

**Report for: CABINET**

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Date of Meeting:	12 November 2024
<b>Subject:</b>	<b>Area B Masterplan. Stage 1 Public Consultation</b>
Cabinet Member:	Cllr S Keable. Planning & Economic Regeneration
Responsible Officer:	R Marsh, Director of Place and Economy
Exempt:	N/A
Wards Affected:	Tiverton Cranmore
Enclosures:	Appendix – draft copy of Consultation Boards

**Section 1 – Summary and Recommendation(s)**

That the presentation material (contained with Appendix A) for a Stage 1 public consultation on the next phase of development at the Tiverton EUE (Area B) be approved. That delegated authority be given to the Director of Planning and Cabinet Member for Planning and Regeneration to finalise the consultation material should there be a need for changes arising.

**Recommendation(s):**

- 1. To approve the Tiverton EUE Area B public consultation materials (Appendix A) for a Stage 1 public consultation;**
- 2. That delegated approval is given to the Director of Place and Economy, in conjunction with the Cabinet Member for Planning and Economic Regeneration, to make or approve any minor amendments to the consultation materials**

**Section 2 – Report**

- 1.0 Introduction
- 1.1 The existing Tiverton Eastern Urban Extension (EUE) Masterplan was adopted as a Supplementary Planning Document (SPD) in April 2014 and updated in June 2018. Whilst covering the whole of the allocated urban extension, it was not able to address all of the allocation to the same degree of detail. This was due to the absence of some site-wide survey work for Area B. As a consequence the Adopted Masterplan SPD did not fully resolve

the land use issues across the whole allocation. The Adopted Masterplan SPD therefore makes reference to the fully surveyed land area as Area A and the area requiring a greater degree of masterplanning, to the south east of the allocation, as Area B.

- 1.2 Policy TIV1(i) of the Adopted Mid Devon Local Plan requires the completion of a masterplanning exercise for Area B. Following Cabinet approval two stages of public consultation have already been completed on Area B. Stage 1 was completed in 2017 and Stage 2 in 2020. Cabinet resolved to adopt the Draft masterplan – subject to updates – in 2020.
  - 1.3 Adoption of the document however was postponed for receipt of the Mid Devon Playing Pitch Strategy. The conclusions in the Strategy supported the delivery of 8 hectares of sports provision, on and off site of the EUE, as reflected in Policy TIV3c of the Adopted Mid Devon Local Plan.
  - 1.4 The impact of delivering 8 hectares of formal play space however is significant - including how Area B is zoned to accommodate it and the amount and density of development to support it. The Area B Masterplan was therefore postponed so it could be updated to address this issue as well as unresolved issues such as a secondary point of access into Area B.
- 2.0 Public Consultation: Stage 1**
- 2.1 West Country Land has been proactively working within the Area B allocation including how to resolve the need for a secondary point of access into the area. With this in mind, West Country Land in collaboration with Mid Devon District Council have produced the attached Stage 1 consultation material.
  - 2.2 It arguably provides more detail than would normally be expected at a Stage 1 consultation but this is on the basis that there has been a considerable amount of consultation on this site previously, with an acknowledgement within the wider community, that Area B will be developed. With this in mind, the Stage 1 public consultation will be inviting comment and feedback on:
    - a new point of access from Post Hill including changed prioritisation of traffic;
    - the location for the formal sports including on the southern side of the former railway line;
    - up to 10 units being served off Mayfair; and
    - a street pattern for the main through route being more traditional (informal) in layout and design.
  - 2.3 The Council has not set aside any budget for this consultation. The consultation material has therefore been funded by West Country Land with input from Officers on its content. The Council will continue to provide Officer support, will host the on-line presence and provide Officer attendance at all public events. Officers advise that the emerging masterplan becomes an Adopted SPD in order to allow it to 'carry weight' as applications emerge and

in the decision making process. With this in mind, it remains important that Officers maintain their involvement in the consultation process to allow it to become an Adopted SPD in accordance with the MDDC Statement of Community Involvement.

### 3.0 Planning Policy Advisory Group (PPAG)

3.1 Officers presented the draft consultation materials at PPAG meeting on 23 October 2024. Information was also provided which established the background to Area B and this new Stage 1 public consultation. The following main points of discussion emerged:

- The suitability of Mayfair serving up to 10 units within the Area B allocation. Acknowledging previous Committee decisions it was agreed that it may form part of the public consultation to gauge any change in public opinion;
- Means of consultation. More specifically that a letter drop of neighbouring properties is completed as part of the consultation process with, if possible and practicable, a request on the envelope to encourage householders to open it; and
- That the public consultation timeline is kept under review and with due consideration given to accommodating key events outside of school holidays etc.

3.2 PPAG supported the recommendations set out and the presentation of this report to Cabinet.

### 4.0 Next Steps

4.1 A provisional timetable for the next stages in the production of the masterplan is set out as follows:

Action	Date
Cabinet	12 November 2024
Stage 1 Public Consultation	20 Nov 2024 – 10 Jan 2025
Stage 2 Public Consultation	May/June 2025
Adoption. Area B Masterplan SPD	August 2025

**Financial Implications:** No budget has been set aside by the Council to support this public consultation. This Stage 1 consultation will largely be funded by the developer including the production of the consultation material, booking of venues and funding the letter drop. The Council will be providing financial support in-kind through Officer involvement.

**Legal Implications:** The process for preparing and adopting the Draft Masterplan SPD will be in compliance with the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Council's Statement of Community Involvement. Planning policy requires the production of a masterplan. Whilst the Adopted

Masterplan SPD will not form part of the Development Plan, once adopted it will be a material consideration in the determination of planning applications relating to the area.

**Risk Assessment:** Policy sets out that masterplanning should take place before applications are submitted. Delay in adoption of the Draft Masterplan SPD could in turn delay the delivery of housing on this part of the site. Adoption of the masterplan will provide greater planning certainty and assist the site coming forward for delivery.

**Impact on Climate Change:** A core principle within the Draft Masterplan SPD is to support the Council's commitment to achieving net zero carbon emissions by 2030 through design and timely delivery of infrastructure, dwellings and employment. The Draft Masterplan SPD will have regard throughout to climate change and within the confines of adopted planning policy seeks to promote development that responds positively to climate change.

**Equalities Impact Assessment:** The masterplan will be required to meet the policy requirement for pitch provision for the gypsy and traveller community which will result in a more positive outcome for that community. No other equality issues are identified for this report, but it is noted that design should have regard to the needs of different groups in the community.

**Relationship to Corporate Plan:** The Masterplan SPD will provide guidance on the planning and delivery of a strategic site for Mid Devon. It will form an addendum to the Adopted Tiverton Eastern Urban Extension Masterplan SPD (2018). The Masterplan SPD will directly relate to the Corporate Plan 2024-28 priorities including:

- Planning, Environment & Sustainability;
- Community, People & Equalities;
- Homes; and
- Economy & Assets.

### **Section 3 – Statutory Officer sign-off/mandatory checks**

**Statutory Officer:** Andrew Jarrett  
Agreed by or on behalf of the Section 151  
**Date:** 29 October 2024

**Statutory Officer:** Maria De Leburne  
Agreed on behalf of the Monitoring Officer  
**Date:** 29 October 2024

**Chief Officer:** Stephen Walford  
Agreed by or on behalf of the Chief Executive/Corporate Director  
**Date:** 29 October 2024

**Performance and risk:** Steve Carr  
Agreed on behalf of the Corporate Performance & Improvement Manager  
**Date:** 01 November 2024

**Cabinet member notified:** yes

**Report:** Exclusion of the press and public from this item of business on the published agenda on the grounds that it involves the likely disclosure of exempt information. No

**Appendix:** Exclusion of the press and public from this item of business on the published agenda on the grounds that it involves the likely disclosure of exempt information. No

#### **Section 4 - Contact Details and Background Papers**

**Contact:** C. McCombe, Area Planning Office, Major Projects

Email:

Telephone:

#### **Background papers:**

Adopted Local Plan Review 2013-2033:

[Mid Devon Local Plan Review 2013-2033](#)

Adopted Tiverton EUE Masterplan SPD (2018):

[11742-teue\\_masterplan-supplementary-planning-document-rev-q\\_lr.pdf \(middevon.gov.uk\)](#)

Tiverton EUE Design Guide (2016):

[160624 Design Guide DH.indd \(middevon.gov.uk\)](#)

Cabinet 16<sup>th</sup> January 2020

Cabinet 30<sup>th</sup> May 2019

Cabinet 26 October 2017

Cabinet 2<sup>nd</sup> February 2017



# TIVERTON

## EASTERN URBAN EXTENSION

### WELCOME



Thank you for taking time to visit this exhibition regarding Area B of the Tiverton Eastern Urban Extension (EUE).

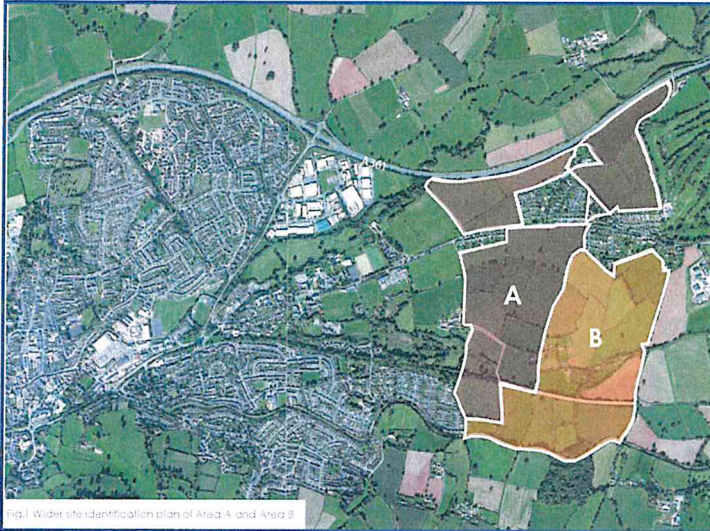


Fig.1 Wider site identification plan of Area A and Area B

In 2010, the area around Post Hill to the east of Tiverton was formally allocated for mixed use development including houses, employment, school and a neighbourhood centre together with a new Country Park and other open spaces.

To help guide and control this major development, Mid Devon Council adopted a masterplan in 2014, updated in 2018.

This masterplan, together with an associated Design Guide, provides general guidance for the site as a whole and more detailed guidance for the western part of the site, referred to as Area A. Construction has already commenced on the first phases of development of Area A.

This consultation seeks your views on the latest evolution of Area B as a means to help shape, guide and inform a final masterplan in advance of a planning application next year.

The Adopted Masterplan Supplementary Planning Document (SPD), provides a vision statement which captures all aspects of the unique opportunity to establish a new garden neighbourhood at Tiverton.

Key aspects of this vision can be summarised as follows:

- The extension to Tiverton will create a new garden neighbourhood with a character and appearance inspired by the defining characteristics of Tiverton and its immediate surroundings and that is reminiscent of a garden city environment.
- Living in the garden neighbourhood at Post Hill means being able to enjoy the best of Devon rural living, whilst also being close to the heart of Tiverton.
- At Post Hill, it is possible to live a life where all aspects of everyday living are available nearby.
- What really sets Post Hill apart is the ability for people to live a modern lifestyle in an area that is part of Tiverton and where a parkland scene meets the countryside.
- When the new homes are available, people will be choosing to live in what has become a mature and thriving garden neighbourhood set within a quintessentially Devon landscape.

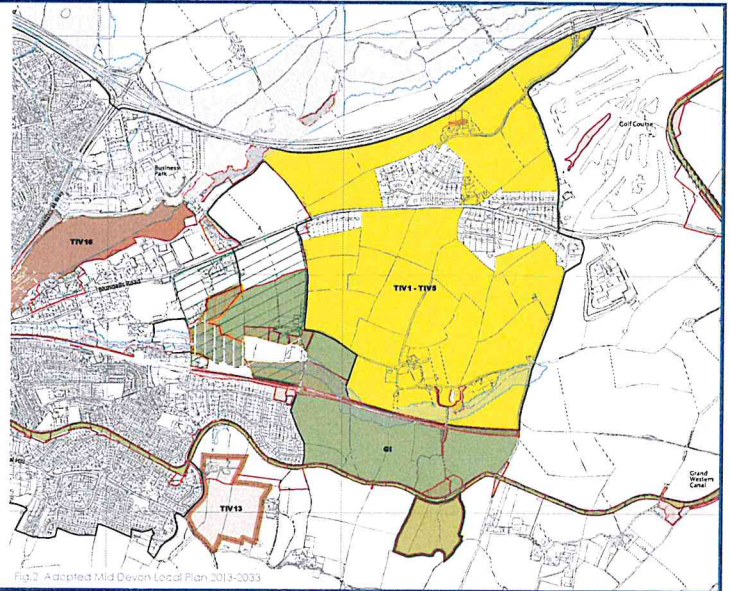


Fig.2 Adopted Mid Devon Local Plan 2013-2033

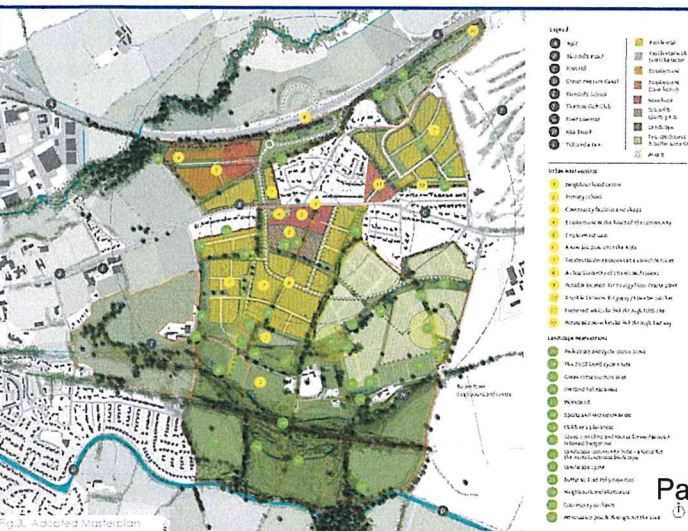


Fig.3 Adopted Masterplan

### What is a garden neighbourhood?

The overall design of the Adopted Masterplan SPD is based around a series of design principles that seek to create a new garden neighbourhood with a character and appearance inspired by the defining characteristics of Tiverton and its immediate surroundings and that is reminiscent of a garden city environment.

Whilst the plan is designed around modern requirements and standards (including making efficient use of land for the provision of new homes) and takes account of sustainability objectives; it seeks to establish a firm foundation for a place that is green, leafy with generous private gardens, making the most of sunlight and natural daylighting, and creating opportunities for community recycling and food production.

For further information and the history on the Tiverton Eastern Urban Extension please scan this code or visit [www.middevon.gov.uk](http://www.middevon.gov.uk)



# TIVERTON

## EASTERN URBAN EXTENSION



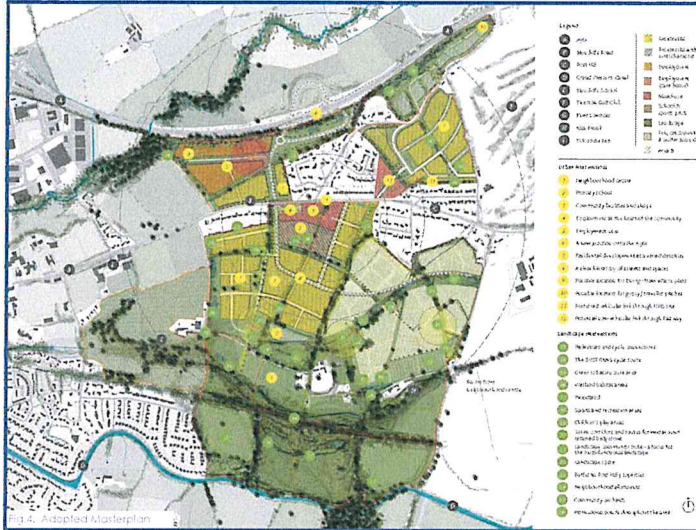
Mid Devon DISTRICT COUNCIL

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Westcountry Land & Homes

### WHAT IS APPROVED - MASTERPLANS



The Adopted Masterplan provides a spatial representation of the Tiverton's new garden neighbourhood at Post Hill – a physical illustration of how the character areas, streets, parks and open spaces, land uses and transport corridors could be arranged in order to ensure that the vision, concept and guiding principles are delivered in the right way.

The plan is illustrative and as such is designed to provide guidance about the quantity and location of different land uses as well as where key connections should be made throughout the neighbourhood. The plan is intended as a flexible tool so that the shape of different aspects of the new garden neighbourhood can be designed in many ways to respond to different circumstances.

The actual position and alignment of routes, shape of blocks, streets and open space will of course vary from what is illustrated in the plan.

The Adopted Masterplan is shown to the right with existing and pending consents overlaid. The related planning permissions are being brought forwards in close accordance to masterplans guidance, but also how they have positively evolved through consideration of detailed site constraints and opportunities.

Since the adoption of the Masterplan 2014, land within Area A is being developed. Over the past 10 Years, 521 new homes have been approved, with a further 122 homes awaiting a decision.

There have been numerous consultations, undertaken by the Council and the developers of each site. This includes the recent consultation for the Community Centre building in the neighbourhood centre, (Area A).

Using the framework contained within the Adopted Planning Guidance and Design Guide, a more detailed plan is being prepared for Area B, with a view to starting to deliver new homes and community facilities within the next 12 months.

Your feedback on the following boards will aid this design process.



Fig. 6. Existing streetscene images from new developments within Area A.



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## EASTERN URBAN EXTENSION

### MASTERPLAN EVOLUTION - AREA B



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It was resolved at MDDC Cabinet (26th October 2017) that subject to acceptable planning impacts, alternative access arrangements may be considered as part of the scope of this master planning. However, these potential amended access arrangements should not include those at Mayfair and/ or Manley Lane / Post Hill Junction.

Fig 7. Illustrative Masterplan prepared for Consultation in 2020.

The Tiverton Eastern Urban Extension (EUE) Masterplan Supplementary Planning Document (SPD) was adopted in 2014 and revised in 2018.

Whilst it covered the whole of the site it was not able to consider all of the site to the same degree of detail. This was due to the absence of some site-wide survey work on land to the rear of properties on the southern side of Post Hill. The area of land known as Area B.

Mid Devon Planning Policy requires the whole area to be masterplanned prior to any development happening on this area. Before a Masterplan can be adopted, two stages of public consultation are required.

A stage 1 public consultation that considered the scope of the Masterplan and any key issues was carried out in 2017.

A stage 2 consultation that considered the draft masterplan following receipt of comments from stage one, was completed in 2020.

*The following boards address several elements of the Masterplan that have been further refined.*

*We are interested in hearing your views on these changes.*

**Key Masterplan changes arising through this consultation:**

- Change in the routing of Area B's primary street.
- Change to allow a new connection onto Post Hill to create an internal loop within the new garden neighbourhood.
- Introduction of space for a retirement / care home.
- Change to the distribution of play areas across the site.
- Introduction of a 5G sports pitch and Sports Hub facility.
- Change to the distribution of the Allotments.



Fig 8. Example of all weather sports pitch

For Further information and the history on the Tiverton Eastern Urban Extension Area B Consultation in 2020, please scan this code or visit [www.middevon.gov.uk](http://www.middevon.gov.uk)



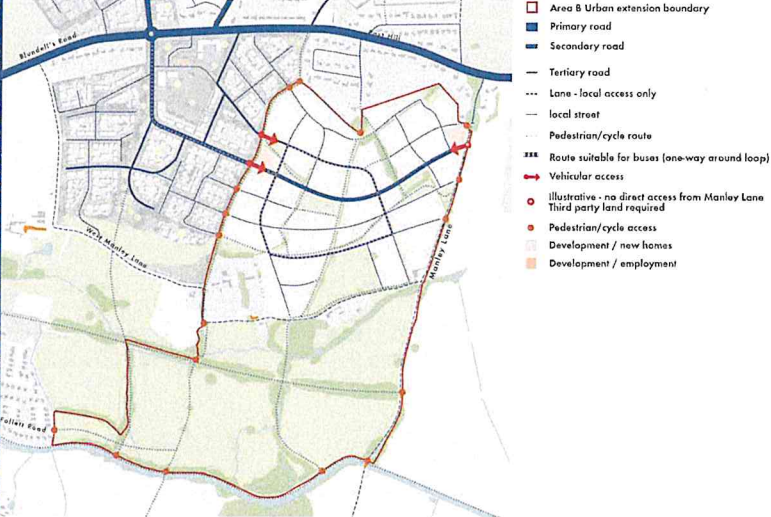
# TIVERTON

## EASTERN URBAN EXTENSION

### MASTERPLAN EVOLUTION - AREA B



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The previous iteration of the Area B masterplan from the 2020 Public Consultation is shown here. It showed a network of streets provided across Area B which formed natural extensions to those provided within the adjacent Area A.

Key masterplan principles for these routes and connections include:

- No vehicular access will be provided to the site from West Manley Lane, Manley Lane or Mayfair (although emergency access might be provided from Mayfair)
- A main street will traverse the site eastwest as a natural extension of the main street providing access to Area A
- A network of 'green' routes - defined in part by existing hedges and trees across the site and including a 'central spine' connection down to the canal corridor - will define a series of development parcels
- A loop street will provide direct connections between the majority of the proposed new neighbourhoods, providing opportunities for a serviced bus route
- Local streets will provide access to individual properties
- Every effort should be made to retain existing hedgerows and trees across the site given their inherent ecological value

These principles have been carried forward and evolved for this new consultation.

Fig.9. Street typology prepared for Consultation in 2020

#### Evolving Masterplan

The previous consultation established the principle of a main street. This consultation loops the main street through the whole garden neighbourhood and back up onto Post Hill.

This change will introduce greater vibrancy to the street character, enabling public transport to pass efficiently though the entire site. It also presents an opportunity to reflect more closely the character of the surrounding settlements.

The underlying topography of Area B has been carefully considered to ensure that this Main Street would flow though the site working with the slopes and existing landscape features with opportunity to create a characterful main street; reinforcing a sense of place.

Existing planning consents and their street alignments as well as possible future connections to Area B have been taken into account.

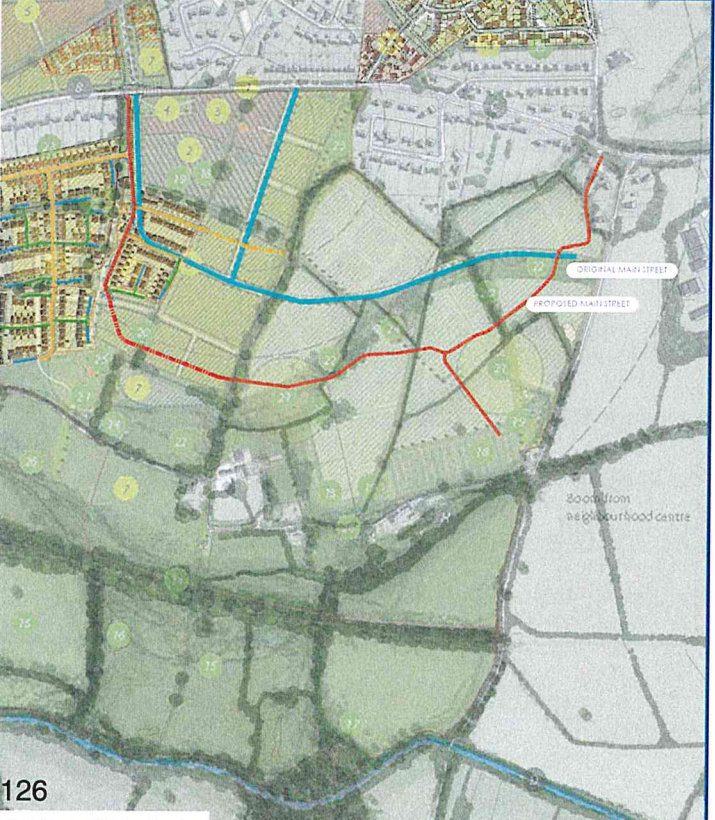


Fig.10. Proposed Main Street Typology

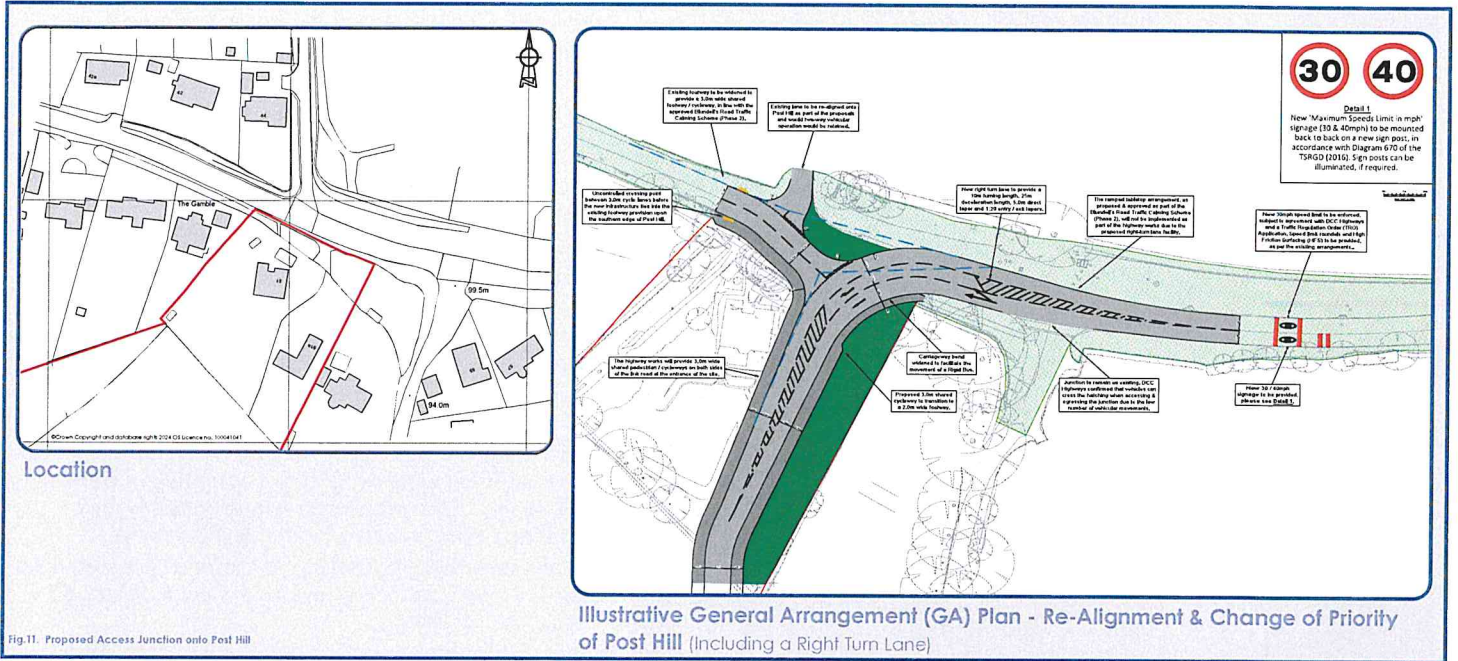
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## EASTERN URBAN EXTENSION

### ACCESS - AREA B



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The Adopted Masterplan SPD provides for two connection points from Area B on to Blundell's Road via Area A.

An opportunity has arisen for an additional vehicular connection via Post Hill.

This provides the opportunity for the primary vehicular access into Area B to be taken off the northern edge of Area B from Post Hill with the secondary point of access coming via the western edge of Area B via Area A.

The two connections into Area A via Blundell's Road would be retained.

Key aspects of the new junction arrangement are:

- It's construction will be required ahead of any other development in Area B;
- It provides a suitable access into the site whilst facilitating a right turn lane for traffic continuing onto Blundell's Road to the west;
- It retains two-way vehicular access for Golf Course Lane, to the north;
- Subject to further discussions with DCC highways, there may be opportunity to provide a zebra crossing (or equivalent) as identified on the plan;
- The design geometries have been based on a 30mph speed limit;
- In accordance with DCC Highway requirements, 2.0m footways are provided;
- The layout makes provision for Large Refuse Vehicles and buses to successfully navigate the proposed junction;
- The junction has been modelled for 1,000 dwellings on top of the existing traffic base level. Split 50/50 between Blundell's Road and Area B the junction can operate with minimal queuing and delay.

**Questions:**

What are your thoughts about a new junction on Post Hill?

What do you think about a junction that gives priority to traffic from Area B over traffic using Blundell's Road?

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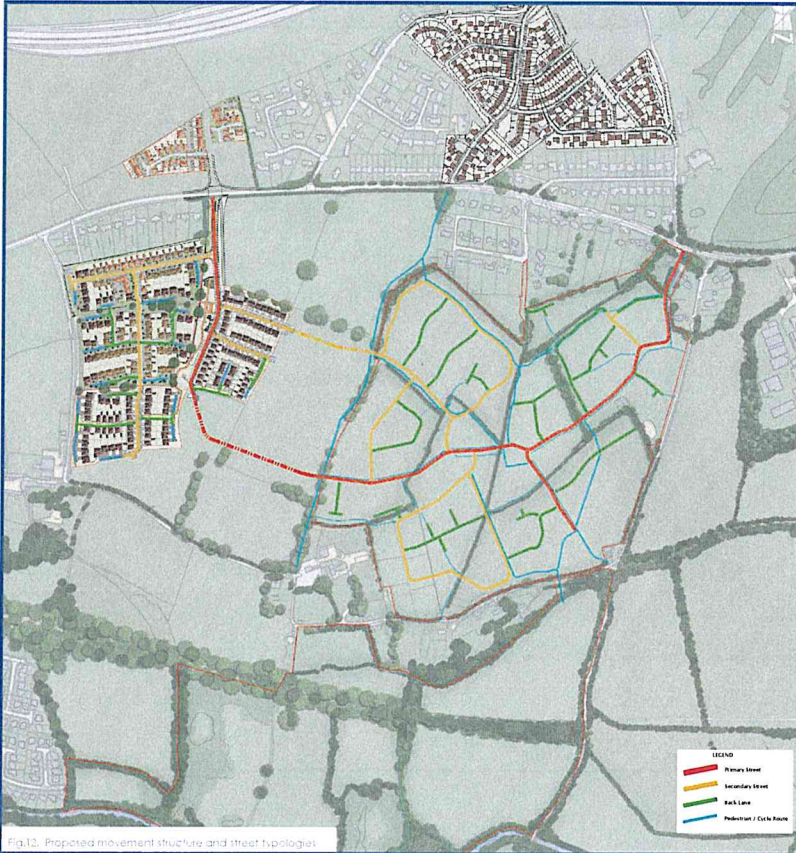
# TIVERTON

## EASTERN URBAN EXTENSION




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### MOVEMENT & CONNECTIONS - AREA B



A network of streets will be provided across Area B which form natural extensions to those provided within the developing adjacent Area A.

Key masterplan principles for these routes and connections include:

- No vehicular access will be provided from Area B on to West Manley Lane or Manley Lane.
- Vehicular access for up to 10 dwellings maybe provided from Mayfair.
- Emergency access into Area B would be achieved from the new junction on Post Hill and not from Mayfair.
- A main street will traverse the site east/west as a natural extension to the main street in Area A. Connecting back to Post Hill, it will provide a vehicular loop through the entire garden neighbourhood.
- The Main Street will provide direct connections between the majority of the proposed new neighbourhoods, providing opportunities for a serviced bus route.
- A network of radial pedestrian, cycle and non-motorised routes to offer safe routes towards the neighbourhood centre and facilities.
- A network of 'green' routes - defined in part by existing hedges and trees across the site, offering connections to the Former Railway Line and Grand Western Canal.
- Local streets will provide access to individual properties.
- The vast majority of existing hedgerows and trees across the site will be retained and augmented with new and additional green spaces.

As part of the design process, the movement framework around, across and through the site has been carefully considered. *Where are residents and visitors moving to and from? What mode of transports will they be using?*

The evolving framework creates routes between parcels and the neighbourhood centre in Area A, and to the wider countryside and recreational facilities of Area B. The alignment of these routes differs from the wider looping main street. This offers opportunities to add characterful and memorable routes - place driven routes and spaces.

As the masterplan is evolving, and in line with the Design Guide, inspiration is being derived from the positive aspects of the surrounding settlements.

One inspiration is Village style streets - linked organic places, attractive character buildings around pockets of open space, naturally aligned green corridors and slow traffic routes.



**Question:**

*What are your thoughts about 'up to 10 new homes' having vehicular access off Mayfair?*

# TIVERTON

## EASTERN URBAN EXTENSION

### BIODIVERSITY AND GREEN SPACES - AREA B



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The previous masterplan consulted upon in 2020 illustrated a provision of:

- 29.96 ha of POS including childrens play and Country Park,
- 0.38 ha of Allotments,
- 1.95ha of formal sports provision

This consultation masterplan provides for

- 30.0Ha of POS including SUDS and Country Park
- 0.75Ha of allotments and community orchard
- 2.6Ha of formal sports and equipped play areas

#### The Country Park

The southern parcel of Area B will be delivered as a new Country Park. Detailed plans are being developed in conjunction with ecologists and other specialists - more detail will be available at a future consultation event.

Detailed ecological surveys of the site have been undertaken throughout 2024 and provide a thorough ecological baseline for the site. This ecological baseline has been used to inform the development principles, and ensure that ecological avoidance, mitigation and enhancement measures can be integrated into the proposals.

Key ecological measures include:

- A landscape strategy which will provide a net gain in ecologically valuable habitats such as wildflower meadow, native woodland, trees and scrub, and native species-rich hedgerows, to complement and enhance the existing habitats within the site. The development will seek to deliver a minimum 10% 'Biodiversity Net Gain' on site, calculated using Defra's Statutory Metric.
- A sensitive scheme layout and design which retains, protects and buffers key features of ecological value including woodland and hedgerows and maintains habitat connectivity for bats, dormice and other wildlife.
- A sensitive lighting strategy to maintain functionality of habitat for roosting, foraging and commuting bats.
- Habitat provision suitable for a range of species including invertebrates, nesting and foraging birds, reptiles, amphibians, dormice, bats and badgers.

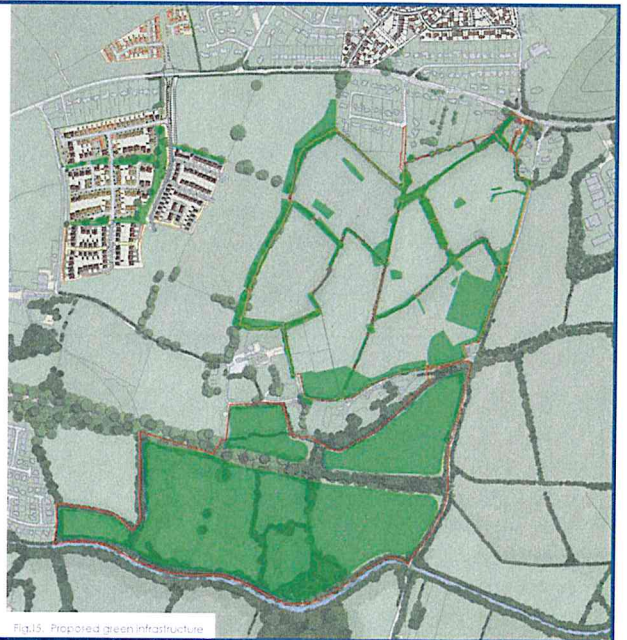


Fig.15. Prepared green infrastructure

#### Question:

*What are your thoughts on the change in the amount and distribution of the open spaces?*

#### 'Biodiversity Net Gain'

This is a process of increasing the overall biodiversity of a development site in a measurable way. In February 2024, it became mandatory under the Environment Act 2021 for all developments to deliver a minimum 10% increase in the biodiversity value of a development area, calculated via the 'Statutory Metric' which allows biodiversity value to be measured in standardised units.

For Further information on Biodiversity Net Gain, please scan this code or visit <https://www.gov.uk/government/collections/biodiversity-net-gain>



# TIVERTON

## EASTERN URBAN EXTENSION



### LAND USE & THE AMOUNT OF DEVELOPMENT - AREA B

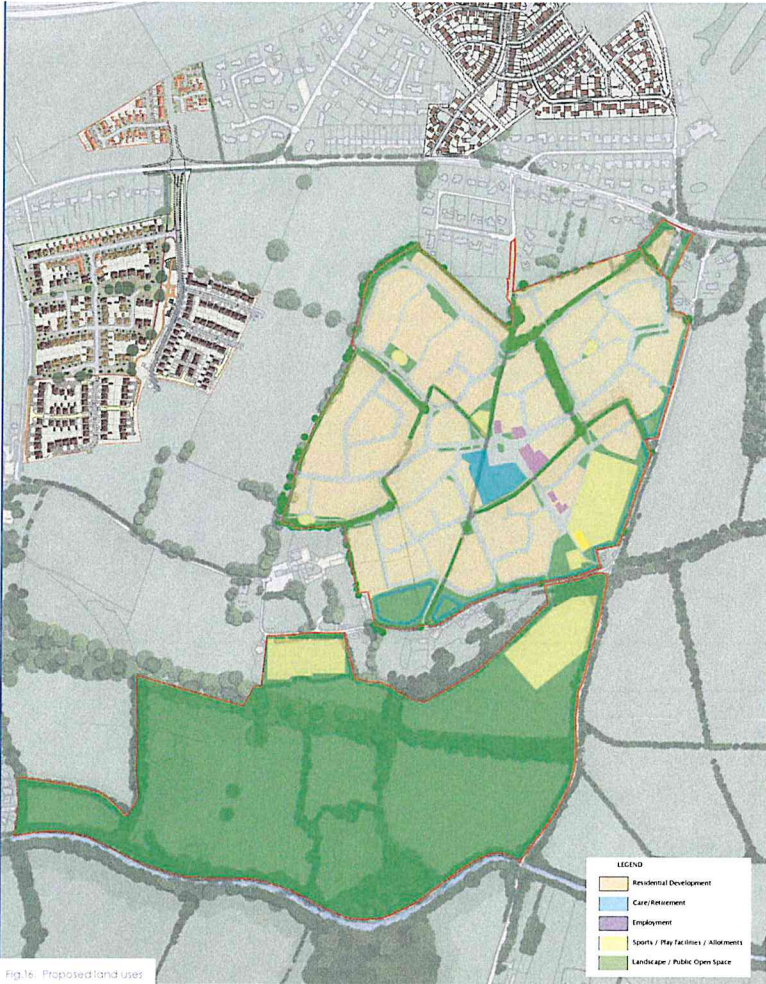


Fig.16. Proposed land uses

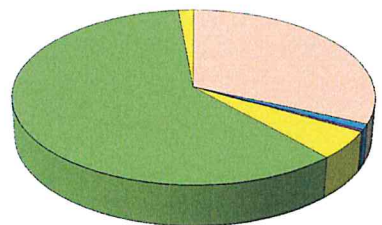
Policy TIV1 in the Adopted Mid Devon Local Plan makes provision for 1830 dwellings, at least 30,000 sqm of commercial space, 47 ha of open space and associated community and transport infrastructure.

Key land use principles underpinning the masterplan include:

- Residential uses will be the primary development land use across the site allocation.
- Housing and other forms of built development will only be permitted on land north of West Manley Lane
- Small clusters of employment uses will be located across the masterplan area.
- There will be a centrally located public open space with play equipment.
- Land for allotments will also be provided in a location easily accessible to new residents.
- Provision for formal sports pitches will be made, with the flatter parts of the site being considered the most appropriate location.

This consultation provides:

- 15.73Ha of residential development parcels; These parcels or "perimeter blocks" will be created around the retained hedges and trees.
- up to 551 new homes at an average density of 35dph.
- 0.5Ha of retirement / care home parcel; To be located centrally, at the heart of Area B.
- 0.22Ha of Employment space; Small clusters of employment uses will be located within the site allocation.
- 2.6Ha of formal sports and equipped play areas; These facilities to be located across the site within a green network of wildlife corridors, with the delivery of a 5G playing pitch, sports hub and practice pitches.
- 30.0Ha of Public Open Space including SUDS and a new Country Park.
- 0.75Ha of allotments and community orchard.



Area (Ha)	Land Use
15.73	Residential Development
0.5	Care / Retirement
0.22	Employment
2.6	Formal Sports
30	POS & Country Park
0.75	Allotments

Fig.17. Breakdown of proposed land uses

**Questions:**

What are your thoughts about the amount and spread of land uses across Area B?  
 Have you any comments on the proposed locations of sports, play and allotment space?

# TIVERTON

## EASTERN URBAN EXTENSION

### DELIVERY AND PHASING - AREA B

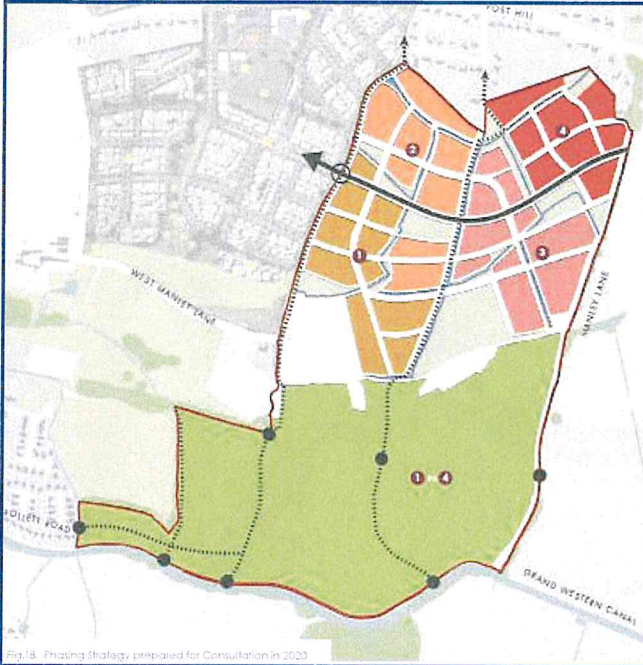


Fig.18. Phasing Strategy prepared for Consultation in 2020

The previous phasing plan from the 2020 consultation is shown here. It showed a development over 4 phases with access to the entire site from Area A. This requires Area A to be further developed to enable access through to serve Area B.

Policy TIV5 of the Local Plan Review requires a phasing strategy to ensure the development and infrastructure comes forward in step. Area B will include the provision of strategic green infrastructure for the whole Tiverton EUE area, plus the required roads, utilities, public transport improvements, affordable housing, gypsy and traveller pitches and other community facilities. These provisions will be secured through Section 106 planning legal agreements or planning conditions.

The developers of the site will be required to provide a development framework to demonstrate that the scheme will be delivered in a coordinated manner to ensure that the infrastructure provisions are made at the appropriate times. In addition, details of the future management of the community and green infrastructure will be required prior to any development on the site.

The proposed neighbourhood centre within Area A to the west will provide local retail and community facilities, including primary school provision. These requirements will be carried forward and addressed in the new evolved masterplan.

This consultation proposes a phasing strategy as set out in Figure 19.

The phasing strategy has been informed by the existing landscape features, creating natural breaks between development parcels.

It is proposed that Phase 1 will begin from a new junction onto Post Hill, and flow across the site ultimately connecting with Area A to the west.

The areas of formal sports, Public Open Space, Sustainable Drainage Infrastructure, and country park will be delivered across all 6 phases.

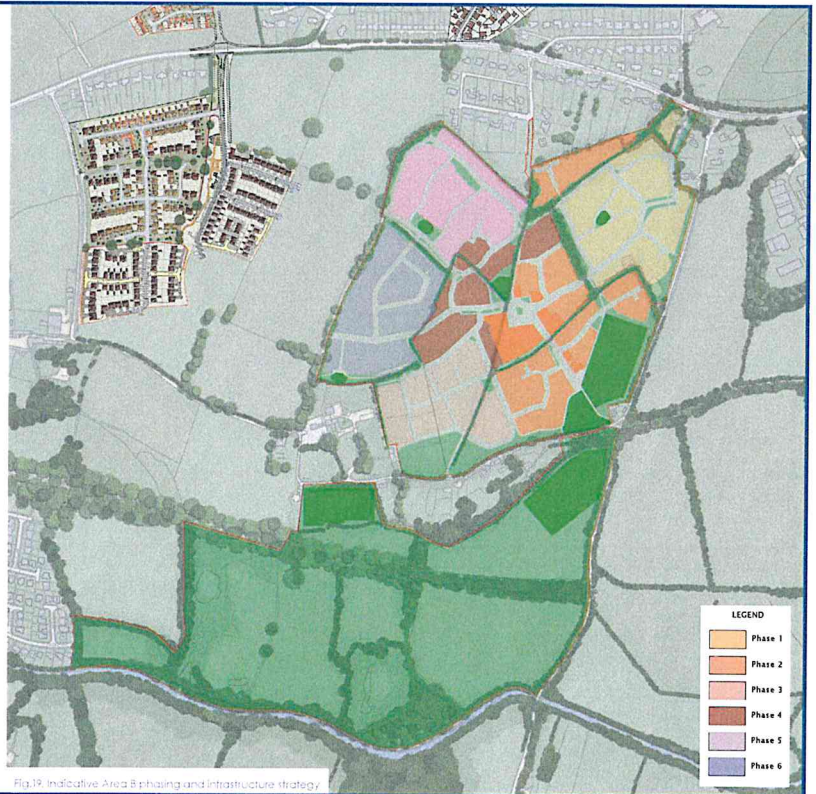


Fig.19. Indicative Area B phasing and infrastructure strategy

**Question:**

Do you think developing Area B from east to west is good?

# TIVERTON

## EASTERN URBAN EXTENSION

### CHARACTER - AREA B



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Accompanying the Adopted Tiverton EUE Masterplan is the Tiverton EUE Design Guide. It clearly outlines the criteria by which development will be assessed, emphasising the need for a visionary and pragmatic approach.

The Design Guide has been used as a key design influence to this consultation. The new Post Hill junction offers the opportunity to reinforce local character alongside the enhanced connectivity. The settlements referenced in the Tiverton EUE Design Guide character study all demonstrate a linear form to their centres.

The linear nature of these settlements, such as Thorveton, Silverton & Bradninch are shown here alongside a possible main street for Area B. The principle street and some of the spaces have been highlighted to show the similarities in form to those of nearby settlements.

This form of design could deliver a range of irregular and informal 'perimeter blocks', giving the impression of a townscape that has evolved over time; with a village, rather than an urban or townscape character. The creation of individually, characterful spaces will be informed by the existing varied topography, trees and hedges.

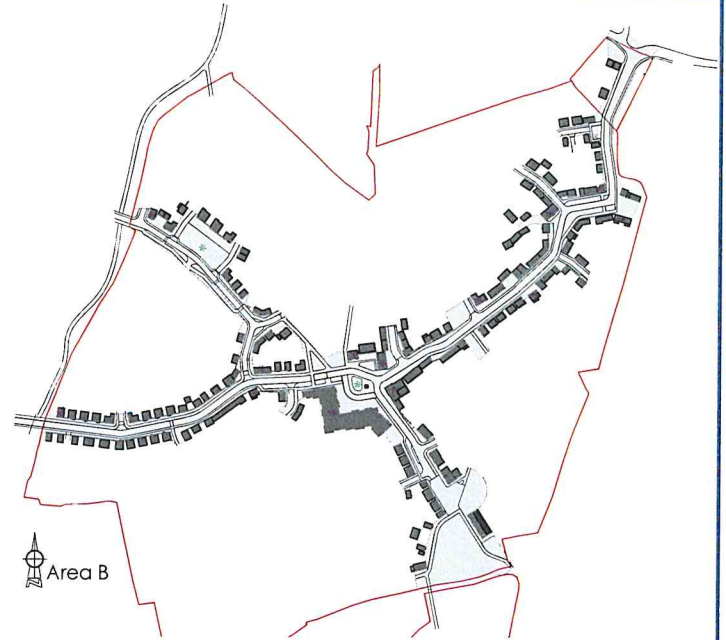


Fig 20. Linear form of Thorveton, Bradninch, Silverton and an illustrative Area B Main Street.



Fig 21. Inspirational streetscene images from Thorveton, Silverton & Bradninch

**Question:**

*Do you think that a more informal design concept for Area B could work with the more formal design of Area A?*



# TIVERTON

## EASTERN URBAN EXTENSION

### SUMMARY

The evolved Masterplan provides:

- 15.73Ha of residential development parcels (Including some custom and self build).
- Up to 551 new homes at an average density of 35dph.
- 0.5Ha of retirement / care home space.
- 0.22Ha of Employment space.
- 2.6Ha of formal sports facilities, pitches and equipped play areas.
- 30.0Ha of Public Open Space including sustainable urban drainage and a new Country Park.
- 0.75Ha of allotments and community orchard.

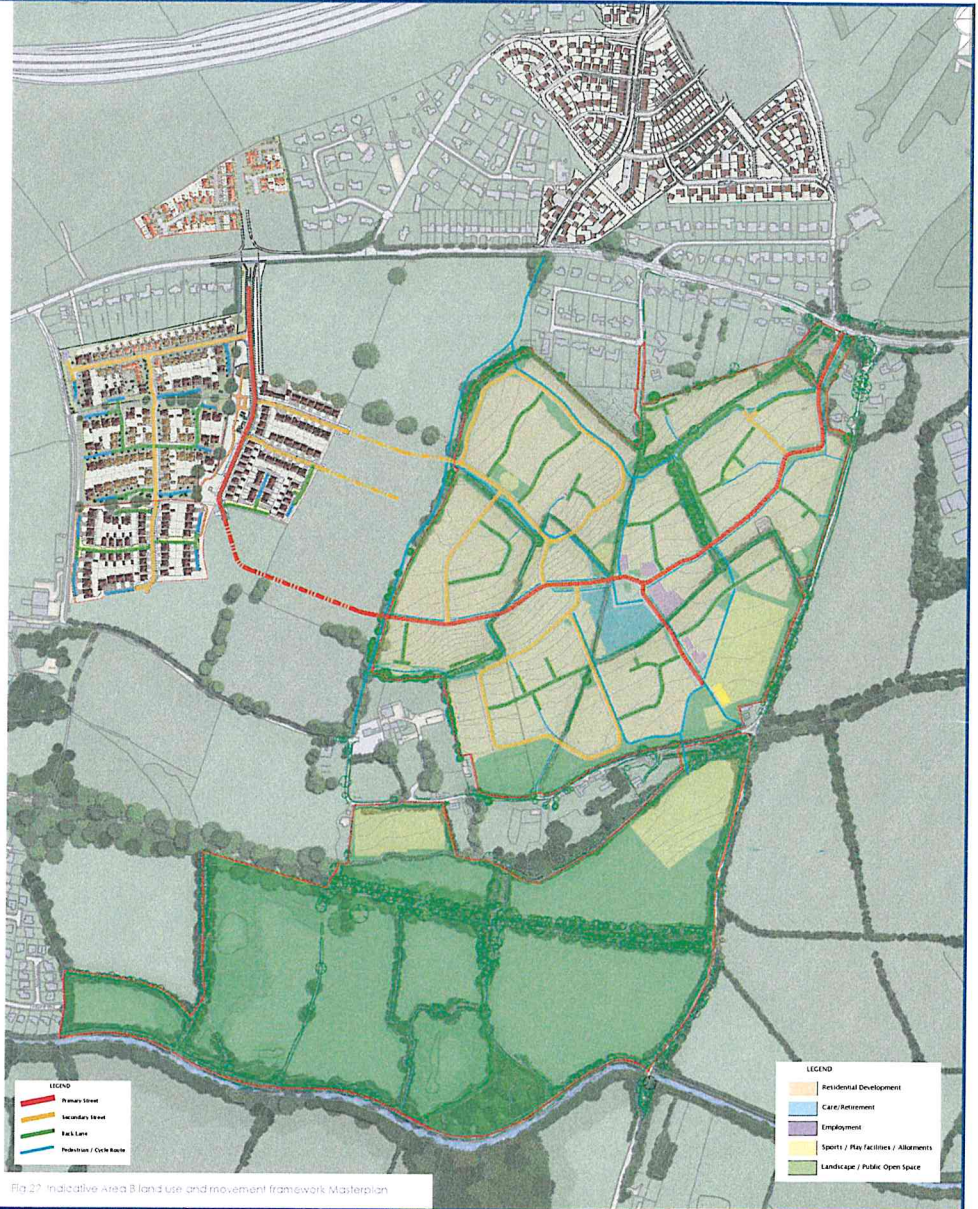


Fig 27 Indicative Area B land use and movement framework Masterplan

## NEXT STEPS

*Thank you for taking the time to read this exhibition.*

It is important that you let us know your views on Area B of the Tiverton Eastern Urban Extension.

Copies of this consultation and can be viewed, downloaded and printed from this location:

[www.middevon.gov.uk/TivEUEAreaBMasterplan](http://www.middevon.gov.uk/TivEUEAreaBMasterplan) (TBC)

Please complete the associated questionnaire and let us know your views. Copies of the questionnaire are available alongside this exhibition.

Written responses may be posted/delivered to:  
Tiverton EUE (Area B) Public Consultation,  
Development Management,  
Mid Devon District Council,  
Phoenix House,  
Tiverton EX16 6PP.

Or emailed to: [planningconsultations@middevon.gov.uk](mailto:planningconsultations@middevon.gov.uk)

When submitting a comment please include your post code, otherwise your comments cannot be registered.

*We look forward to hearing from you.*

