADE II LISTED MANLEY BRIDGE

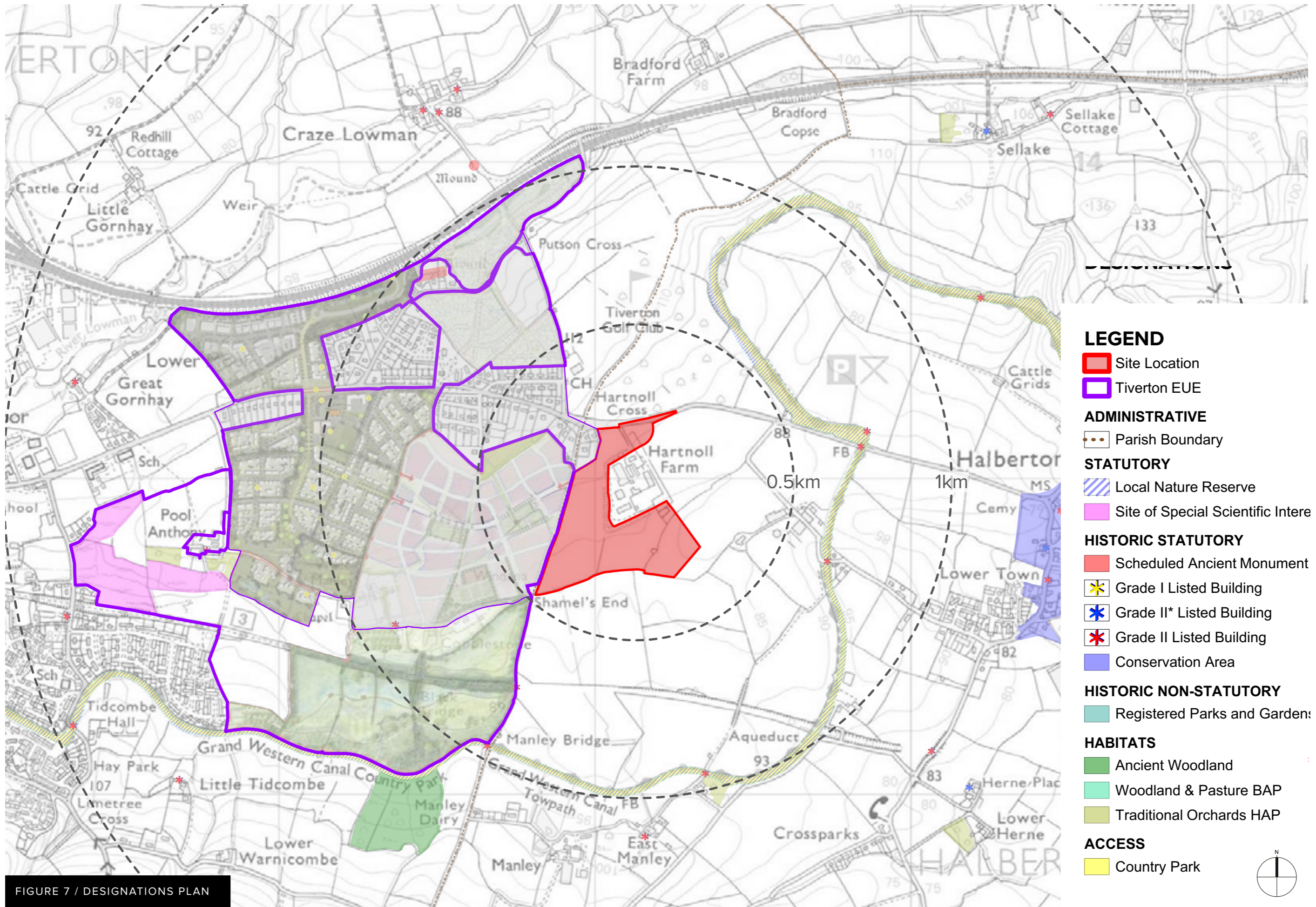


FIGURE 7 / DESIGNATIONS PLAN

2.5. Landscape Character

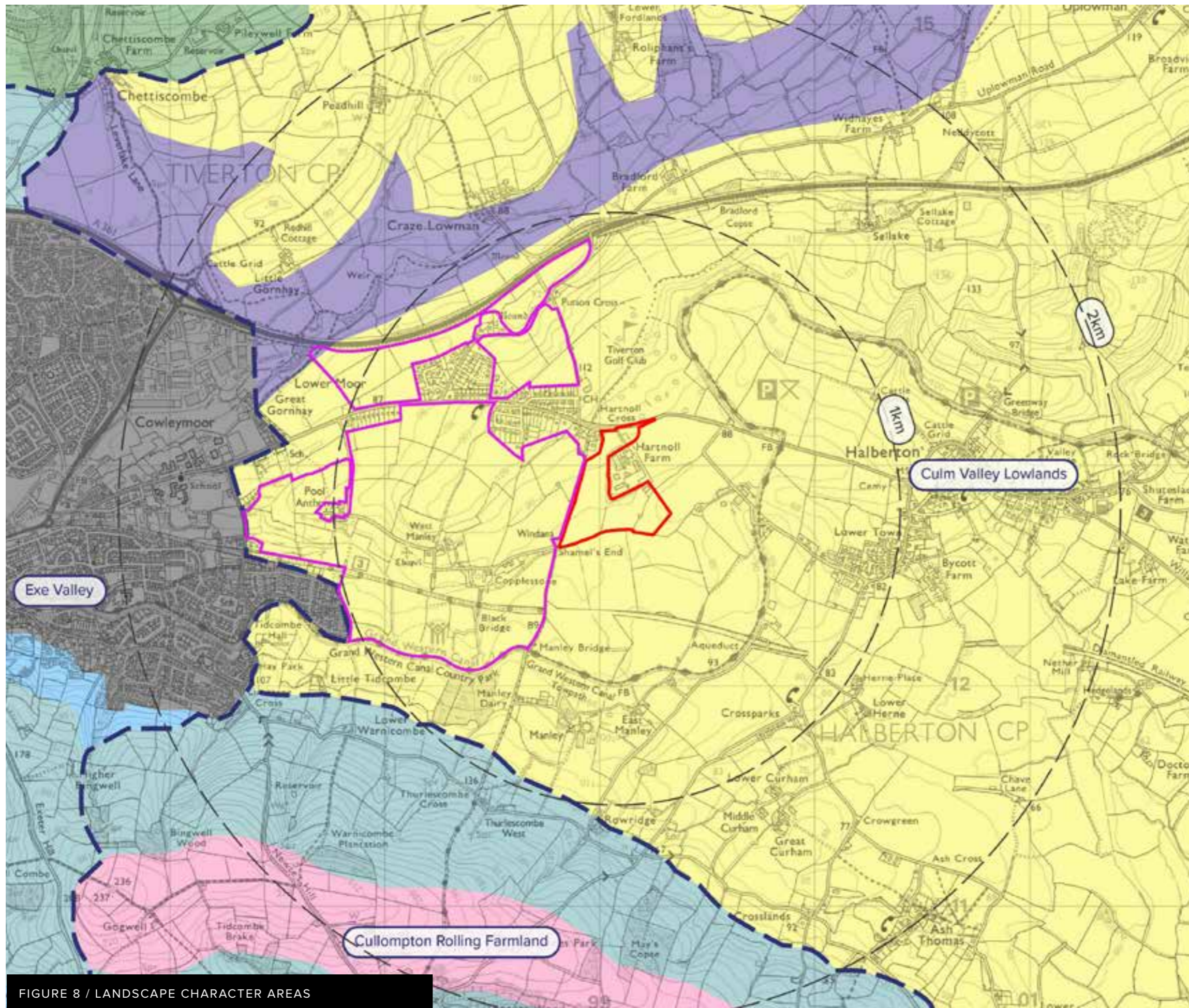
At the local level, the landscape character is described by the Mid Devon Landscape Character Assessment. The landscape character types identified within the area around the site are shown on Figure 8. The application site is identified within character type 3E Lowland Plains. This landscape character type lies directly against the existing eastern edge of Tiverton and the entire extent of the adopted Tiverton EUE allocation is also located within the area. The key characteristics for the area are set out below, **with those found to be typical of the Site and study area identified in bold.**

- **Gently rolling middle ground to lowland with smooth, rounded hilltops that have concave lower and convex upper slopes;**
- **The landscape is dotted with large-scale farmsteads which tend to be located on the rolling sides of the land, above the valley floor. Villages tend to be located either near to valley crossing points or on the higher ground. Modern steel framed farm buildings are sited alongside the more traditional farm building style of cob and thatch;**
- Primarily managed as arable farmland with some areas of improved grassland. Mixed farming is the main agrarian pattern, with ley grassland forming an important part of the rotation of crops including barley, wheat, cabbage, corn and oil seed rape;
- The tree cover is enriched by parks around small manor houses. There are two notable estates at Crediton present within the landscape, Creedy Park and Shobrooke Park. To the east of the district there are two parklands including Bridwell Park and Bradfield House, Uffculme. These have a parkland and large-scale pastoral character created through the absence of hedges and are characterful of clump tree planting within extensive shelterbelts;



ROLLING AGRICULTURAL LANDSCAPE

- For the most part it is characterised by the Red Devon Sandstone giving great soil fertility for arable farming resulting in Grade 1 and Grade 2 agricultural land classification;
- **An agrarian landscape with medium to large scale field patterns;**
- **Fields are divided by hedgerows and hedgebanks, with the hedges forming spines along the rolling hills, with rib-like hedges crossing the convex slopes down into the valleys. These hedges are distinctive in their regularity and simplicity;**
- **Views are highly variable. The landscape is semi-open with some long extensive views afforded from on top of hilltops. Where hedges are high views are mostly framed or confined with glimpses into and out only present from field gate openings;**
- **Hedgerow trees are infrequent within the type. Individual trees within amalgamated fields indicate the positions of lost hedges;**
- Historic features include Cadbury Castle between and to the west of Thorverton and Tiverton, hill clumps and the parklands near Crediton, as well as historic village centres with conservation area status;
- Copses and discrete woodlands are characteristic. In some areas the fields are defined by hedgerow trees with isolated clumps of trees on hillsides or ridge lines. Posbury Clump, a hilltop group of trees, is particularly visually prominent, forming a local landmark;
- Roads are straight or very gently winding in nature and characterised by narrow routes that are lined with traditional hedgebanks. Land is traditionally highly valued for agriculture, and very little waste in the form of verges and wide roads;
- **Whilst there are a number of outlying, regularly distributed farms and villages, hamlets and small groups of houses, this is generally a sparsely populated area;**
- **The landscape typically has short vistas terminated by a backdrop of curving hills with occasional long views from prominent locations, giving rise to a patchwork of irregular shaped fields with green pastures;**
- Some orchards, once typical of the area, remain and there are small areas of market gardening.



LEGEND

- Site Boundary
- Tiverton Eastern Urban Extension Allocation Boundary
- 2km study area
- 3E: Lowland Planes
- 3A: Upper Farmed and Wooded Valley
- 3C: Sparsely Settled Farmed Valley Floors
- 7: Main Cities and Towns

SCALE 1:20,000

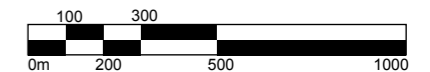


FIGURE 8 / LANDSCAPE CHARACTER AREAS

2.6. Visibility of the Site

An analysis was undertaken of the visibility of the Site as experienced from the surrounding landscape. A Bare Earth Zone of Theoretical Visibility (ZTV) was run to understand the theoretical visibility of the site (Figure 9). This was then tested during field assessment, to identify the accuracy, and to confirm the extent to which existing landform, blocks of vegetation and built form, limits or allows for views of the Site.

This process demonstrated the importance of four ridge lines in defining the extent of visibility of the Site. The location of these ridge lines is shown on Figure 9. They are:

- **Ridge 1 south of the site:** This is a locally prominent ridgeline which has a high point of 237metres AOD. It is orientated east to west, approximately 1.5km south of the Site. There are a number of roads which provide access down the ridge, providing the opportunity for occasionally panoramic views across Tiverton and the landscape to the east e.g. from Newte's Hill and Warnicombe Lane. The ridgeline also contains a number of hamlets and groups of individual properties. Despite the theoretical possibility of visibility, motorists using the roads and residents of properties located on the ridgeline, only occasionally have the possibility to experience panoramic views, as a result of the tall intact network of hedgerows along the rural road network and occasional blocks of woodland, which contain views out. Viewpoint 5 demonstrates that despite proximity and the elevated position, receptors in Lower Warnicombe experience only partial and heavily screened views of the Site. Where gaps in the vegetation do allow, views are long range and panoramic, and the Site does form a small but visible features of the view, as demonstrated by Viewpoint 6;
- **Ridge 2 north west of the site:** Although a fairly low lying ridgeline, with a gentle topography, this landform does restrict views of the site from various points to the north and north west;
- **Ridge 3 east of the site and west of Halberton, following the route of the Great West Canal:** This is again not a very prominent ridgeline within the local landscape, particularly in comparison to the ridgeline to the south, but it plays an important role in limiting visibility of the site from beyond it, further to the east e.g. from Halberton the Site is screened from view;
- **Ridge 4 north west of the site:** This prominent ridgeline is located approximately 1.5km north west of the site. The elevated position it affords visual receptors, means that any views southwards are typically to the similarly prominent ridge 1, with the lower lying landscape between the two not a prominent feature of the view.

While the ridgelines do provide a level of visual screening, there are also occasions where the placement of visual receptors on the crest of ridges, does provide the opportunity for slightly elevated and long range views towards the site. An example is found to the

east of the site where visual receptors using an elevated section of the Great Western Canal, experience fairly clear and uninterrupted views of the existing Hartnoll Business Centre and the adjacent fields which form the site (see Viewpoints 1c and 1d).

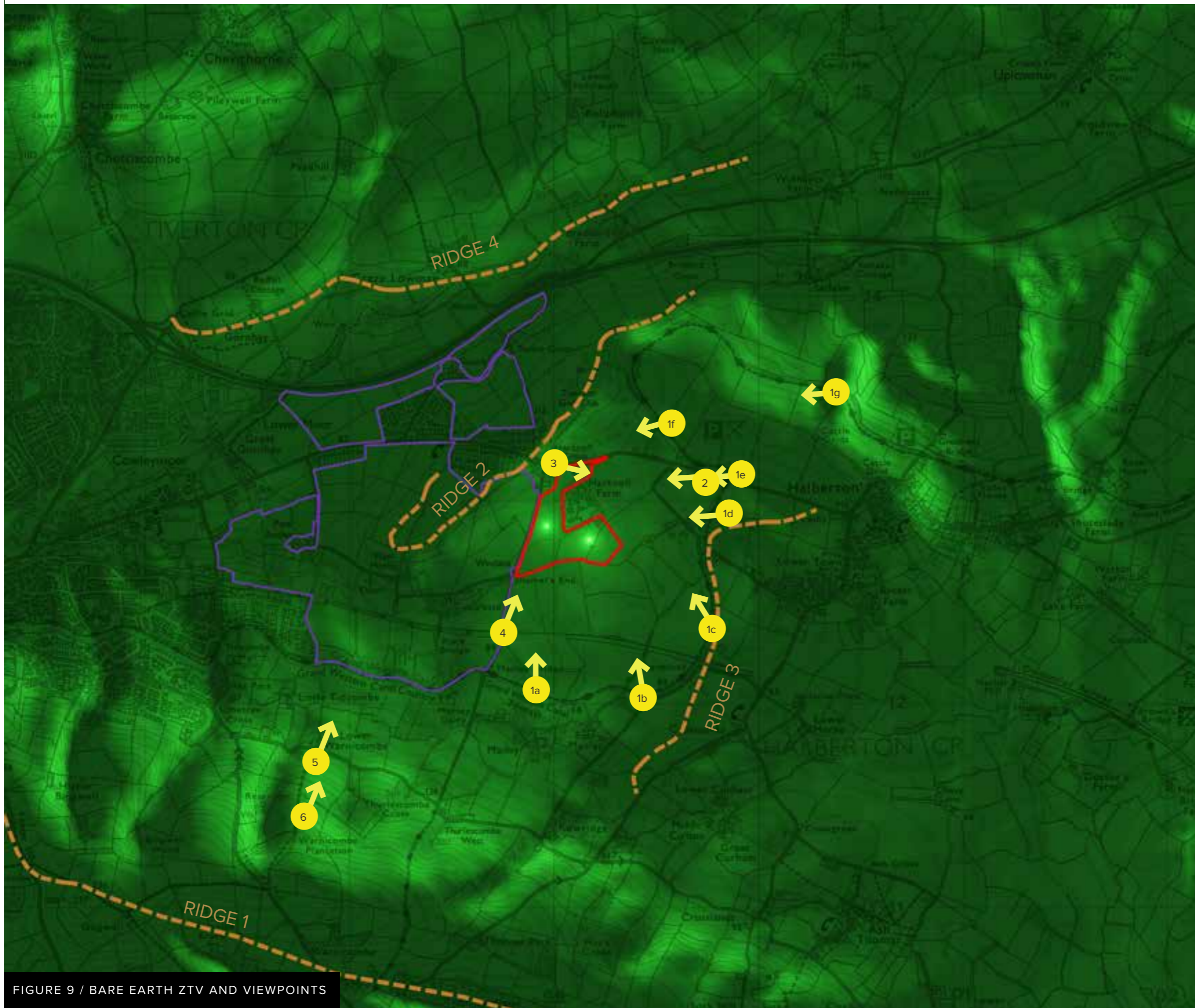
The field assessment identified that the following vegetation is also important in understanding the visibility of the Site.

- Tree planting within Tiverton Golf Course is important in screening views of receptors north east of the site e.g. from the Grand Western Canal Towpath, north of Tiverton Bridge (see Viewpoint 1g);
- Belts of trees along the eastern edge of Post Hill, along Post Hill Road and the road to Tiverton Golf Course;
- Hedgerow along the northern edge of the Great Western Canal towpath, between Manley Lane and the Aqueduct, which in combination with hedgerow boundaries to the fields immediately north of the canal, limits opportunities for views northwards into the site;
- Hedgerow planting along rural roads on the ridge to the south of the site e.g. along Warnicombe Lane and Newte's Hill, which limits the opportunity for views southwards and eastwards, despite the elevated position.





In other instances, field assessment demonstrated that the absence of vegetation was a key factor in providing more open views into the site. Examples are as follows:

- The gappy and low hedgerow along the northern boundary of the site with Post Hill, provides opportunities for views from the road, south eastwards across the existing Hartnoll Business Centre, and to section of the proposed site to the south (see Viewpoints 2 and Viewpoint 3);
- Although the hedgerow network in the fields south of Post Hill is typically intact and well managed, the nature of the south eastern and north eastern site boundaries, which extends into the middle of existing fields, means that there is no hedgerow boundary, and consequently views of the south eastern edge and north eastern edges of the site are open and unscreened.

The results of the analysis of visual context and visibility of the existing Site, has informed decisions about the proposed planting to be introduced as part of the landscape mitigation strategy.




LEGEND

-  Site Boundary
-  Tiverton Eastern Urban Extension Allocation Boundary
-  Viewpoint location
-  Local ridgelines

 ZTV Light Source:
 - 9m above ground for the western light source representing residential development
 - 12m above ground for the western light source representing employment development

ZTV based on DTM/DSM:
 used to show a worst case likely visibility of the existing site and is to be used only to guide representative viewpoint positions

 Visibility more likely
 ↓
 Visibility less likely

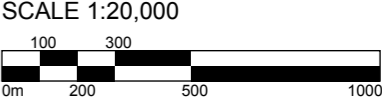
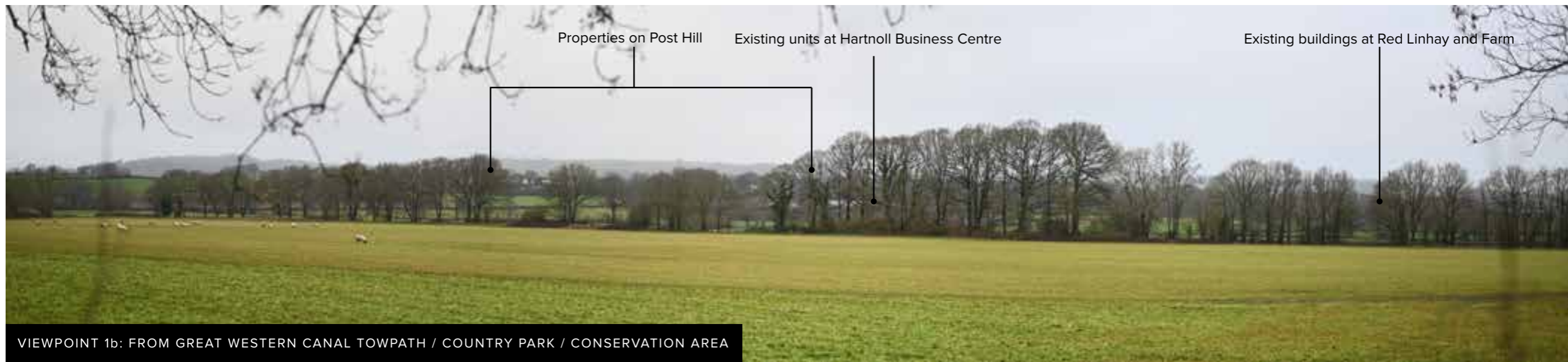


FIGURE 9 / BARE EARTH ZTV AND VIEWPOINTS











Proposed employment land use to extend into field to the north east of the existing Hartnoll Business Centre, with an access road adjoining Post Hill

Existing units at Hartnoll Business Centre

Residential development proposed within this field

VIEWPOINT 3: FROM POST HILL LOOKING WEST FROM THE EDGE OF POST HILL SETTLEMENT



Approximate extent of the proposed development, beyond the trees. The proposed development would be screened from view by existing layers of planting, including hedgerow field boundaries and roadside trees.

VIEWPOINT 4: FROM MANLEY LANE LOOKING NORTH EAST TOWARDS THE SITE



2.7. Townscape Character

The residential townscape context for the site is generally varied. The twentieth century characteristics of Post Hill is a strong influence with predominantly 2 storey detached and semi-detached properties both fronting onto and also backing onto the main road. There are small clusters of development behind these, centred around three roads, Mayfair to the south whilst Fairway and Uplowman Road are to the north. Bungalows are widely seen in this location with parking generally to the front of properties. Historically the use of red brick, white and off-white render, pebble dash, stone and occasionally cladding is evident within the area whilst the use of bays is widely used throughout with a mixture of red/brown and grey roof tiles.

The new development at Braids Park, as part of Phase A of the TEUE, has utilised a similar palette of materials with an off-white render utilised in the highest part of the site contrasted with stone detailing and grey roof tiles. The lower part of the development utilises a slightly more orange/reddish brickwork in places with stone detailing for consistency. On key building facades local stone has been introduced as a key feature. On other new development parcels that have recently been built the brickwork is more red with an off-white render and grey roof tiles.

The industrial townscape of the adjacent Hartnoll Business Centre is generally dark green metal clad sheds with an accented lighter green corner trim, however, on the eastern side the buildings have been clad in timber with a cream facing block plinth at ground floor level. There is also a cream rendered building in the centre of the Business Centre which was probably once the former farm building on the Site.



HARTNOLLS BUSINESS CENTRE INDUSTRIAL PARK



DIFFERING MATERIALS USED THROUGHOUT THE BUSINESS CENTRE



HIS



LOCAL MATERIALS (STONE) USED ON KEY BUILDINGS IN NEW DEVELOPMENT



BUNGA



VIEWS EASTWARDS TOWARDS HARTNOLLS FARM



PROPERTIES ON NEW BRAID PARK DEVELOPMENT



HISTORIC BLUNDELLS PREPARATORY SCHOOL



NEWLY BUILT PROPERTIES IN TEUE AREA



ROOFWAYS & MODERN ARCHITECTURE NEARBY



EXISTING TRADITIONAL PROPERTIES ON POST HILL



TIMBER CLADDED INDUSTRIAL UNITS ON EASTERN EDGE

Three

Site

3.1	TOPOGRAPHY	32
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Three SITE

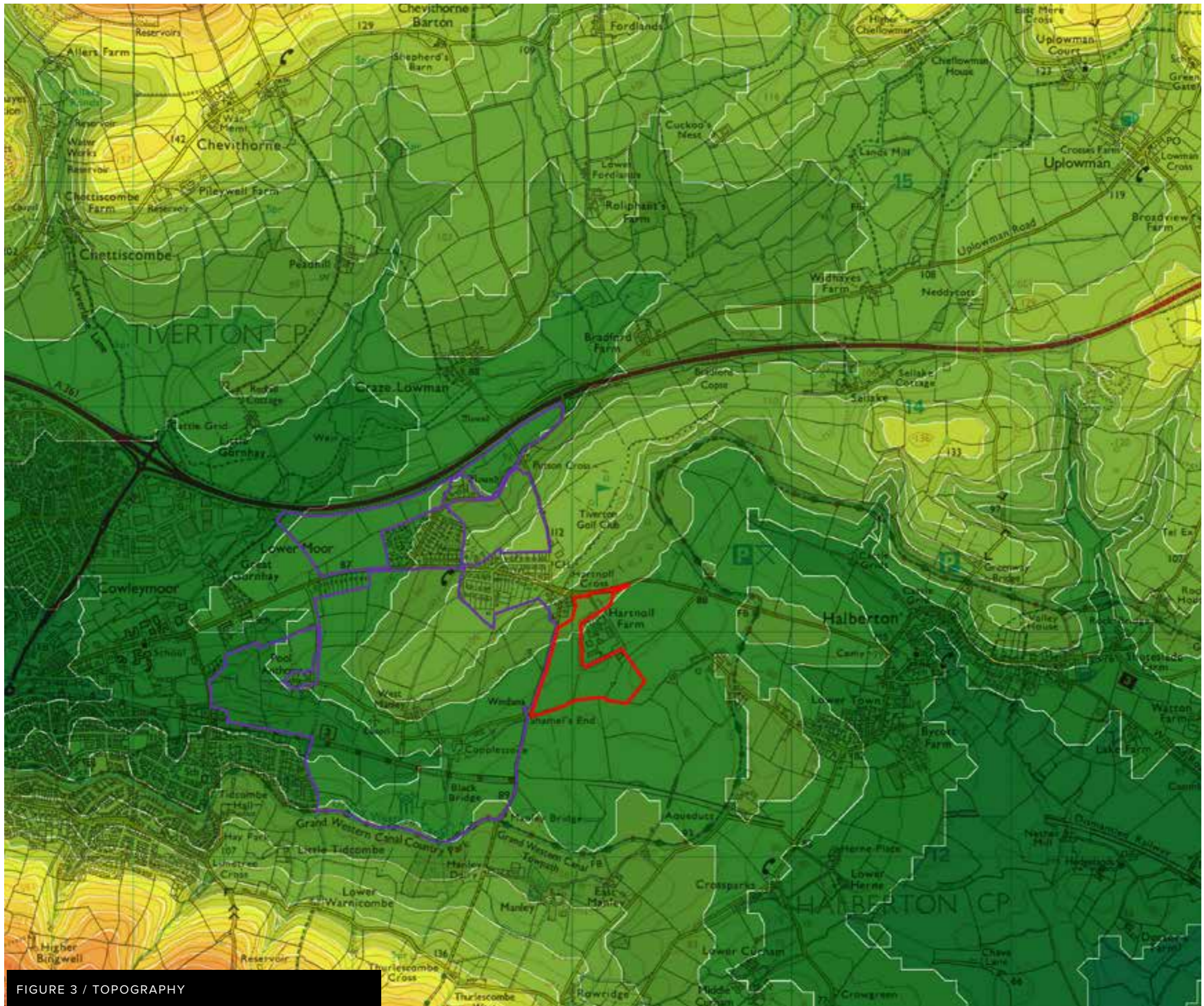
3.1. Topography

The local landform surrounding the application site is shown on Figure 10. This demonstrates that the site, Halberton and Tiverton all broadly sit between two prominent ridge lines located to the north and south. To the north this ridgeline is located approximately 3km from the Site, north of Chevithorne Barton. To the south this ridgeline starts rising approximately 1.5km south of the Site.

The site and its immediate surroundings to the east and west, form a lower lying landscape between these two main ridgelines. However, whilst the Site's topography is notably lower lying than the land to the north and south, the land is not completely flat. Land along Alsa Brook is at an elevation of approximately 84m AOD and forms the lowest part of the site. The landform then rises gently upwards from the watercourse, towards higher land to the north and east. The high point of the Site is located in the north west corner, adjacent to Post Hill (elevation of approximately 96 metres AOD).

In addition to the natural landform of the Site, a bund constructed around the southern and western perimeter of the existing Hartnoll Business Centre creates a distinct variation in topography.





LEGEND

- Site Boundary
- Tiverton Eastern Urban Extension Allocation Boundary

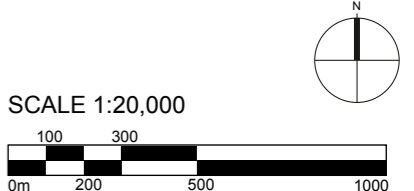
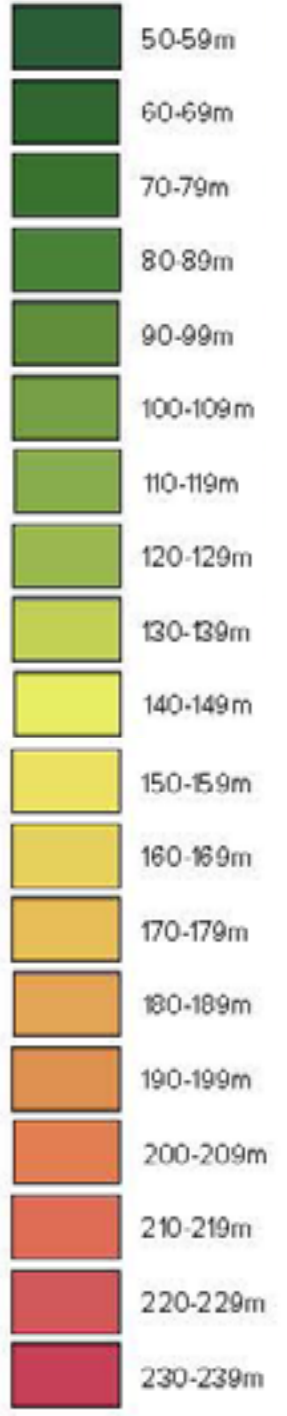


FIGURE 3 / TOPOGRAPHY

3.2. Flood Risk

The proposed development site is almost wholly located within Flood Zone 1, according to the Environment Agency Flood Map, with the exception of a very small part in Flood Zone 2 in the south western corner of the Site, hence it is at a low risk of fluvial flooding.

Similarly, the site is generally at low to negligible risk of flooding from surface water run-off with any flows within ditches on the southern end of the Site, and down Manley Lane on the western boundary. The watercourses / ditches must be maintained and would need to cross the site in their current position or be relocated with the agreement of the Environment Agency and/or the Local Lead Flood Authority. The location of the courses will therefore dictate the shape of development in their immediate area especially through the employment area with a canal breach zone limiting development and requiring a bridge to provide vehicular access to the south easternmost corner.



LOCALISED SURFACE WATER FLOODING

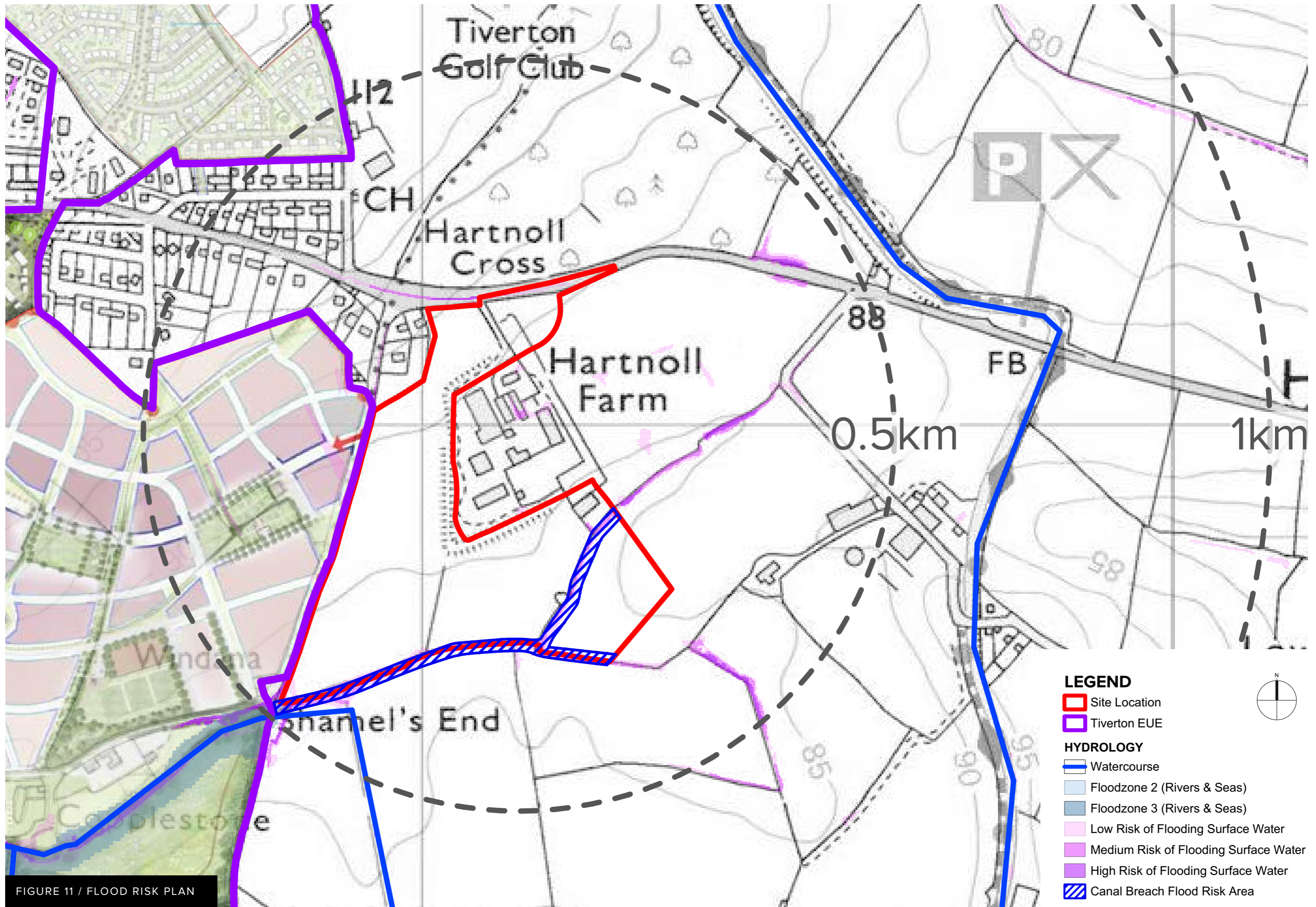


FIGURE 11 / FLOOD RISK PLAN

3.3. Vegetation

Outside of the existing Hartnoll Business Centre, the majority of the site consists of agricultural and intensively managed grassland fields defined by species rich hedgerows with ditches and mature trees.

Around the southern and western perimeter of the existing Hartnoll Business Centre is a belt of tree planting on an embankment. This would appear to have been planted within the last 20-30 years for the purpose of screening the business centre.

Within the business centre itself there are other scattered trees which are mature, established species, and would appear to pre-date the Business Centre.

Hedgerows form the existing western and southern boundaries of the site, and much of the northern boundary with Post Hill. The eastern boundary of the Site, where it adjoins the existing edge of the Hartnoll Business Centre is similarly vegetated, being formed by scrub planting along the eastern edge of the Hartnoll Business Centre.

The south eastern and north eastern boundaries of the site are less well defined, as the boundary of the site extends into the centre of two separate existing fields, with no existing hedgerow or physical landscape feature, marking the edge.

3.4. Constraints & Opportunities

Generally the site is fairly free from constraints with minimal risk from flooding limited along existing hedgerow boundaries. To limit any potential noise constraints a reinforced and extended tree belt will be provided through the centre of the site to separate the residential and employment uses.

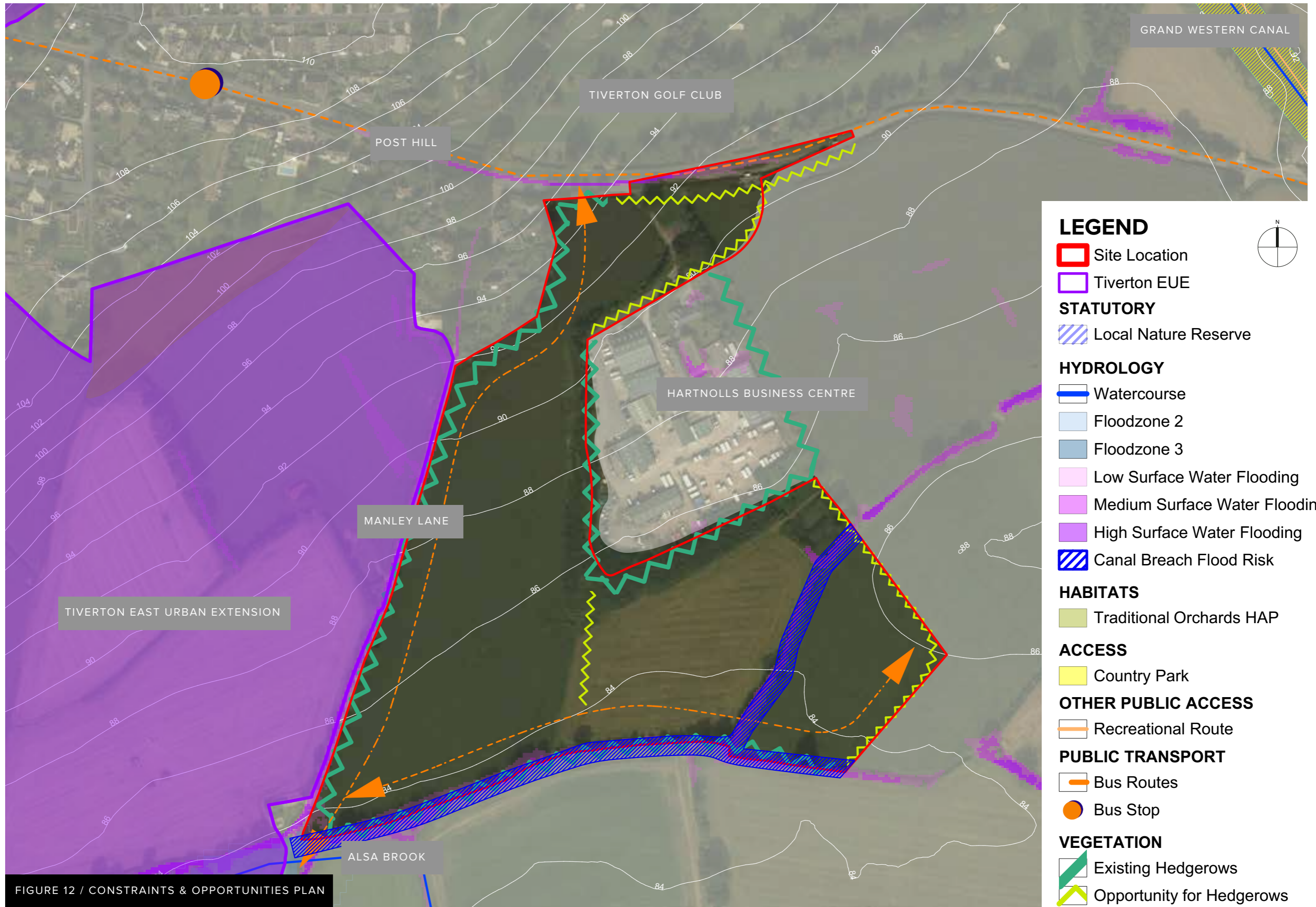
There are opportunities to link the existing green infrastructure attributes within the site to those within the surrounding landscape and the proposed features within the TEUE allocation. The layout of the proposals should seek to maximise these connections, for the benefit of people, wildlife and bio-diversity in general.

The existing vegetation within the site contributes positively to the existing site character and tends to filter or screen views across it. These areas of vegetation should be retained and enhanced in order to maintain and progressively increase the ability of the site to assimilate the development proposals into the local landscape.

The site is predominantly in agricultural use, but the presence of the large buildings at Hartnoll Business Centre has a more urbanising influence. The land around the Business Centre links most closely with the existing areas of buildings in Post Hill and adjoins the Tiverton EUE area, so this is considered to be an appropriate location for new development.

The opportunity exists to utilise the nearby Anaerobic Digestion System to provide heat and hot water for all the proposed new employment buildings and with potential to supply existing buildings.

Wherever possible, the proposals should seek to incorporate the strategic guidelines for the character area identified in the Mid Devon Landscape Character Assessment.



- LEGEND**
- Site Location
 - Tiverton EUE
- STATUTORY**
- Local Nature Reserve
- HYDROLOGY**
- Watercourse
 - Floodzone 2
 - Floodzone 3
 - Low Surface Water Flooding
 - Medium Surface Water Flooding
 - High Surface Water Flooding
 - Canal Breach Flood Risk
- HABITATS**
- Traditional Orchards HAP
- ACCESS**
- Country Park
- OTHER PUBLIC ACCESS**
- Recreational Route
- PUBLIC TRANSPORT**
- Bus Routes
 - Bus Stop
- VEGETATION**
- Existing Hedgerows
 - Opportunity for Hedgerows

FIGURE 12 / CONSTRAINTS & OPPORTUNITIES PLAN

Four

Design and Access

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DESIGN AND ACCESS: PARAMETERS & PRINCIPLES

4.1. Introduction

This part of the Design and Access Statement communicates the design principles and concepts that have been applied to particular aspects of the proposal in respect of use and amount, access, landscaping, layout and appearance of the development.

Use and Amount

This addresses how much development is proposed. For residential development, this means the number of dwellings proposed for residential use and the density, whilst for employment this comprises the amount of gross area available.

Access

This covers accessibility to and within the site for vehicles, cycles and pedestrians in terms of the positioning, treatment and types of access. It also includes circulation routes and how these fit into the surrounding access network.

Landscape

This covers the treatment of private and public space which enhance or protect the sites amenity through hard and soft measures, for example through planting of trees or hedges.

Layout and Appearance

This includes the way in which buildings, routes and open spaces are provided within the development and their relationship to buildings and spaces outside the development. It also includes the aspects of a building or place that determine the visual impression it makes, excluding the external built form of the development.

4.2. Development Parameters

The proposed development of Hartnoll Farm is a mixed use scheme consisting of an extension to the employment park and new residential with a range of housing types catering for the differing needs of residents, which is set in a network of multi-functional green corridors accessible to both new residents and the wider community. The proposed green open spaces across the site will accommodate a variety of uses and activities, including informal recreation, dog-walking, surface water attenuation, permeable woodland, and children's play.

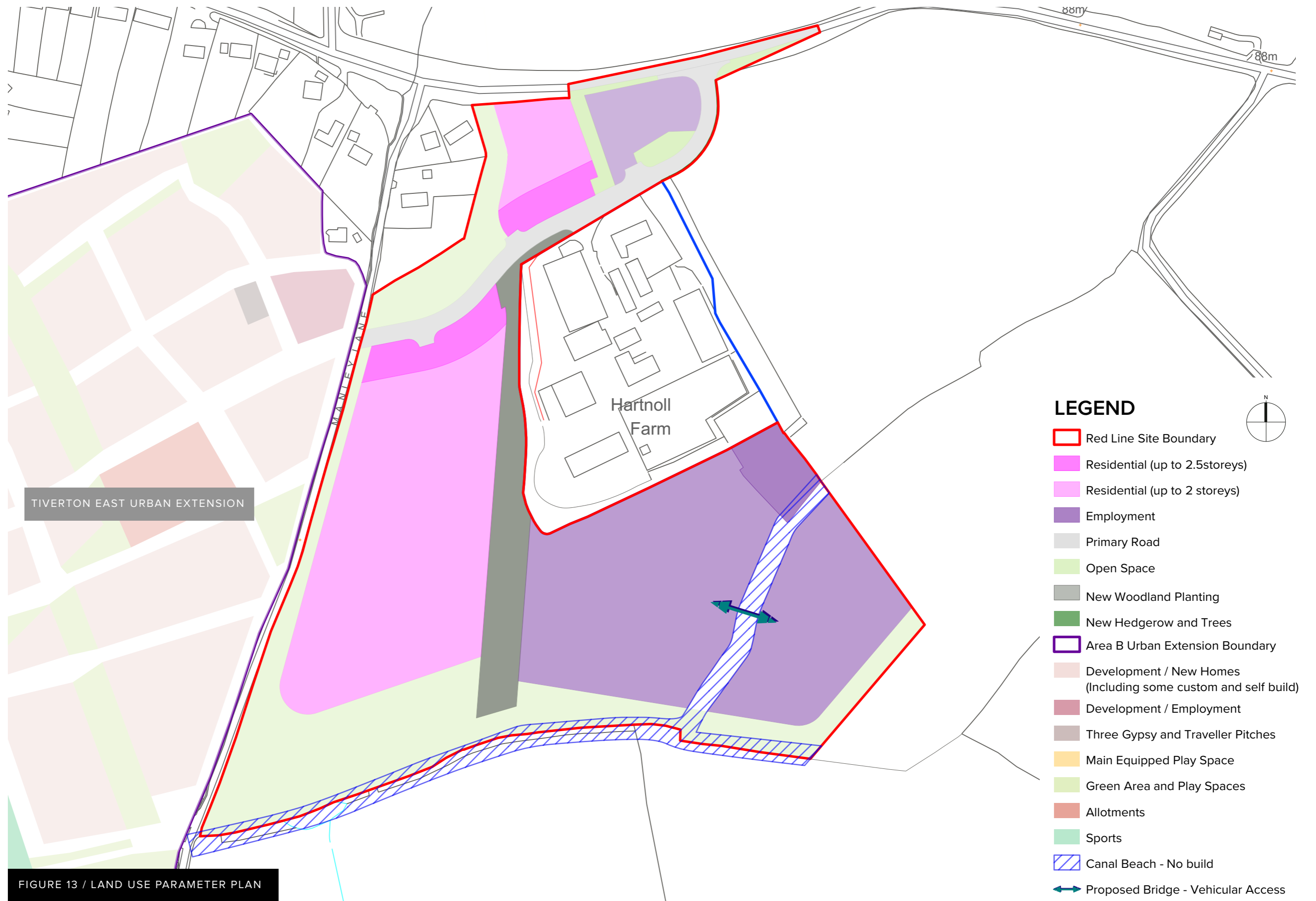
4.3. Use and Amount

This submission seeks to make efficient, effective use of the land and offers a design which has been influenced by its location on the edge of the Tiverton Eastern Urban Extension and the character of the surrounding area. The proposal comprises up to 3.9 hectares of new employment land to the south of the existing Hartnoll Business Centre and in addition up to 150 residential dwellings.

4.4. Scale of Development

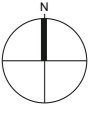
The residential development will mainly be two-storey housing except along the link road which could be up to two and a half storeys. This would be consistent with the typical height of development seen in the surrounding residential areas. Building heights within the proposed employment area would be addressed at Reserved Matters application stage.

Name	Area (Ha)	% of Area
Red Line Site Boundary	12.36	94%
Residential	3.60	29.2%
Employment (Existing)	0.21	1.7%
Employment (New)	3.86	31.2%
Primary Road	0.62	5.0%
Sub-Total	8.29	67.1%
Open Space	3.07	24.8%
New Woodland Planting	0.72	5.8%
Employment Canal Breach Area	0.28	2.3%
Sub-Total	4.07	32.9%
Total	12.36	100%



LEGEND

- Red Line Site Boundary
- Residential (up to 2.5storeys)
- Residential (up to 2 storeys)
- Employment
- Primary Road
- Open Space
- New Woodland Planting
- New Hedgerow and Trees
- Area B Urban Extension Boundary
- Development / New Homes (Including some custom and self build)
- Development / Employment
- Three Gypsy and Traveller Pitches
- Main Equipped Play Space
- Green Area and Play Spaces
- Allotments
- Sports
- Canal Beach - No build
- Proposed Bridge - Vehicular Access



TIVERTON EAST URBAN EXTENSION

Hartnoll Farm

MANLEY LANE

88m

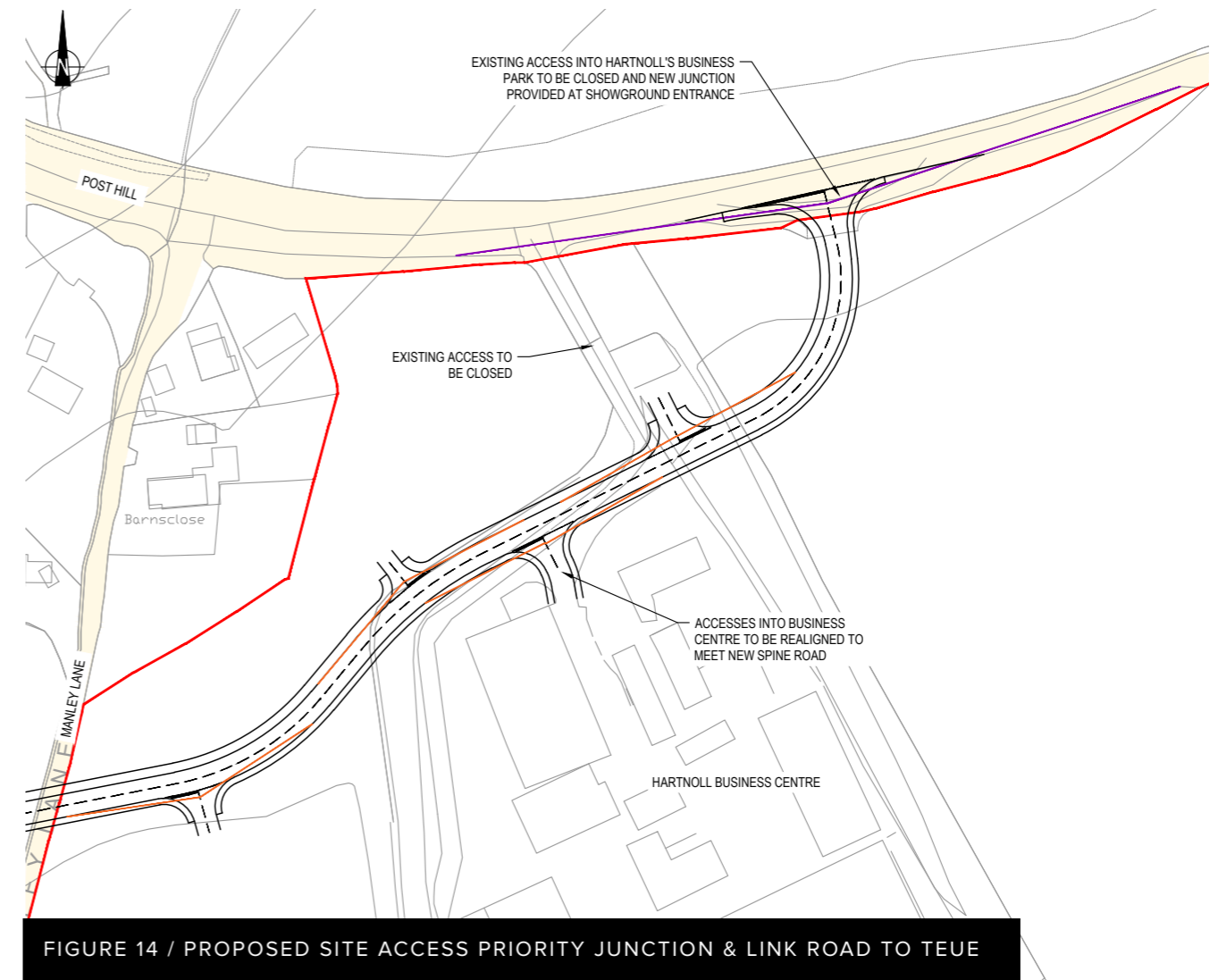
88m

FIGURE 13 / LAND USE PARAMETER PLAN

4.5. Access and Movement

This submission provides an opportunity for a new road link to be delivered from the eastern boundary of the Tiverton Eastern Urban Extension through the Site and onto Post Hill road in order to create a new gateway from the east into Tiverton. In providing a new road link there is the added opportunity to service eastern phases of the TEUE sooner and to provide access to a limited amount of proposed new residential development, outside the existing TEUE, whilst also serving the proposed employment park extension to the south of the existing Hartnoll Business Centre. Early delivery of the proposed road link could potentially bring forward the development of Phase B of the TEUE and overcome access issues that have been highlighted within those proposals and deliver a more comprehensive bus route network.

Pedestrian and cycle access to the site will be provided on the western boundary in order to provide good quality linkages into the TEUE. This will allow access to the Local Centre and School within the expansion area for both residents and workers from the Business Centre whilst also providing good linkages towards the Sustrans route with wider access towards Tiverton.



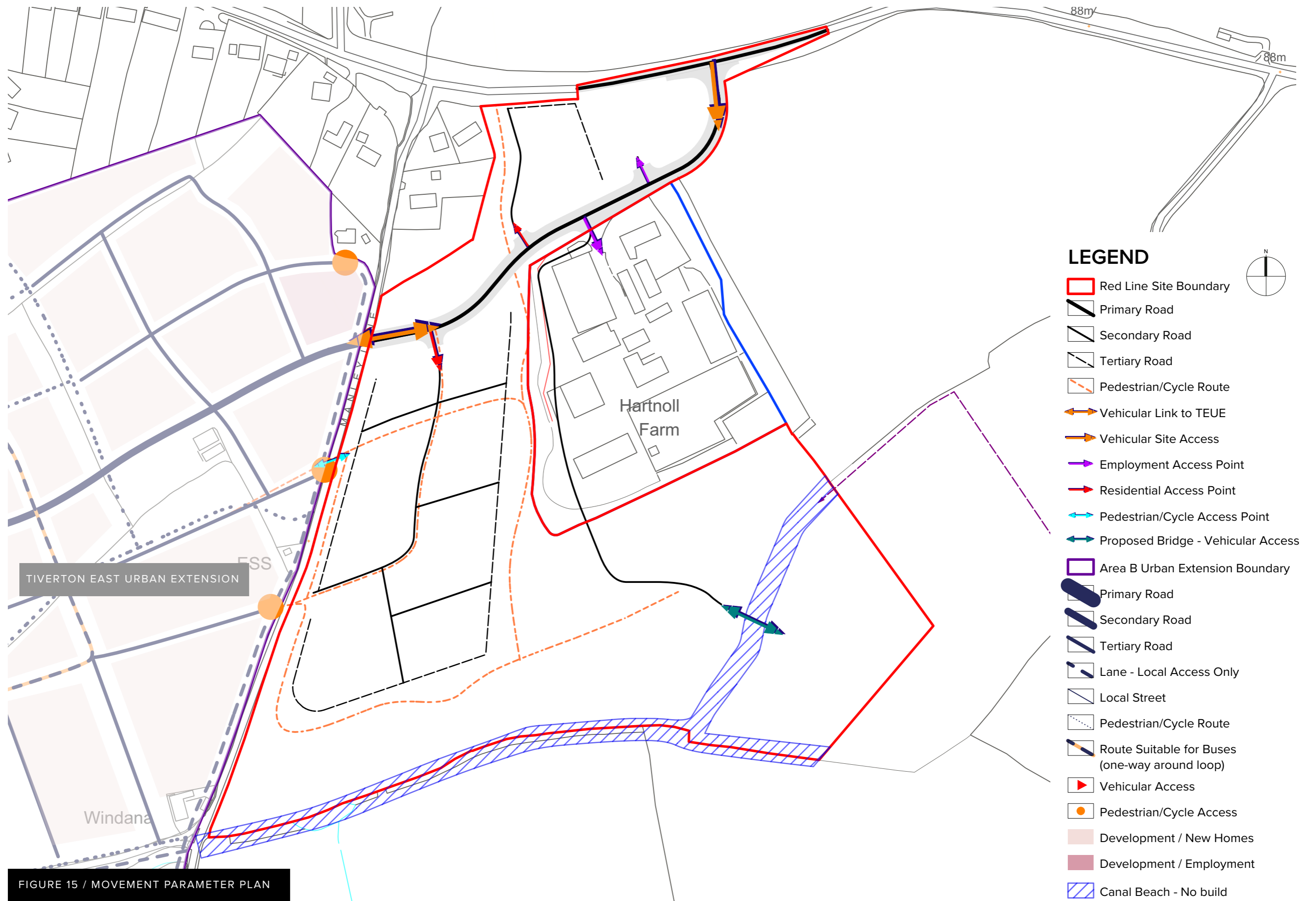


FIGURE 15 / MOVEMENT PARAMETER PLAN

4.6. Landscape and Green Infrastructure

A landscape and green infrastructure strategy has been developed to help integrate the proposed development into the existing landscape and visual context. The principle features of the strategy are shown on Figure 16 opposite, with further enhanced details being provided on Figure 18. Figure 17 shows the Green Infrastructure parameters that relate to the overall landscape framework.

The landscape proposals have been based upon a review of the landscape and visual baseline. The principle elements of the landscape framework are as follows.

Retention and improvement of existing planting within the site

There is an existing network of native species hedgerow around much of the site boundary and it is proposed that this will be retained. The hedgerow has habitat and ecological value and also helps to screen and filter views of the proposed development. Where there are small gaps in the existing hedgerow network, it is proposed that these will be filled with appropriate native species hedgerow to provide a continuous network and more complete visual screen.

The extensive block of trees planted on the western, embanked boundary of the existing Hartnoll Business Centre, will be retained. This will also be extended southwards using a native species woodland mix of trees and under storey planting to provide a physical and visual barrier between the proposed residential and employment land uses.

Enhanced Connectivity and Footpaths

Analysis of the existing footpaths in the area surrounding the site identified that there is a rich network of recreational routes to the south e.g. Great Western Canal towpath and the Sustrans route. Connectivity through the existing site is poor however, with no north-south connections. The green infrastructure strategy for this site proposes a new path along the western boundary, providing a north-south connection between Post Hill and the recreational landscape to the south. In addition, it is proposed that the path network should connect to the eastern part of the Site, providing connections between the proposed employment area and the recreational routes to the south.

Proposed Planting

In addition to retention of existing vegetation (dark green on the plan opposite), it is proposed that there will be additional planting (light green) around the site boundaries, to help integrate the proposed development into the existing landscape. A new hedgerow boundary will be created along the south eastern edge of the development. This will again be a mixed, native species hedgerow, planted with species characteristic of the local area. The hedgerow will be planted to tie into the existing hedgerow network to the south of the site, and to the scrub planting along the eastern boundary of the existing Hartnolls Business Centre. This proposed hedgerow will provide a suitable visual screening to views from the south and east. A denser woodland block of tree planting has been avoided, as this is not a characteristic feature of the landscape. However, to provide additional screening, small groupings of trees will be planted along the hedgerow boundary.

A new hedgerow will also be provided along the proposed new link road from Post Hill. This will be a mixed species, native hedgerow, with species chosen to mimic those found in existing hedgerow along Crown Hill, to the east.

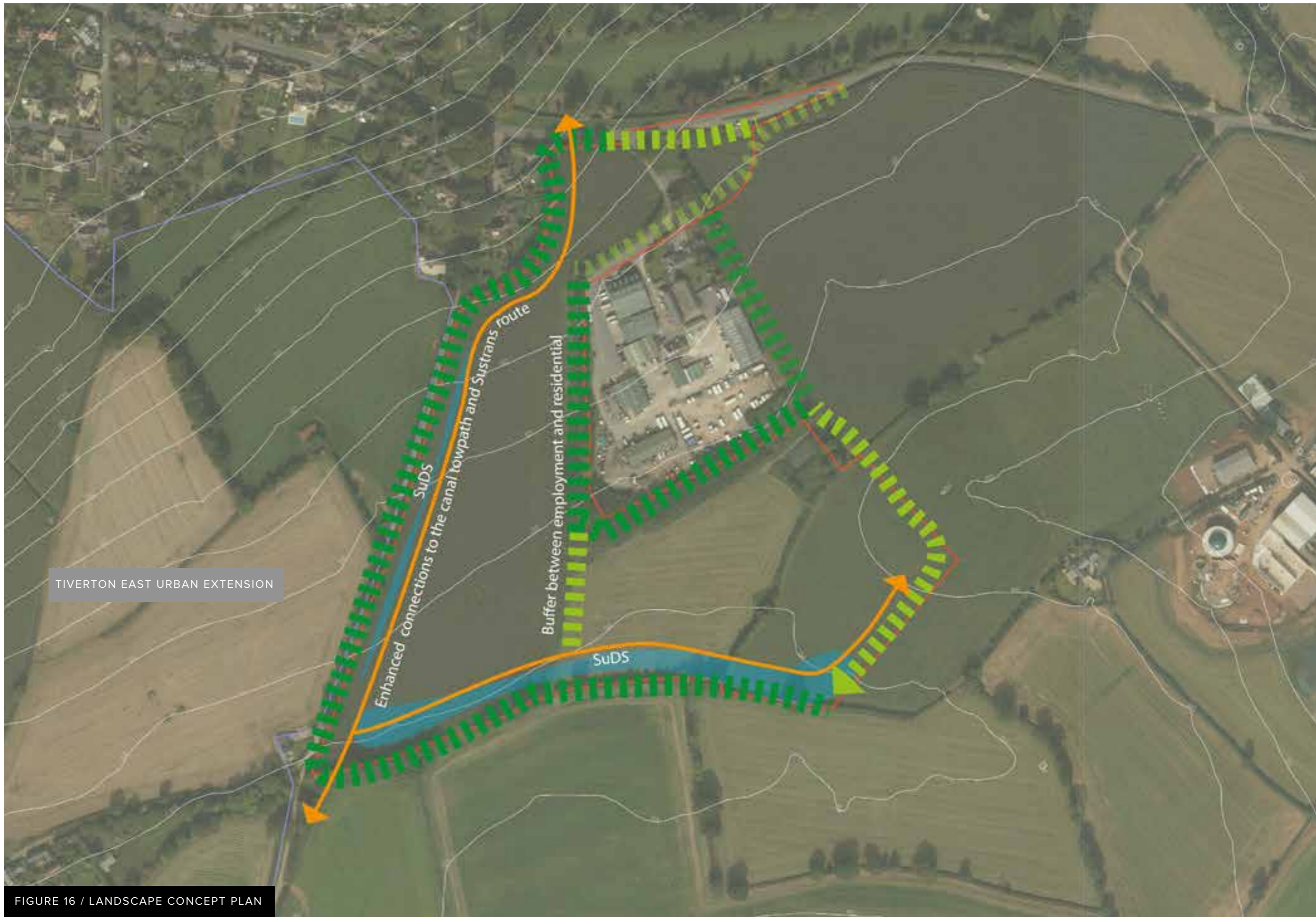


FIGURE 16 / LANDSCAPE CONCEPT PLAN



FIGURE 17 / GREEN INFRASTRUCTURE PARAMETER PLAN



LEGEND

Existing landscape features retained

- 1 Hedgerow between Crown Hill and the Site.
- 2 Scrub and tree planting along the eastern edge of Hartnoll Business Park.
- 3 Existing belt of trees and hedgerow along the southern site boundary.
- 4 Existing hedgerow along Manley Lane
- 5 Existing trees on embankment retained.
- 6 Existing Canal Breach Flood Risk Area.

Proposed landscape features

- 1 Creation of mixed species native hedgerow along the Site boundary.
- 2 Planting of small woodland copse at field corner.
- 3 Planting of additional trees adjacent to the existing hedgerow.
- 4 Tree and hedgerow planting to fill gaps in existing hedgerow.
- 5 Avenue of trees providing an extension to the roadside landscape treatment in adjacent development.
- 6 Fill gaps (including existing access point) to create a continuous mixed species native hedgerow along Post Hill.
- 7 Hedgerow and hedgerow trees to line access road, mimicking form and character of Crown Hill.
- 8 Small groupings of native trees with path providing access to Post Hill
- 9 New path connecting the employment area with Manley Lane.
- 10 New Sustainable Urban Drainage.

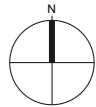


FIGURE 18 / LANDSCAPE FRAMEWORK PLAN

4.7. Layout and Appearance

The proposals will seek to establish a framework for the development that will effectively integrate the scheme into its landscape context through a series of pedestrian, cyclist and vehicular links, and, in terms of its scale and massing, complementary to its surroundings without having an excessive visual impact. This will incorporate the following areas of design and build upon the Landscape Framework as set out previously.

Architectural Design

Building materials will vary in different areas of the site; however will be complementary to engender an overall development theme. The proposal is for a relatively simple palette of traditional materials, the application of which will vary according to each location.

Preference will be given to a limited palette of materials, which are prevalent to the vernacular of the area. The range of facing materials used is diverse and this should be the basis for a selection of finishes in the new development, broadly as follows:

- A single elevational composition should comprise a maximum of three or four finishes;
- Materials should not be deployed just for the reasons of variety, but used to express the geometry of the building design, for example, to projecting elements and at breaks in the elevation; and
- Where buildings are intended as a focus or marker, the main architectural elements (i.e. entrances, projecting elements) should be emphasised to create a feature.

This design approach for the framework will provide the basis for any future Reserved Matters Applications for both the residential and employment uses.

Movement

The development framework sets out the disposition of land uses and the proposed structure for movement within the development. A well-connected movement network, accessible by all users, is proposed to ensure that all areas of the development are easy to navigate, safe and secure.

The composition and function of each street type and its place within the street hierarchy will vary such that streets will be defined by the layout. It is envisaged that the buildings and landscape will therefore dominate rather than roads or cars, which will be realised by:

- Building pattern
- Use of setbacks
- Building typologies
- Hard and soft landscape (including street furniture)
- Parking typologies

Street junctions will be addressed by the provision of focal point buildings and landscape greens, which will create a series of 'positive local spaces' or key spaces. These will be dispersed along the course of principal and secondary routes, informally dividing the route and creating recognisable places. Changes in surfaces, varying road widths, on-street parking and limitations in forward visibility will help generally constrain average vehicle speeds through the development to 20mph or lower in order to provide a safe environment for pedestrians.

Electric vehicles (EV) offer a clean and energy efficient alternative to vehicles with an internal combustion engine. There is an expectation that EV users will need to top-up their batteries regularly, and there will be a demand for the facility to do this whilst parked in a car park. Provision will be made on each dwelling for the installation of an electrical charging point. For houses with on plot parking, the cable should be routed around/through the dwelling with the EV charger installed on a side walls. In non-residential areas, EV charging points may be accommodated where appropriate. These should be in designated bays that are marked and clearly signed for electric vehicles.

A number of new cycle and pedestrian routes can be provided as part of the scheme, promoting sustainable modes of transport. In the future a new bus route could also use the proposed new extension of the link road to provide new connections between the proposed employment opportunities at the site and facilities within the TEUE such as schools and local centre and also further afield the wider facilities within Tiverton.



Crime Prevention

The proposed development will create an environment that is well designed, attractive, clearly defined and well maintained. People will be able to take pride in their surroundings, feel comfortable and safe and have a sense of shared ownership and responsibility. The development will be clearly defined with no ambiguity as to which areas are private, which are public, and how the two relate to one another with the following principles enshrined within the design:

- Use of development zones or 'housing blocks' comprising outward facing frontages, generally ensuring rear garden spaces are enclosed, secure and overlooked;
- New residential streets and open spaces will be overlooked by housing frontages by the provision of dual aspect dwellings at ends of streets and in front of public open spaces ensuring building lines are continuous and corners are turned whilst blank gables will be avoided;
- Well-defined and direct routes, which are overlooked by new development and active frontages providing access to employment buildings, dwellings and public open spaces whilst promoting inclusivity and links to existing streets, facilities and services within the wider context; and
- Public open spaces and areas of play will be appropriately lit (whilst addressing ecological areas - such as hedgerows) and overlooked by new housing frontages that will promote natural surveillance and discourage anti-social behaviour. Frontages will be active, having canopied entrances, external illumination and a mix of habitable room windows at both ground and first floor level.

Sustainability

The development will be flexible enough to respond to future changes in use, lifestyle and demographics creating flexibility within living environments, public spaces and considering new approaches to transportation, traffic management and parking. It will seek to:

- Achieve energy efficiency through building design, siting, design and orientation;
- Use sustainable building construction techniques in line with current Building Regulations;
- Take a fabric first approach to achieve a reduction in carbon emissions;
- Use local and / or recyclable building materials where possible;
- Provide varied roof designs which potentially provide future loft conversions and safeguard the future installation of roof mounted energy panels;
- Provide flexible living spaces which facilitate working from home;
- Provide useable rear garden spaces;
- Encourage sustainable modes of travel through the provision of a network of pedestrian routes which connect new streets and public open space to existing streets and local facilities;
- Use water conservation measures such as low flush toilets, water saving taps and rain water harvesting;

The use of renewable energy in order to create a low carbon development will be a key to the success of this scheme. The inclusion of a relatively large employment area will therefore provide jobs for the new residents of both this and the adjacent TEUE at a local level in order to reduce carbon emissions.

Ecology

Promotion of an ecology strategy that focuses on mitigating the impact of new development on the ecological features of the site and creating new features that encourage net ecological gains which would comprise the following improvement measures:

- Wherever possible, to retain existing hedgerows and trees within public open spaces; and
- To retain areas of amenity grassland in public open space.
- Promote habitat enhancement and creation through the provision of green infrastructure network, retaining where possible, existing hedgerows and trees;
- Provide features such as gaps in fences, native planting and bird and bat boxes to support existing and new wildlife; and
- Avoiding bright external illumination along the southern edge of the development.

Development Framework

The culmination in all of the analysis of the constraints and opportunities embodied within the strategy for the design philosophy for the development results in a layout that duly responds positively to the ten characteristics of the National Design Guide by:

- Development proposals which have been shaped by an understanding of the existing surroundings and the proposals for the TEUE whilst carefully enhancing the site's context;
- The site responding to the local pattern of housing and having a well designed and high quality identity that contributes to the local character using local materials;
- The creation of a compact scheme that provides a sustainable development with a well defined pattern of streets and built form which provides accessible facilities for the community;
- A well defined movement network that incorporates green infrastructure, promotes health and well-being whilst completing the road link from the TEUE to the wider network and delivering a more comprehensive public transport route;
- An enhanced and multifunctional natural network that includes Sustainable Urban Drainage and high quality open spaces which provides access for all and helps to address climate change;
- A hierarchy of spaces that will be secure and attractive for both new and existing residents with active building frontages which includes new trees and planting to provide shade and climate change mitigation;
- A sustainable mix of uses that includes new homes, employment land and opportunities for play, including an integrated mix of tenures and housing types that reflect the local housing need;
- Providing well designed homes and buildings that are accessible and sustainable which relate positively to both the private and public spaces;
- An opportunity to provide a housing layout that reduces the requirements for resources, energy and water, whilst the proposed employment extension area will utilise the future heating and hot water systems supplied from the nearby Anaerobic Digester System; and
- Designing a place that enables the users to establish a sense of ownership and belonging that results in people more likely to care for them over their lifespan.

The principles set out in this document provide a framework for future discussions with the local authority on detailed reserved matters applications. This does not seek to fix the exact location or configuration of all the various spatial elements of development, however, in order to secure a comprehensive and robust approach to the delivery of key structuring infrastructure the location and general configuration of a number of fixed elements is included.



FIGURE 19 / DEVELOPMENT FRAMEWORK PLAN

Five

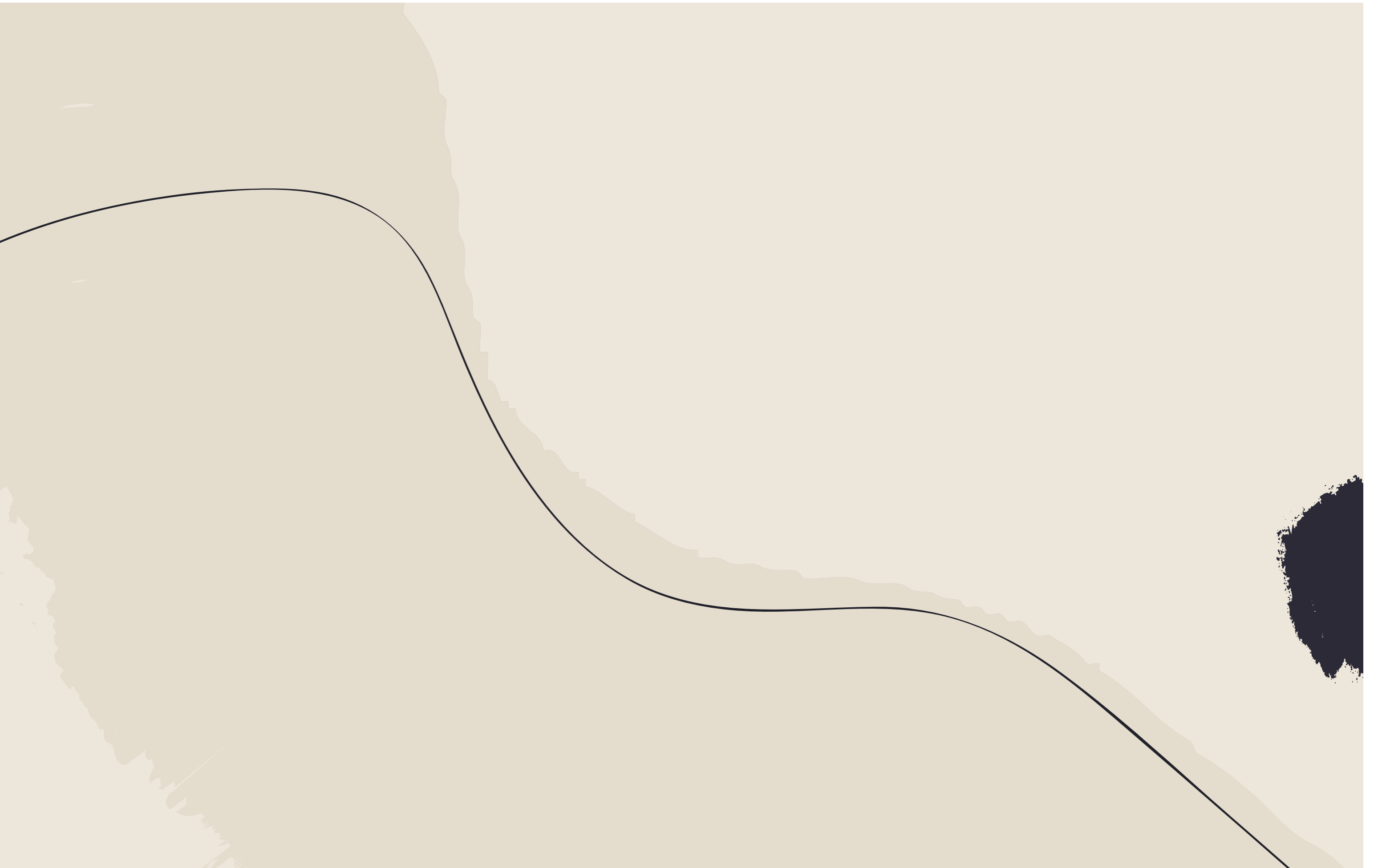
Conclusions

5.1. Conclusions

In line with National and Local Government Guidance and Policy, considerable importance has been placed on achieving a high standard of design following the principles of the National Design Code. The application of a landscape led approach and urban design objectives will ensure a high quality layout is achieved whilst the identification of constraints and opportunities will ensure that the proposals are sensitively assimilated on the site and into the surrounding landscape and urban fabric. Successful urban design will be dependent upon achieving an appropriate relationship between community needs, development principles, development form and a positive response to local conditions in order to create a development that has the highest regards for the health and wellbeing of both its residents and workers.

This document demonstrates the advantages of the scheme, its relationship and accordance with planning policy in particular carbon reduction objectives and climate change policies, and the long lasting community benefits that it will bring to both Mid-Devon and Tiverton. The use of the existing nearby anaerobic digester system to provide the anticipated combined heat and power for all of the new employment buildings is a clean renewable energy source that is at the heart of this scheme and will put this development at the forefront of the low carbon future that is sought by Mid-Devon District Council.

The development will add positively to the housing and employment land supply for Tiverton and Mid-Devon District Council in a manner that is sensitive to the existing community and the wider landscape setting. New and existing landscape features within the site would benefit from the proposals, which would help to secure their long term viability within the landscape and enhance bio-diversity along both existing and new wildlife corridors across the Site and create links to the wider Tiverton Eastern Urban Expansion Area.





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