



# Tiverton Neighbourhood Plan 2020 to 2033

***REFERENDUM VERSION***  
*(incorporating Examiner's modifications)*



**Prepared by the**  
**Tiverton Neighbourhood Plan Steering**  
**Group on behalf of Tiverton Town Council**  
**August 2022**

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## Contents

<b>FOREWORD BY THE TIVERTON TOWN MAYOR .....</b>	<b>4</b>
<b>1 INTRODUCTION.....</b>	<b>6</b>
The Planning Policy Context.....	8
Consultation .....	9
Responding to the Climate Emergency.....	10
Considering the potential impacts of Covid-19 (the Coronavirus).....	11
<b>2 LOCAL CONTEXT .....</b>	<b>12</b>
Geography.....	12
History.....	12
Tiverton today .....	15
People in the parish .....	18
Challenges and opportunities for Tiverton .....	20
<b>3 VISION, OBJECTIVES AND UNDERLYING PRINCIPLES .....</b>	<b>22</b>
Vision for Tiverton in 2033.....	22
Tiverton Neighbourhood Plan Objectives .....	23
Principles for the Tiverton Neighbourhood Plan .....	24
<b>4 SPATIAL STRATEGY.....</b>	<b>26</b>
Policy T1: Location and scale of development in Tiverton.....	26
<b>5 HOUSING .....</b>	<b>32</b>
Policy T2: Meeting local housing needs .....	32
Policy T3: Providing lifetime affordable housing.....	32
Non-Policy Action 1: A Community Land Trust for Tiverton.....	37
<b>6 DESIGN AND HERITAGE .....</b>	<b>38</b>
Policy T4: Character of development .....	38
Policy T5: Design of development .....	44
Policy T6: Energy efficiency and design.....	46
Policy T7: Minimising the risk of flooding.....	49
Policy T8: Local Buildings and Structures of Merit and Heritage assets at risk .....	52

Local Heritage at Risk .....	59
<b>7 NATURAL ENVIRONMENT .....</b>	<b>62</b>
Policy T9: Network of green and blue infrastructure .....	63
Policy T10: Local Green Spaces .....	69
Policy T11: Locally significant views .....	72
Policy T12: Supporting sustainably friendly agriculture and opportunities for diversification .....	79
Non-Policy Action 2: A thriving, healthy countryside .....	84
<b>8 COMMUNITY FACILITIES .....</b>	<b>86</b>
Policy T13: Sports and leisure provision .....	89
Policy T14: Protecting cultural and community venues .....	91
Policy T15: Allotments and community growing spaces .....	92
<b>9 TRANSPORT AND MOVEMENT .....</b>	<b>96</b>
Policy T16: Encouraging safe and sustainable movement .....	96
Non-Policy Action 3: Extending the footpath and cycle route infrastructure .....	100
Non-Policy Action 4: Bus and community transport provision .....	102
<b>10 TIVERTON TOWN CENTRE AND THE WIDER LOCAL ECONOMY .....</b>	<b>104</b>
Policy T17: Flexible workspaces .....	105
Policy T18: Supporting a sustainable visitor economy .....	106
<b>11 NON POLICY COMMUNITY ACTIONS .....</b>	<b>110</b>
<b>12 MONITORING AND IMPLEMENTATION .....</b>	<b>114</b>
<b>13 POLICY MAPS .....</b>	<b>118</b>
<b>14 GLOSSARY .....</b>	<b>120</b>

*Incorporating Examiner's modifications and correction of typographical errors*

Appendix A	Profile of Tiverton - published as a separate document
Appendix B	Tiverton Neighbourhood Plan Design Codes for a Sustainable Town - published as a separate document
Appendix C	Locally listed buildings and structures
Appendix D	Local Green Spaces
Appendix E	Locally significant views
Appendix F	List of evidence base documents

## FOREWORD BY THE TIVERTON TOWN MAYOR



This document has taken a good number of years and a huge effort by some very dedicated and determined people, showing an extraordinary persistence to ensure its completion. I think that like me they feel that Tiverton deserves the dedication that they have given to this plan.

Our Neighbourhood Plan gives recognition that our community must be sustainable and as carbon neutral as soon as is possible. It was felt that there would be no point in working towards a well-planned town and community if the town is highly polluted and unsustainable. You will see that the plan does recognise our great historical architectural heritage that must be preserved and so it is important future developments are sympathetic towards this. We have a vision with objectives that will involve community engagement. We have also expressed the importance that shops, our market and leisure facilities play in our lives and therefore need to be accessible.

It is hoped that over the next 10 years we will see 'The Walk of 100 Trees' developed in the town as well as sustainable housing. Tiverton is fortunately situated with two rivers converging here making it a truly wonderful place for key sites for specific projects.

I would like to congratulate the Chairman Ian Johnson and Project Manager Richard Ives, both volunteers, on the enormous amount of time and effort they have given to this process. I am sure that without their dedication and persistence and the work carried out by the local team we would not be presenting this plan to you.

It will be reviewed in five years. We will have a very sound basis from which we can work with in future years.

Councillor Sue Griggs  
Mayor of Tiverton  
November 2021

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## 1 INTRODUCTION

- 1.1 This document is the Tiverton Neighbourhood Plan ('the Neighbourhood Plan' or 'the Plan') for Tiverton parish (Figure 1.1). It represents one part of the Local Plan for the parish over the period 2020 to 2033, the other parts being the Mid Devon Local Plan Review, adopted in 2020, which sets out a development strategy for the district up to 2033.



*Grand Western Canal*

- 1.2 As the local planning authority, Mid Devon District Council (MDDC) designated a Neighbourhood Area for the whole of the Tiverton parish on 12 November 2018 to enable Tiverton Town Council to initiate the Plan. The Plan has been prepared by the community, led by the Tiverton Neighbourhood Plan Steering Group and associated Focus Groups.
- 1.3 The Plan has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012 (as amended). It establishes a vision for the future of the parish and sets out how that will be realised through planning land use and development change over the plan period 2020 to 2033.
- 1.4 The purpose of the Plan is to structure development within the parish and provide



*Knightshayes*

guidance to any interested parties wishing to submit planning applications for development here. The process of producing the Plan has sought to involve the community as widely as possible and the different topic areas are reflective of matters that are of considerable importance to Tiverton parish, its residents, businesses and community groups.

1.5 Each section of the Plan covers a different topic. A justification for the policies presented, which describes what the policy is seeking to achieve and how it should be applied. The policies themselves are presented in the green boxes. It is these policies against which planning applications will be assessed. It is advisable that, to understand the full context for any individual policy, it is read in conjunction with the supporting text. In addition to the policies, a series of Aims and community actions have been identified during the process, which support the delivery of the vision and objectives, but which do not constitute planning policies. The Plan also sets out the Community Infrastructure Priorities for the parish, which may be delivered through Parish precept, developer contributions or via other funding sources.

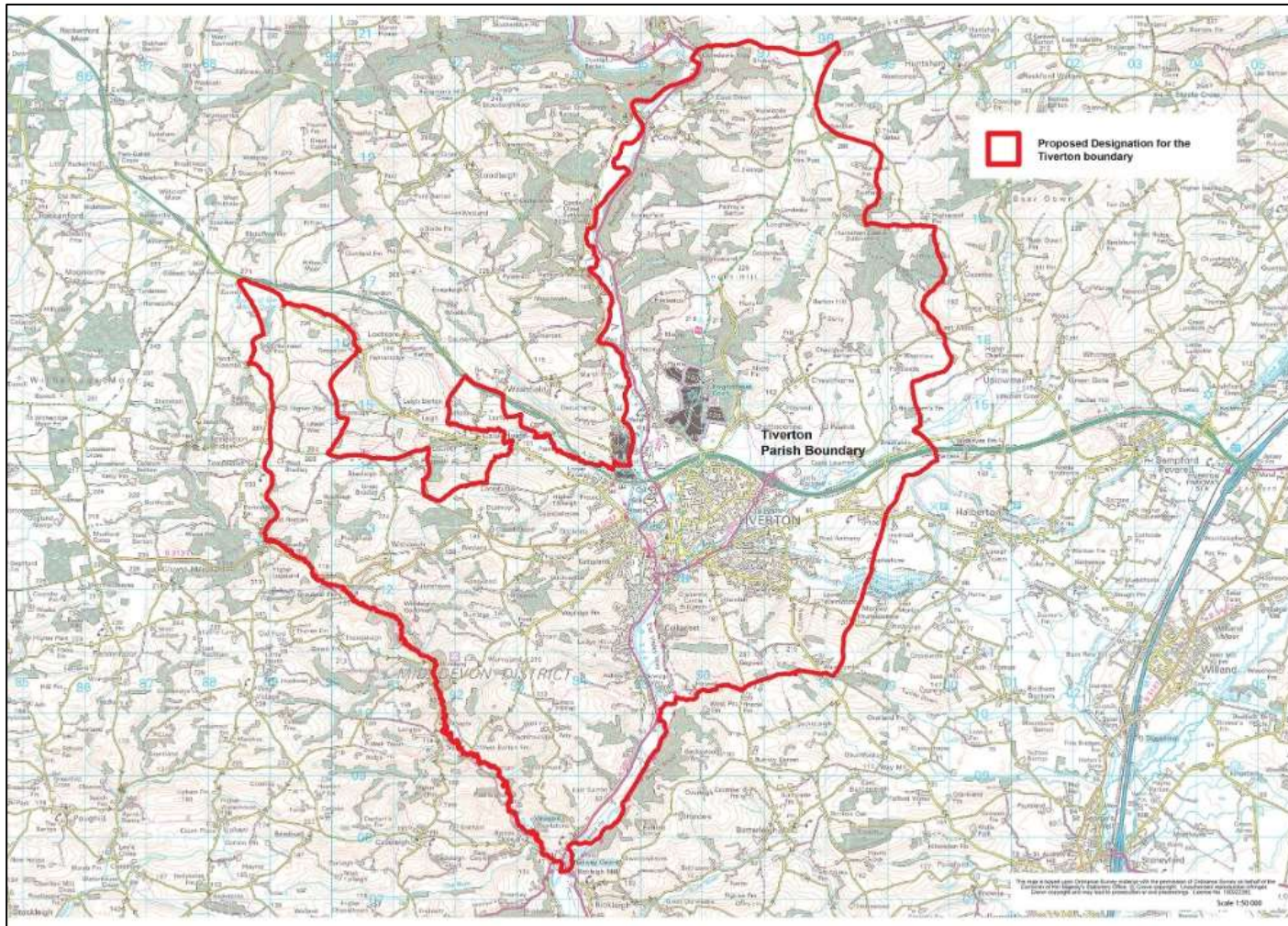


Figure 1.1: Tiverton Neighbourhood Plan designated area, sharing its boundary with the parish



## The Planning Policy Context

### National Planning Policy

- 1.6 The Neighbourhood Plan has been prepared in accordance with the revised National Planning Policy Framework (NPPF) most recently amended in July 2021.
- 1.7 The NPPF states at paragraphs 29 and 30:

*“Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies<sup>1</sup>.*

*Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.*



### Local Planning Policy

- 1.8 The Mid Devon Local Plan was adopted in July 2020. It sets out, to 2033, where development, including new homes, shops, schools, employment, and infrastructure can take place and which parts of Mid Devon will be protected. It forms part of the Development Plan for the district, alongside Devon County Council's Waste and Minerals Local Plans.
- 1.9 Following the publication of the Mid Devon Local Plan Review, a new Local Plan will be prepared by the MDCC. It will include strategic and non-strategic policies for the use and development of land and buildings in Mid Devon. It will supersede specified parts of allocations, infrastructure, and development management policies within the Local Plan Review 2013-2033. The Local Development Scheme<sup>2</sup> sets out the projected timetable for the new Local Plan, with the plan expected to be adopted in November 2023.

<sup>1</sup> Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.

<sup>2</sup> <https://www.middevon.gov.uk/media/346417/cabinet-report-lds-final-nov-18.pdf>

- 1.10 The Local Plan Review is seeking to deliver approximately 7,860 new homes and 147,000m<sup>2</sup> of commercial floorspace between 1 April 2013 and 31 March 2033. Development will be concentrated in the core settlements of Tiverton, Cullompton and Crediton, with Tiverton allocated 2,258 new homes and 29,400m<sup>2</sup> commercial floorspace, to be delivered largely through the development of the Tiverton Eastern Urban Extension. A site within the urban extension has also been identified within the Devon Waste Plan for an energy recovery facility, to supply heat and power to the new development.
- 1.11 The Tiverton Neighbourhood Plan must be in general conformity with the strategic policies of the adopted Local Plan Review.

## Consultation

- 1.12 The Neighbourhood Plan Steering Group has made efforts to engage residents, businesses and others with an interest in Tiverton. Engagement has comprised local events and presentations, press and PR activity, a dedicated website, social media and face-to-face discussions with local community groups, businesses and individuals.
- 1.13 Regular contact with officers at Mid Devon District Council (MDDC) has taken place on each of the topic areas covered by the Plan.



*Early consultation event*



*Tiverton Neighbourhood Plan website*

- 1.14 A Consultation Statement was submitted alongside the Submission Version Neighbourhood Plan document, which sets out the engagement process fully.

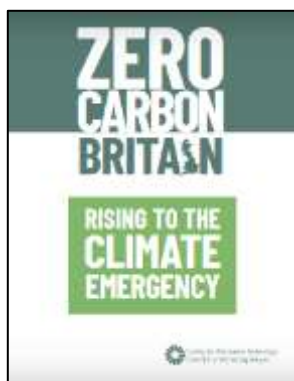
## Responding to the Climate Emergency

1.15 The potential impact of development on climate change is an issue that has been at the forefront of the development of the Plan. In October 2018 the scientific community of the Intergovernmental Panel on Climate Change (IPCC) advised that carbon emissions must reduce globally by at least 45% by 2030 from 2017 levels and be carbon neutral (net-zero) by 2050 or earlier to give the world its best chance to avoid the worst effects of climate change by keeping warming below 1.5 degrees. They warn that unless we make radical changes to the way we live we will face catastrophic climate breakdown, food shortages and societal collapse by the end of the century.



1.16 On 26th June 2019 MDDC declared a climate emergency<sup>3</sup> and agreed to work to the Devon-wide target of Zero carbon emissions by 2050 but will aim for 2030 in the light of the climate crisis. MDDC became a signatory to the Devon Carbon Plan<sup>4</sup> and is a member of the Devon Emergency Response Group which includes a range of public, private, and voluntary organisations from across Devon.

1.17 Zero Carbon Britain: Rising to the Climate Emergency, published by the Centre for Alternative Technology in 2019, sets out an evidence-based blueprint for achieving net zero carbon (NZC) in Britain by 2030. By making changes to our buildings, transport systems, land use and behaviour, and by investing in a variety of renewable energy technologies, we can achieve a zero-carbon transition while building in a wide range of additional benefits. The basis to their approach is 'powering down' by 60% by using energy more efficiently particularly in buildings and transport and at the same time 'powering up' with renewable and carbon-neutral energy sources and land use changes. The use of land explored in the Zero Carbon Britain model will offer a healthier mix of food, backup energy supply, and natural carbon capture, which allows the UK to be truly net zero carbon.



1.18 The Neighbourhood Plan Steering Group is keen to ensure that decisions taken regarding planning and land-use within the parish contribute to the delivery of the zero-carbon strategy. This has included a dedicated workshop on the emerging draft Plan using the Centre for Sustainability Energy's How Green is my Plan? Toolkit<sup>5</sup>.

<sup>3</sup> <https://www.middevon.gov.uk/mid-devon-commits-to-climate-change-target/>

<sup>4</sup> [Home – Devon Climate Emergency](#)

<sup>5</sup> [how-green-is-my-plan-rural \(cse.org.uk\)](http://how-green-is-my-plan-rural.cse.org.uk)

- 1.19 Whilst the Tiverton Neighbourhood Plan has been screened as not requiring a Strategic Environmental Assessment (or a Habitats Regulations Assessment), a Sustainability Report has been developed to accompany the Plan.
- 1.20 The Sustainability Report has considered the contribution of each of the policies to the climate change agenda, using the One Planet Living sustainability framework<sup>6</sup> – comprising ten simple principles and detailed goals and guidance as shown in Figure 1.2. The assessment seeks to avoid adverse environmental and socio-economic effects resulting from the Neighbourhood Plan and identify opportunities to improve the environmental quality of the area covered by the Neighbourhood Plan and the quality of life of residents.



*Figure 1.2: One Planet Living sustainability framework*

- 1.21 The assessment has concluded that the current version of the Neighbourhood Plan is unlikely to lead to significant negative impacts.

### **Considering the potential impacts of Covid-19 (the Coronavirus)**

- 1.22 The Covid-19 pandemic started while the Neighbourhood Plan has been developed. Whilst the potential lasting impacts of the virus are unknown, it is considered that could influence topics covered by the Neighbourhood Plan, for instance, the future role and function of the town centre, approaches to working in the future, and the need to consider the way that people interact with open, shared spaces and paths.
- 1.23 In developing the Plan, consideration has been given to these potential impacts, and any future review of the Plan will need to take these into account as the impacts become clearer.

<sup>6</sup> <https://www.bioregional.com/one-planet-living>

## 2 LOCAL CONTEXT

### Geography

2.1 Tiverton is a large parish in Mid Devon. It comprises the main market town of Tiverton with a population of around 21,000 people and a rural hinterland, extending from Bickleigh Bridge in the south to beyond Cove in the north, and from west of Withleigh to East Mere. The parish is roughly shaped as a backwards capital L with Washfield parish cutting deeply into it. Other hamlets include Bolham, Chettiscombe, Chevithorne and Cove. The River Exe flows south through the west of the parish, carving out the river valley with steep, wooded sides. Apart from the lowland areas to the east, and the flood plains, the greater part of the parish comprises rolling farmland and wooded hilltops and valleys.



*Bickleigh Bridge*



*River Exe in spring*

2.2 The town stands at the confluence of the rivers Exe and Lowman; the name 'Tiverton' derives from "Twy-ford-ton" or "Twyverton", meaning "the town on two fords", and was historically referred to as "Twyford".

2.3 Tiverton is located to the south of the A361, which provides direct access five miles to the east to the M5 and to Tiverton Parkway Railway Station. This is on the region's main line, with frequent trains to Bristol, London, the Midlands and the North, as well as Exeter, Plymouth and Cornwall. Beyond the A361, much of the road system in the parish comprises narrow, often single-track lanes bordered by hedgerows and trees.

### History

2.4 Human occupation dates to the Stone Age, with many flint artefacts found in the area and an important Neolithic long barrow. An Iron Age hill fort, Cranmore Castle, stands at the top of Exeter Hill above the town, and in 1978 a Roman fort, now a Scheduled Monument, was discovered on the hillside below Knightshayes Court near Bolham, just to the north of the town.



*Cranmore Castle*

- 2.5 If not originating in the Roman period, with settlement beside the river prompted



*Old Blundell's*

by the Roman fort and road network, the settlement was certainly in existence in the early medieval/Saxon period - by the 10th century, it was a royal manor and hundred centre. The market town continued to evolve around the early 12th century Norman castle, for several centuries the seat of the Earls of Devon. In the late 16th century, the town prospered and grew rapidly because of the expansion of the woollen cloth trade, which largely relied on exports to the continent. The

parish is rich in heritage assets including several of national significance – Cranmore Castle and the Roman fort (Scheduled Monuments), along with Knightshayes (Registered Park and Garden) and numerous Listed Buildings, Grades I, II\* and II. These include St Peter's Church (largely 15th century), notable for its spectacular Greenway Chapel and Porch (1517), as well as Old Blundells (1604), now owned by the National Trust. Other notable buildings are Chilcot School (1611) and The Great House, built for a wool merchant in 1614. Later buildings include Amory House (1708); St George's Church, now only occasionally used for services (1714-1733) and Gotham House (1739).

- 2.6 The woollen cloth industry declined in the late 18th century, largely because of competition and the Napoleonic wars, but a notable development occurred when John Heathcoat moved his successful lace-making business from Loughborough in 1816. John Heathcoat, as well as his family successors, were philanthropists, providing housing, schools, shops, and recreational and other facilities for the workforce, largely in West Exe, which is now considered to be an important example of an early industrial town.



*Workers' cottages*

- 2.7 In 1874 John Heathcoat's grandson completed the building of Knightshayes Court, the Heathcoat-Amory family home, to the north of the town. Now owned and managed by the National Trust, the House is an important example of Gothic Revival architecture, designed by William Burges with fine interiors by John Diblee Crace. Surrounding the house



*Knightshayes Court*

are impressive gardens, with woodland walks and a walled vegetable garden.

2.8 Heathcoats, which remained under the control of the Heathcoat-Amory family



*Heathcoats*

until 1969, continued to expand and considerably extended its range of products, branches also being opened elsewhere in South-West England. However, it was sold during that year to Coats Patons. The present company, Heathcoat Fabrics, which was set up after a management buy-out, is on the site of the original factory, and produces high performance textiles. It continues to be an important source of local employment.

2.9 During 19th century several other important industries were established. These

included Ford’s brewery which was established in the town centre in 1852, soon becoming the largest brewery in Devon and Tiverton’s second most important employer. As Starkey, Knight and Ford it was taken over by Whitbread in 1962 and was closed in 1981, although the bottling plant in West Exe was retained; and Stenners, which eventually joined several other engineering firms to form the Lowman Manufacturing group of companies. From the 1960s onwards the Howden and Tiverton Business Parks were established, expanding and diversifying Tiverton’s employment base by attracting a wide range of companies, including Kaba Locks and Hepco.



*Tiverton brewers  
Starkey Knight & Ford*

2.10 Transport links have always been important to the town. The Grand Western Canal reached Tiverton from Lowdwells on the Somerset border in 1816, but this was only a branch of a much larger system, never completed, which was originally intended to link Taunton to Topsham, and brought very little economic benefit to the town.



2.11 More significantly, a branch of the Great Western Railway was built to the town from Tiverton Junction, on the main line from Bristol to Exeter, in 1848, and this was followed by the Exe Valley Branch which linked Tiverton to Exeter and Dulverton by 1885. Both branch lines closed to passengers in the 1960s, and the closest railway station, five miles away at Tiverton Parkway, was opened in 1986.

However, road links to other parts of the country were greatly improved with the building of the M5 by 1977, and during the 1980s, the A361 dual carriageway, which passes close to the town.

### **Tiverton today**

2.12 Tiverton has expanded over the years but has managed to retain a largely unbroken green horizon to the north and south of the town, which provides a reminder of the rural nature of the area. Outside the main town the civil parish is very sparsely populated with mixed agricultural farms and small communities of residents who see Tiverton as their main centre. The Exe Valley Way passes through the town.

2.13 Tiverton has seven primary schools and eleven nurseries, as well as a number of registered child minders. There is one mainstream secondary school, Tiverton High School, and a new secondary level special school. Petroc College provides higher education, which is also available in Exeter and Taunton. The high school, built in the 1960s, is no longer fit for purpose and plans are being prepared for a new school in 2022. Castle Primary School recently moved into new buildings while the other schools are all housed in satisfactory accommodation. The independent, long established Blundell's School lies to the east of the town.



*Petroc College*

2.14 Tiverton has two GP practices, both of which provide a range of services and a Community Hospital with 32 beds, a pharmacy, and an Urgent Care Centre.

2.15 Within the parish there are many small businesses, both manufacturing and service industries, including cider and food production, information service activities and manufacturing of textiles, paper, and chemicals. There is also a high proportion of self-employed workers.



*Mid Devon Show, Tiverton*

2.16 Agriculture remains a significant influence on the economy. Within Mid Devon there are 1,374 agricultural holdings and 522 agricultural businesses. Livestock farming is the dominant land usage, with 70% of holdings managed as grassland for dairying, lowland cattle, and sheep, and a further 10% under mixed usage.



2.17 Approximately 8% of the workforce is directly involved in agriculture and 20.6% of Mid Devon businesses are dependent on agriculture, either as primary producers, processors, manufacturers, or retailers. Food processing is a major element of the manufacturing sector. This is reflected at the Tiverton level.

2.18 The ancient pannier market in Tiverton's historic town centre is open most days of the week and hosts a variety of specialist events during the year. The town centre, like many others, has faced numerous challenges over the years. largely the result of falling footfall due to the increasing competitiveness of out-of-town retail, nearby shopping centres and the internet, and during 2020 hastened by the economic downturn caused by Covid 19. Several lessees have struggled to make the supermarket in the centre of town viable, denying this facility for those without transport, and several High Street brand names have recently closed.



*Pannier Market*



*Gold Street*

2.19 However, there is a growing independent sector, notably in Gold Street reaching round into Bampton Street, most major banks and pharmacies, and the anchor department store Banbury's, maintain street front premises. Mid Devon District Council (MDDC) is putting together a Masterplan and investment strategy to regenerate the town centre, including improving the public realm, the Pannier Market, and its access, and providing a craft and art focus.

2.20 Several supermarkets serve the town, all with adequate parking and access, with the most recent opening in early 2021.

2.21 West Exe has a thriving community. It has a small shopping centre adjacent to the factory on the West bank of the River Exe. Over the years the community has grown as development has spread up the hill to the west with many bungalows dating from the 1970s and 1980s.



*Westex Park*

2.22 There are small retail outlets outside the main part of the town and West Exe, including at Moorhayes and Wilcombe.

2.23 As well as the community theatre, part of the high school, there are several

good quality sports facilities, a sports centre, tennis courts and rugby, football and cricket facilities.

2.24 Tiverton has several tourist attractions including: Knightshayes Court, which attracts some 185,000 visitors to the house and gardens annually drawn from local people and more widely; the Grand Western Canal, with popular attractions including the horse-drawn narrow boat, as well as walking, cycling and fishing; and Tiverton Museum of Mid Devon Life, housing exhibits about the social and economic history of the Mid Devon region.



*Grand Western Canal*

2.25 The western end of the canal is largely bordered by late 20<sup>th</sup> century residential developments. These provide valuable housing, but a lack of local amenities means that car use is high while parking is expensive and at times difficult to access in the town. Commuters often park in this area to avoid charges at the multi-storey, adding to congestion.

2.26 Plans are being prepared for the development of J27 of the M5 as a major tourist attraction, comprising a large leisure/retail development, for those travelling to Devon and Cornwall. There are fears that this development could damage the local economy within Tiverton and a considerable effort will be needed to ensure that it enhances the town.

2.27 There has been major residential development in Tiverton in recent years, firstly at Moorhayes then at Farleigh Meadows. Expansion is due to continue, but physical restrictions, especially flood plains and steep slopes, mean that there are few available sites suitable for residential expansion, and the main area for future growth will be the Eastern Urban Extension, where there are plans for up to 2,000 new homes. The first of these, at Braid Park, are now under way.



*Farleigh Meadows development*

2.28 There is a strong and developing consciousness regarding sustainability in the



*Tiverton Community Arts  
Theatre*

town and a real desire to see Tiverton develop as a leader in zero carbon housing developments and an increase in more sustainable farming methods. With the increasing size and speed of agricultural machinery and public and private vehicles, many residents in settlements in the parish feel apprehensive about walking or cycling in the lanes connecting communities, and this adds urgency to the need to make separate provision for them.

2.29 The increasing proportion of older people in the town and the growing number of young families moving to it create a thriving community enriched with a long history of manufacturing and agriculture. This is reflected in the award-winning museum, cinema, Tiverton Community Arts Theatre and the many community activities that thrive in the town.

### **People in the parish**

2.30 A detailed profile for the Parish is contained in Appendix A (published as a separate document). Information from the Census was collected in 2011 so is now quite out of date, however updated information is unlikely to be available until at least 2022, following the 2021 Census.

2.31 In 2011 the population of Tiverton parish was recorded as 21,335, representing between a third and a quarter of all those living in the local authority area. This was a 15% increase compared to the previous Census in 2001.

2.32 Compared to the district as a whole, the population has rapidly increased, and there are more children and those in the 25 to 44 age bracket living in Tiverton, perhaps indicating the popularity of the area for young families.

2.33 As with many more rural parts of England, however, the number of residents aged 60+ is increasing and this has implications for types of housing and access to local facilities in the parish.

2.34 The population is more than 98% white, with 95% of people born in the UK. 26% of people did not have a passport in 2011, perhaps indicating that they did not intend to travel out of the country.

2.35 Of the 60% who declared that they had a religion, the overwhelming majority were Christian.

2.36 At the time of the census there were 9,471 'household spaces' (roughly equating to the number of houses and flats in the parish). There was a slightly higher

proportion of 1-, 2- and 3-bedroom dwellings compared to the proportion in Mid Devon as a whole, or in the southwest region.

- 2.37 Home ownership is the most common form of housing tenure in Tiverton, followed by social and private rented accommodation. Over the inter-census period the number of those renting privately has increased dramatically, potentially flagging an affordability issue. There are relatively few second homes in Mid Devon.
- 2.38 There are currently (as at May 2019) 1236 homes owned by MDDC in Tiverton, as well as a number of homes owned by housing associations (1448 rented and 251 shared ownership in Mid Devon as a whole in April 2019). About half of MDDC's stock of housing has been sold to tenants under the Right to Buy scheme since the 1980s. The private rented sector has increased in recent years with 'Buy to Let' investors. There are no large private landlords in the town, with the most dwellings in one ownership being about five or six. There are 13 Houses in Multiple Occupation.
- 2.39 Devon Home Choice had 875 households in housing need at April 2019, a number which has stayed roughly the same in the last three years, despite approximately 300 lettings. Over half of the households in need require one bedroom accommodation.
- 2.40 MDDC is working to improve the energy efficiency of its housing stock. 39% of its Tiverton homes have solar panels, 100% meet the Decent Homes Standard, and about 75% have an Energy Performance Certificate (EPC) rating of A to C.
- 2.41 As set out in the previous section, most jobs in the area are in sectors with traditionally low productivity, such as retail, agriculture, public sector and distribution. This is reflected in the low average earnings for those who live and work in the district, which are 11% lower than the national average.
- 2.42 A higher proportion of people in Tiverton had no educational qualifications at the time of census, than in Mid Devon or the Southwest, and fewer people in Mid Devon have a degree or higher qualification when compared to Devon or South West averages, indicating that it has a predominantly low waged, low skilled economy. It will be important in the future to seek to bring more high value-added jobs to the area, and to retain a greater proportion of the most able school leavers and graduates in the area.
- 2.43 The Census showed that 22% of households had no access to a car. Of those in work, almost 70% of people commuted to work by car. The Census also showed that most people commuted less than 2km, with walking being the next most common form of commuting.
- 2.44 The average scores from the English Indices of Multiple Deprivation (2010) imply a low level of social deprivation in the parish, though this does not consider

pockets of deprived areas which have a much lower score within Tiverton. Of 43 LSOAs<sup>7</sup> in Mid Devon, the top six most deprived LSOAs are all in Tiverton.

### **Challenges and opportunities for Tiverton**

2.45 To inform the underlying principles, vision and objectives of the Neighbourhood Plan, it is helpful to consider the opportunities and challenges it is seeking to address. In summary these are:

- The area will be subject to significant housing growth in the coming years. Additional housebuilding will need to be designed and sited in a way that protects the rural setting and historic character of the area, focussing on the town of Tiverton itself.
- A shortage of adequately sized affordable homes, particularly for couples and young families exists in the parish. Homelessness, including young persons, is also high compared to the national average and there is a general lack of both temporary accommodation and lower cost rental housing.
- There is a need to revitalise Tiverton's historic town centre to make sure it is vibrant and continues to attract businesses, residents and visitors. This includes maintaining the public realm and general upkeep of properties.
- Being located on the River Exe, Tiverton is well-placed to capitalise on tourism, with good access to transport links and a range of both natural and historic attractions to entice visitors. It will be important to provide an attractive mix of facilities for visitors in a way that encourages longer-stay visits in a sustainable way.
- Pedestrian and cycle connectivity within the town and to the nearby smaller hamlets – and in particular to the Eastern Urban Extension – is restricted and needs to be improved, if car usage and its associated issues are to be reduced.
- Whilst the existing provision of leisure and recreational facilities is good, there are pockets where either access or quality is inadequate and needs addressing. It will be important to ensure that provision is adequate to serve the population as it continues to grow.
- There is a lack of community facilities compared with the growth in housing over the years and this will continue to be a challenge as further housing is delivered in the future.
- Employers have stated there is a lack of starter units and low cost, flexible workspaces. The amount of office space in the area too is dwindling. Providing employment spaces will encourage fewer local residents to commute out for work. In addition, there may be opportunities to attract more

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<sup>7</sup> Lower Super Output Areas (LSOAs) are a sub-ward geography averaging approximately 1,500 people

high value-added jobs – including the fast-growing technology sector - which will retain a greater proportion of the most able school leavers and graduates in the area.

- The future planning of Tiverton provides a valuable opportunity to contribute to the mitigation of climate change, an issue of great importance to many residents. This will include exploring innovative ways to design housing to reduce the carbon footprint, identifying ways to generate sustainable energy at a local level, considering the future role of agriculture in the parish and encouraging sustainable modes of transport.

### 3 VISION, OBJECTIVES AND UNDERLYING PRINCIPLES

#### Vision for Tiverton in 2033

- 3.1 In consultation with the community, the following vision for the Neighbourhood Plan has been agreed:

It's 2033, and the target of net zero carbon emissions set by Tiverton Town Council in 2019 has been achieved, with changes to transport, new building, energy production and efficiency, and agriculture.

Tiverton is a great place to live, set in beautiful countryside and with access to excellent employment opportunities, schools, shops, amenities and transport links. The rural part of the parish retains scattered hamlets among highly productive farmland supplying produce locally.

Frequent electric buses run from all parts of the parish to the centre, and to Parkway station and Exeter, and soon driverless taxis will be in place, summoned by an app. Charging points for vehicles (including e-bikes) are widely available.

There are easy off-road cycle and separate, accessible pedestrian routes into and around the town, with undercover cycle storage in the town centre, at the bus station and station, and key bus-stops. There are safe cycling routes into Exeter along the Exe Valley, and to the station. There is one parcel delivery service, using electric vehicles or drones. Mobile and fast broadband connectivity are universal.

A network of local shops ensures that people do not have to drive to buy food and household items.

The town centre is thriving, with vital services such as banks and pharmacies, but also many innovative independent shops and businesses, which together with a lively café culture make visiting the centre a real pleasure. Jewel in the crown is the pannier market, and the centre of the town hosts community events and celebrations. Most of the old town centre buildings have been renovated, with more people living above shops, so that the centre remains a safe and living place in the evening.

New homes are designed in keeping with the local character, and built by low carbon, minimal waste methods, with sustainable heating and waste-water treatment. They range in size and tenure, with a significant proportion affordable by local people, accessible for wheelchairs, with space for homeworking and adequate storage, including for bicycles, buggies, and recycling. There are green spaces for play and community growing, carbon capture and flood alleviation.

Existing homes, including those owned by the Council, have high standards of insulation and have been retrofitted with sustainable heating sources and other energy saving features.

Opportunities for employment have expanded in Tiverton, which has small starter business units, high quality light industrial and office premises and a well-educated population. Homes and energy are produced by private, public and community owned organisations. Heathcoat Fabrics remains an international innovator.

Many farms in the parish have adopted more sustainable methods of mixed farming, including an increase in growing for local markets. There are more community growing areas, both within and outside the town, building on the strong allotment heritage. Green corridors have been enhanced through the town, and areas both within and around have been carefully rewilded.

Tiverton celebrates its roots by protecting its built heritage and iconic views over the surrounding countryside. Signposted and attractive paths and cycle routes cross the town and lead into the country; the riverside walk is popular and the footbridge across the confluence of Exe and Lowman links to the Exe Valley Way. Sustainable tourism has increased, with visitors exploring local shops and historic places including the Canal, the Museum, Knightshayes Court and the surrounding area.

Residents benefit from a wide range of sports and recreation opportunities, and extensive participation in the arts completes the picture of a flourishing town and parish.

## Tiverton Neighbourhood Plan Objectives

3.2 The Neighbourhood Plan has the following nine objectives to achieve the Vision, which will be undertaken in cooperation with relevant statutory and other agencies, including organisations in the commercial and not for profit sectors:

**OBJECTIVE 1:** New development in the parish is located in sustainable locations and housing prioritises locally evidenced need.

**OBJECTIVE 2:** All new development is of high quality – in terms of use of local sustainable materials, maximising energy efficiency and reducing flood risk – and reflects local character in terms of building style and materials.

**OBJECTIVE 3:** Existing homes are improved in energy efficiency by supporting refurbishment. Changes required to bring empty homes back into use are allowed.

**OBJECTIVE 4:** The historic and architecturally significant built environment – in addition to the rich archaeology heritage and historic landscapes (rural and built streetscapes) is conserved and enhanced for future generations, taking opportunities to enable it to be better understood and appreciated.

**OBJECTIVE 5:** The biodiversity of the rural environment and open spaces within the parish are conserved and enhanced, giving opportunities for sustainable rural employment, recreational enjoyment and carbon sequestration. Tree planting, food production for the local market and rural crafts are actively encouraged and supported. Land based activities are carbon neutral by 2030.

**OBJECTIVE 6:** The provision of community infrastructure and local facilities is adequate to address the needs and aspirations of existing and future residents in the transition to a zero-carbon economy.



**OBJECTIVE 7:** Opportunities for community renewable energy generation using natural resources in the area are strongly supported and encouraged.

**OBJECTIVE 8:** The use of public transport (including electric buses), electric vehicles, cycling and walking are prioritised over conventional car use. There is a safe environment for pedestrians, wheelchair users, and cyclists and public transport is effectively connected to ensure free movement.

**OBJECTIVE 9:** Employment opportunities are enhanced by improved infrastructure, universal mobile and fast broadband connectivity and a sustainable economy. The thriving town centre has an important role and the buildings there are fully used.

### Principles for the Tiverton Neighbourhood Plan

3.3 In delivering these objectives, the Neighbourhood Plan has identified some overarching core principles that all planning applications should demonstrate. All development proposals must meet the **TIVVY Test** and:



- **T**ackle the climate emergency, protect the natural environment and promote sustainable living;
- **I**ncrease in access to housing, urban and rural facilities for people of all ages;
- **V**alue our heritage;
- Ensure a **V**ital and living town and respect the special design features in our parish; and
- **Y**ield improved health and wellbeing for all residents and visitors.

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## 4 SPATIAL STRATEGY



*Directing development to the most sustainable parts of the parish will not only help to protect the rural environment, including much rich agricultural land, of the parish, but will also ensure that those living here have easy access to a range of services and facilities.*

### **Policy T1: Location and scale of development in Tiverton**

- 4.1. A strategic objective of the Mid Devon District Council (MDDC) Local Plan Review is to provide for a range of housing developments and set targets for commercial development.
- 4.2. In a rural parish such as Tiverton, it is particularly important that development is directed to appropriate locations and that sprawl or ribbon development, and in particular coalescence with surrounding settlements, is avoided. Beyond the town itself, the parish is extremely rural in nature and the scattered villages, connected often by narrow winding roads, have limited facilities or opportunities for growth. Local engagement has indicated that the protection of green spaces and corridors of green space is a top priority for residents with development directed to the town, as the most sustainable location in the parish, having easy access to facilities. There is often a synergy between green spaces and corridors and archaeological and heritage landscapes; this approach would therefore also assist in conserving those historic assets and remains.
- 4.3. The purpose of a settlement boundary is to provide that direction. Policy T1 defines the settlement boundary within the neighbourhood area to which development will be directed. This will help to ensure that new development takes place in the most sustainable locations, near to local services and amenities, while protecting the valued green corridors within the parish, avoiding sprawl and coalescence of the individual settlements. The policy prioritises the redevelopment of brownfield sites in preference to greenfield, in line with the National Planning Policy Framework<sup>8</sup>; a government financial incentive to developers has been provided to encourage brownfield development and to defray the costs of remediation.

#### **Housing**

- 4.4. The Local Plan Review states that 7,860 dwellings are required across the district over the plan period (2013 to 2033), equating to 393 dwellings per year. Of this, 924 completions have already taken place since 2013 and a further 2,012

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<sup>8</sup> [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/publishing.service.gov.uk)

dwellings are committed (either with planning permission or under construction). This leaves a figure of 4,924 dwellings required to the end of the Plan period. For Tiverton, the proposed housing figures are broken down as shown in Figure 4.1.

Housing requirement	Completions (from 1 April 2013 – 31 March 2016)	Commitments at 1 April 2016	Remainder
2,358 (30% of district)	261	745	1,352

Figure 4.1: Housing requirement Tiverton break-down (figures taken from Local Plan Review, p.23)

- 4.5. Allowing for a contingency of at least 10% (to provide flexibility and account for unforeseen circumstances that might prevent some sites from coming forward as expected), Figure 4.2 illustrates the housing allocations for Tiverton that will deliver the housing need identified to 2033.

Location	Local Plan Review Policy ref.	Number of dwellings
<b>New allocations in the Local Plan Review</b>		
Eastern Urban Extension	TIV1 to TIV5	1,250
Howden Court	TIV9	10
Roundhill	TIV10	20
Phoenix Lane	TIV12	60
Blundell's School	TIV16	200
<b>Total new allocations</b>		<b>1,540</b>
<b>Existing Commitments (at 1 April 2016) from previous Local Plan</b>		<b>745</b>
<b>Completions (from 1 April 2013 to 31 March 2016)</b>		<b>261</b>
<b>TOTAL</b>		<b>2,546</b>

Figure 4.2: Housing completions, commitments and site allocations in Tiverton parish (figures taken from Local Plan Review, p.64)

- 4.6. Land at Tidcombe Hall is identified as a contingency housing site for 100 homes, which will only be permitted if MDDC is unable to demonstrate a five-year housing supply in accordance with national policy. Furthermore, 693 dwellings across five sites, are included in the Local Plan Review, which were allocated in the previous Local Plan and already have planning approval but are either not yet under construction or only recently implemented.

### **Commercial development**

- 4.7. The Local Plan Review makes provision for approximately 147,000 square metres of commercial floorspace and Figure 4.3 shows how Tiverton is expected to contribute to this:

<b>Completions (from 1 April 2013 – 31 March 2016)</b>	<b>Commitments (at 1 April 2016)</b>	<b>Local Plan Review provision (sqm)</b>
1,550	805	37,000

*Figure 4.3: Commercial completions, commitments and proposed allocations in Tiverton parish (Local Plan Review, p.28)*

- 4.8. The Local Plan Review indicates that the District has enough potential housing sites to meet its five and ten year housing requirements, and sufficient deliverable and developable employment sites. The Neighbourhood Plan therefore does not seek to allocate additional sites for development.
- 4.9. Nevertheless, the potential for redundant farm buildings to be converted to other uses, for instance, new housing and flexible or home-work units is recognised, although buildings with ‘architectural merit’<sup>9</sup> may also have high historic significance. They may be nationally or locally Listed assets, or part of the setting of a Listed asset, or be undesignated heritage assets. They may therefore either not have the capacity to be sustainably converted, conversion causing significant harm to their traditional appearance and fabric, or their heritage significance may require particularly sensitive treatment. Buildings with less ‘architectural merit’ may actually have greater capacity for conversion. A balance is needed between retaining a valued building in use and protecting its character.
- 4.10. The re-use of redundant farm buildings for residential, employment and tourism uses is covered by policies in the Local Plan Review. Where the building is a designated heritage asset, a pragmatic approach may need to be taken to secure its long-term future, in line with the Local Plan policies.
- 4.11. Policy T1 of the Tiverton Neighbourhood Plan confirms the settlement boundary, shown in Figure 4.4, to incorporate the strategic allocations allocated in the Local Plan Review. It seeks to focus the majority of new development to be sited inside this settlement boundary, while also setting out the criteria that proposals for new development outside the boundary must satisfy.

<sup>9</sup> Examples of buildings that do not make a positive contribution to the local character includes those made of concrete block, steel-framed buildings and buildings with large corrugated roofs.

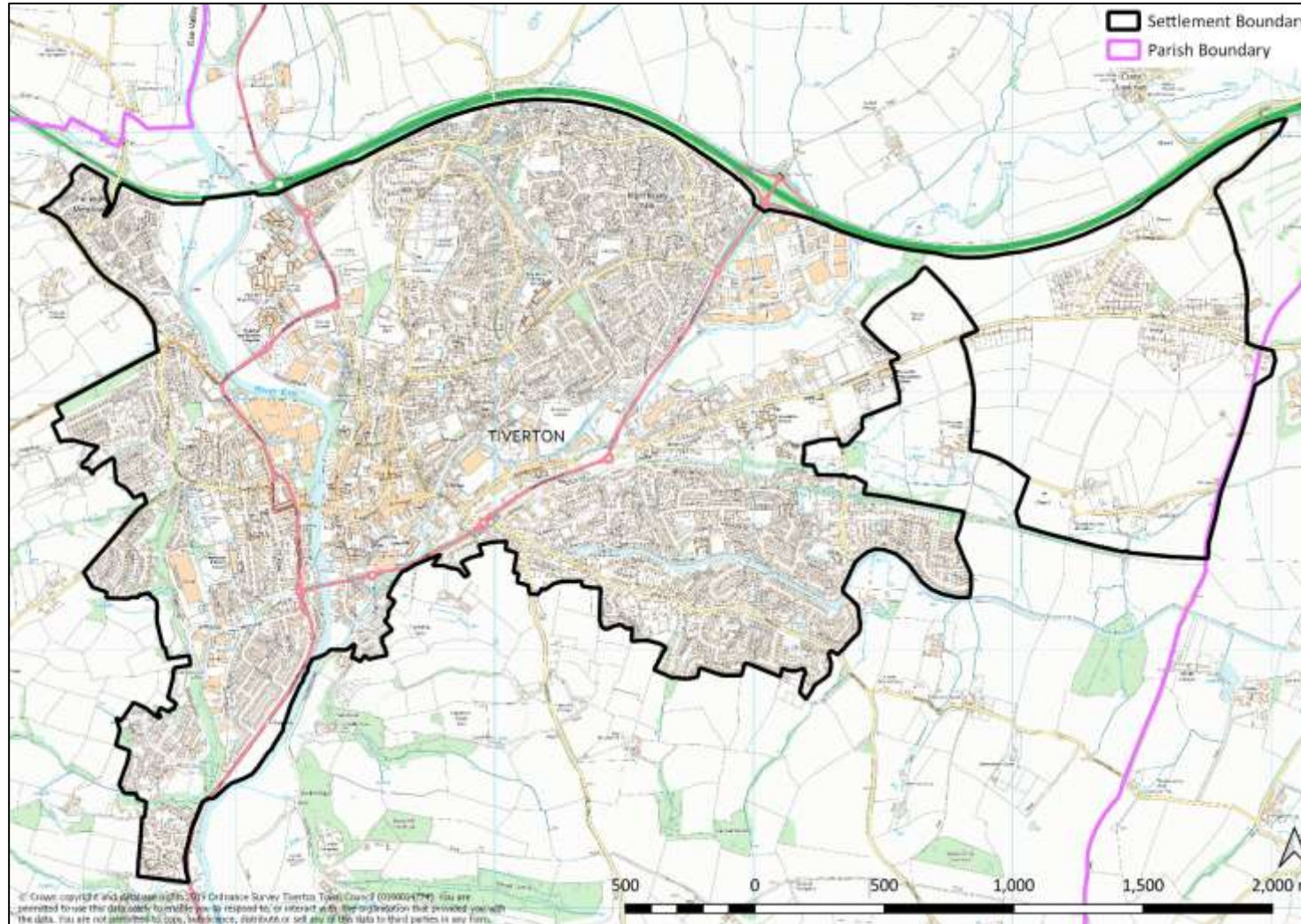


Figure 4.4: Map showing settlement boundary for Tiverton

**POLICY T1: LOCATION AND SCALE OF DEVELOPMENT**

- A. Development in the neighbourhood area will be focused within the settlement boundary, established through Local Plan policy and shown on the Policies Map.**
- B. Development proposals outside the settlement boundary will not be supported unless:**
- i. they are in accordance with Mid Devon Local Plan (adopted 2020) policies in respect of appropriate uses in the countryside; or**
  - ii. the development preserves or enhances the character or appearance of the area; or**
  - iii. where relevant, and not causing unacceptable harm to historic character or significant, the development brings redundant or vacant historic or agricultural buildings back into optimal viable beneficial re-use; or**
  - iv. they relate to community renewable energy schemes in accordance with Policy T6 (Energy Efficiency and Design); or**
  - v. it relates to necessary utilities infrastructure and where no reasonable alternative location is available.**
- C. In determining development proposals substantial weight will be given to the value of using suitable brownfield land within the settlement boundary of Tiverton for either homes or other identified needs, or to support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land with financial incentives.**

Conformity Reference: NP Objective: 1; Mid Devon Local Plan (adopted 2020): S1, S2, S3, S6, S8, S10, S14; NPPF: 20, 29, 80, 119, 120, 121

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## 5 HOUSING



*Anyone choosing to live in Tiverton should be able to afford a home. The Neighbourhood Plan seeks to ensure that the homes being developed in Tiverton address this broad need - in terms of size, mix and tenure - as well as ensuring that homes are truly affordable.*

### **Policy T2: Meeting local housing needs**

### **Policy T3: Providing lifetime affordable housing**

- 5.1. It is essential that new residential development within the Neighbourhood Plan area addresses local housing need and Policy T2 of the Tiverton Neighbourhood Plan sets out the approach to new housing development in Tiverton parish. This supplements Policy S3 of the Local Plan Review, supporting the Mid Devon ambition to *“ensure that the housing needs of our residents are met through the provision of affordable homes and good quality housing in both the public and private sector”*.
- 5.2. Delivering homes that address local housing need in Tiverton requires developers to understand the challenges faced by those seeking to own or rent a home in the parish. Tiverton’s population is currently made up of predominantly family groups and elderly people, with fewer 16- to 24-year-olds. The Exeter Strategic Housing Market Assessment (incorporating Mid Devon, along with Exeter, East Devon and Teignbridge) predicts a significant growth in the elderly population between 2013 and 2033, which is likely to increase demand for smaller dwellings that are accessible and easy to manage. Equally, despite the overall lower numbers of those in the younger age bracket in Tiverton, this demographic segment did increase between the 2001 and 2011 census and this trend is also set to continue, particularly as the urban extension is developed. As with the elderly demographic, this will likely impact the demand for smaller, more affordable homes - both to buy and rent - suitable for first time buyers.
- 5.3. One of the most significant challenges facing the parish is the inability of many local people to get onto the housing ladder. There is an acute need to introduce many more genuinely affordable homes into Tiverton, which should be spread evenly throughout the town.
- 5.4. The NPPF defines affordable housing as *“housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)”* (Glossary).

- 5.5. To assist in the understanding of housing needs across the Plan area, in 2019 the Town Council commissioned a Housing Needs Assessment (HNA). The HNA examined the affordability of housing to local people by taking the median annual household income (£27,567) and the lower quartile household income (£18,709) for the neighbourhood plan area and comparing these to the income needed to buy or rent a home at entry level market sale, shared ownership, starter home and various types of renting.
- 5.6. For market housing, the report concluded that *“surprisingly half of these tenure forms (such as Starter Homes and Shared Ownership at 75% and 50%) are out of reach for most people on both lower quartile and median incomes. Only Shared Ownership at 25% can be considered a viable option for younger buyers seeking home ownership in the neighbourhood area”*.
- 5.7. For rental housing, the report concluded that *“it is evident that market rents are unaffordable for most people, edging just over the median income. Affordable renting can be considered just about viable for those on a lower quartile income. Social rent is the most affordable tenure option in Tiverton, falling below the lower quartile and well below the median”*.

#### **The gap between income and affordability in Tiverton**

The average Tiverton household income is just under £30,000. Building societies recommend that the maximum that people should borrow is five times their total household income, making £150,000 the upper limit on a household income of £30,000. This falls to £95,000 for those in the lower quartile household income band.

According to Rightmove.co.uk, most of the sales in Tiverton between December 2018 and December 2019 were terraced properties which on average sold for £190,274. Detached properties had an average sold price of £327,776 and semi-detached properties averaged at £218,002.

Tiverton, with an overall average house price of £228,781, was similar in terms of sold prices to nearby Cullompton (£224,944) but was cheaper than Sampford Peverell (£293,467) and Willand (£260,232).

Between January 2019 and January 2020, house prices in Tiverton were 9% higher than the year before and 10% up on 2016 when they averaged at £207,117.

- 5.8. Therefore, for those on average or below household average incomes who want to buy, especially for first time buyers, the only option is to part-own a housing association dwelling and even this remains out of reach for many. For those who want or need to rent, Mid Devon District Council (MDDC) and housing associations provide the only viable options, however provision of this has fallen over the last two decades.
- 5.9. Local people in Tiverton are simply being priced out of their community because of the desirability of living in this part of Devon. To serve the people of Tiverton

on average or below average incomes, an innovative approach needs to be taken to provide additional opportunities for owning or renting a home.

5.10. Clause (b) of Policy S3 of the Local Plan Review sets out the following in relation to affordable housing<sup>10</sup>:

- On open market housing sites of 11 dwellings or more in Tiverton (the town), a target of 28% affordable dwellings should be sought.
- On sites of 6 dwellings or more outside Tiverton and the other main towns, a target of 30% affordable dwellings will be applied to the total number of dwellings, depending on viability, and providing a mix of dwelling sizes and types appropriate to the evolving needs of Mid Devon’s population.
- Sites of between 6 – 10 dwellings outside Tiverton will be permitted to make a financial contribution sufficient to provide the affordable dwellings in another location.
- Rural exception sites can be developed for predominantly affordable or low-cost housing, including self-build housing, to meet proven local need in rural areas.
- For the Eastern Urban Extension, the adopted Masterplan includes a target of 35% affordable housing, although this is subject to further assessment of viability.

5.11. A review of recent developments, however, shows that the percentages of affordable homes required by developers are being consistently under-achieved, fewer than half in many cases:

	No of homes	Policy %*	Policy number	Negotiated %	Negotiated No.	Gain or shortfall
Barrett David Wilson Homes Outline	330	35%		21.5%		
Barrett David Wilson Homes Reserve	248 plus 78 affordable	35%	114	24%	78	36
Chettiscombe Trust Land	700	35%	245	22.5%	157	88
36 Post Hill	18	35%	6	11%	2	4
Farleigh Meadows	255	35%		25.4%	65	24
Palmerston Park	?	?	?	?	?	26

<sup>10</sup> “Affordable” is defined here according to the present government definition of 80% market value.

	No of homes	Policy %*	Policy number	Negotiated %	Negotiated No.	Gain or shortfall
Tiverton EUE total Area A	1044*	35%	365		237	128

### First Homes

5.12. Since the publication of the Tiverton HNA, the government has introduced the First Homes Policy<sup>11</sup>, a new type of affordable home, which replaces Starter Homes. First Homes are no different from other properties except that they are sold with a discount of at least 30 percent.

5.13. In developer-led schemes of 10 or more units, 25% of the affordable homes delivered should be First Homes.

5.14. They will be sold to local people who want to stay in the community where they live or work but are struggling to purchase a home at market prices. They will be prioritised for first-time buyers, serving members and veterans of the Armed Forces, and key workers, such as nurses, police and teachers. The discount will be passed on to future buyers when First Homes are resold so more people can be helped onto the ladder.

5.15. First Homes will be sold with a minimum discount of 30 per cent off the market price, but local areas will be able to set a larger discount to ensure the homes are affordable to local people.

5.16. MDDC is considering the need for further policy guidance on First Homes as part of the work on the new Local Plan. An associated action therefore will be for Tiverton Town Council to work with MDDC to ensure that the policy guidance reflects housing needs in Tiverton.

5.17. Policies T2 and T3 of the Neighbourhood Plan therefore seek to:

- support an extended choice in the range of new housing provided in the town and wider parish, by encouraging a range of house type, size and tenure, particularly on major sites. However, the policy avoids being too prescriptive to ensure the plan is able to respond to changing needs over its lifetime.
- provide a positive planning policy framework to meet the objectively assessed need for lifetime affordable homes and to provide protection for the affordable housing stock so that it is available for future residents.
- enable the provision of First Homes in Tiverton, prioritising those with a local connection, and support an uplift to the 30% discount where this is supported by the local housing needs assessment data. If a planning application for a major housing site in which 25% of the affordable homes are First Homes does

<sup>11</sup> [Guide to First Homes.pdf \(publishing.service.gov.uk\)](https://publishing.service.gov.uk/guides/first-homes)

not deliver enough First Homes to meet the 10% affordable home ownership expectation in the NPPF, additional affordable home ownership homes may be provided on top of the First Homes provision, to meet this expectation.

5.18. An additional tool to assist people in accessing the housing ladder is self-build and this is supported by the Neighbourhood Plan.

#### **POLICY T2: MEETING LOCAL HOUSING NEEDS**

- A. Other than in development designed to meet an identified specialist housing need, the mix of housing sizes, types and tenures in proposed development should, in so far as is reasonably practicable and subject to viability considerations, assist in meeting needs identified in the most recently available Strategic Housing Market Assessment and/or the Tiverton Local Housing Needs Assessment.**
- B. Subject to the other policies of this plan, proposals for community-led housing projects including self-build and co-operative housing will be supported.**

Conformity Reference: NP Objective: 1; Mid Devon Local Plan (adopted 2020): S3; NPPF: 62, 63

#### **POLICY T3: PROVIDING LIFETIME AFFORDABLE HOUSING**

- A. The level and type of affordable housing to be delivered on each site will have regard to up-to-date evidence of affordable housing needs, including the current Strategic Housing Market Assessment and the Tiverton Local Housing Need Assessment and any subsequent updates.**
- B. At least 25% of the affordable housing units must be delivered as First Homes, with priority given to those with a local connection<sup>12</sup> to Tiverton Parish. An uplift to the minimum 30% discount required upon sale will be particularly supported to address the affordability gap evidenced in the Local Housing Needs Assessment.**
- C. There will be a presumption that the affordable housing contribution on open market housing sites will be through the provision of affordable homes on the application site, in accordance with Policy S3 of the Mid Devon Local Plan (adopted 2020), and that affordable homes should be well integrated with market housing.**
- D. Any development proposal which involves the provision of affordable housing at a level below that required under the terms of this policy will need to be justified by an independent viability assessment of the scheme costs and end values.**
- E. The affordable housing provided in pursuit of this policy for rent, discount market sales, or where public grant funding is provided towards other affordable routes to home ownership, will be made available to people in**

<sup>12</sup> [https://www.middevon.gov.uk/media/85181/appendix\\_1\\_local\\_need\\_connection\\_criteria.pdf](https://www.middevon.gov.uk/media/85181/appendix_1_local_need_connection_criteria.pdf)

**housing need at an affordable sale or rental cost for the life of the property. Any planning permission granted will be subject to appropriate conditions and/or planning obligations to secure:**

- i. The amount and type of affordable housing;**
- ii. That the housing will be discounted at an appropriate level to ensure it is affordable by people identified as being in housing need; and**
- iii. A mechanism for the management of the new homes to ensure that the first and subsequent occupancies are restricted to people in housing need.**

Conformity Reference: NP Objective: 1; Mid Devon Local Plan (adopted 2020): S2, S3; NPPF: 62, 63

### **Non-Policy Action 1: A Community Land Trust for Tiverton**

5.19. Community Land Trusts (CLTs)<sup>13</sup> are a further method of delivering affordable housing for a local community. A CLT is established by a local community, with the intention of acquiring land/property to develop with the community in mind. This is usually with the purpose of providing housing in the area but can also include the development of local facilities. CLTs are non-profit, community-based organisations run by volunteers.

5.20. An Aim of the Neighbourhood Plan is to explore options for setting up a CLT in the parish. Such an initiative could provide a mechanism for the community to offer an additional layer of “locally affordable housing”, that is available for rent or purchase at the median local income (currently £22,000 per person<sup>14</sup> or £30,000 per household) by introducing a Tiverton Low Cost Housing for sale or rent based on the model introduced in Lewes, East Sussex<sup>15</sup>. The model would be defined as the maximum cost affordable on the average Tiverton salary whether for sale or rent. The Government’s definition of 80% of market value is not “affordable” on the average individual and household incomes.

5.21. This would help to ensure that sites are designated to deliver a variety of dwelling sizes and tenures, and development could include innovative financing and designs to provide low cost home ownership and rent, including shared ownership.

### **Non-Policy Action 1: Towards a Tiverton Community Land Trust**

**Work will be undertaken to explore the potential to establish a Community Land Trust for Tiverton Parish.**

<sup>13</sup> <https://www.communitylandtrusts.org.uk/>

<sup>14</sup> <https://www.payscale.com/research/UK/Location=Tiverton-England%3A-Devon/Salary>

<sup>15</sup> <https://www.southdowns.gov.uk/wp-content/uploads/2016/05/Lewes-NDP-Submission-Plan.pdf>

## 6 DESIGN AND HERITAGE



*Tiverton has a rich industrial and agricultural history and much of the surviving heritage reflects this. This distinctive town and countryside character must be preserved and enhanced, recognising the features that contribute to it and incorporating these in modern build. Opportunities to ensure the highest levels of sustainable design should be capitalised upon, to ensure that new developments are contributing fully to the mitigation of climate change. Equally, promoting design that contributes to community integration, healthy living and sustainable lifestyles.*

6.1. Past generations of people and development have created the features that give the neighbourhood area its distinctive identity today. Because this process has been gradual, the landscapes, townscapes and streetscapes have a distinctiveness that derives from variety. They contain heritage assets of all kinds, including characterful buildings, historic landmarks and archaeological features, above and below ground. Each has a setting, the surroundings that should allow its historic significance to be understood and appreciated.



*St Peter's Church*

6.2. It is these features that underpin sustainable communities and define their character and distinctiveness, supporting social cohesion and creating a sense of place and belonging. They are attractive to residents and visitors alike. They have an economic value in supporting regeneration. These assets are an irreplaceable resource and should be conserved.

### **Policy T4: Character of development**

6.3. There is a series of design and character guides and assessments that are relevant to Tiverton:

Conservation Area guidance

6.4. There are three Conservation Areas within the parish, each with its own appraisal and management plan:

- i. **Tiverton Conservation Areas**<sup>16</sup> – located within the town itself, the Conservation Area (designated in 1973 and extended first in 2002 and again in 2005) runs along the west bank of the Exe near Collipriest Cottage in the south, to the area around St Pauls Church south and west of Heathcoat's factory, up to

<sup>16</sup> <https://www.middevon.gov.uk/media/205786/tiverton-conservation-area-appraisal-text.pdf>

and including Shillands, northwards along the Exe to the Castle to People's Park and the Old Cemetery, east to Belmont Hospital, south along rear boundary of properties on the east side of Barrington Street to The Laurels and southwest to the rear of properties on the east side of St Andrew Street.

- ii. **The Grand Western Canal**<sup>17</sup> - which has its western section within Tiverton.
- iii. **Blundell's Conservation Area**<sup>18</sup> - which includes not only the school, but also housing character areas.

#### Mid Devon Design Guide

- 6.5. Mid Devon District Council (MDDC) has carried out a public consultation on a new Design Guide Supplementary Planning Document (SPD)<sup>19</sup>. This will provide guidance that can be used to help inform the design of new buildings across the whole district and help raise awareness and standards throughout the planning process.



*Central commercial area (Fore Street, Bampton Street and Gold*

#### Design Guide for the Eastern Urban Extension<sup>20</sup>

- 6.6. Following the adoption of the Tiverton EUE Masterplan SPD, this Design Guide is intended for use by all those involved in the delivery of development on the EUE. It relates to the whole of the EUE area to ensure a coherent delivery of development.

#### Tiverton Neighbourhood Plan Design Codes for a Sustainable Town

- 6.7. It was considered that a design guide focussing solely on Tiverton as a parish



*Market Walk*

would be helpful to consolidate elements of the broader guidance and to set out the very local context. In particular the guidance sets out criteria to encourage inclusive communities, underpinned by the need to maximise opportunities to contribute to the environmental ambitions of the parish and wider district. AECOM was commissioned to produce such a guide, which includes detailed

<sup>17</sup> <https://www.middevon.gov.uk/media/114873/grand-western-canal.pdf>

<sup>18</sup> <https://www.middevon.gov.uk/media/114961/adopted-blundells-appraisal-and-management-plan.pdf>

<sup>19</sup> <https://www.middevon.gov.uk/residents/planning-policy/supplementary-planning-documents/mid-devon-design-guide/>

<sup>20</sup> <https://www.middevon.gov.uk/media/206061/design-guide-final.pdf>





*Northeast of Conservation Area,  
(Castle Street)*

descriptions of landscape character, building heights, density and so forth. Within the Town Centre conservation area, the guidance identifies four further Sub-Character Areas and beyond the Conservation Areas, it identifies the residential developments that vary in age and characteristics and which can be categorised by the different time

periods in which they were established.

- 6.8. Full descriptions of these areas are provided in the Tiverton Neighbourhood Plan Design Codes for a Sustainable Town in (separate) Appendix B.
- 6.9. Figure 6.1 provides an overview of the Conservation Areas, Sub Character Areas and historic assets, within the town. Development should have regard to these. The main highway approaches into Tiverton town, which should be ameliorated in order to strengthen the sense of arrival into the settlement, are as follows:

- From the East and West – A361 link road with access to the town via A396 (Exe Valley road – very beautiful);
- From North;
- From South – A396 from Exeter; and
- Minor road (bus route) from West B3137



*Westexe/Heathcoat (St Paul's Square)*

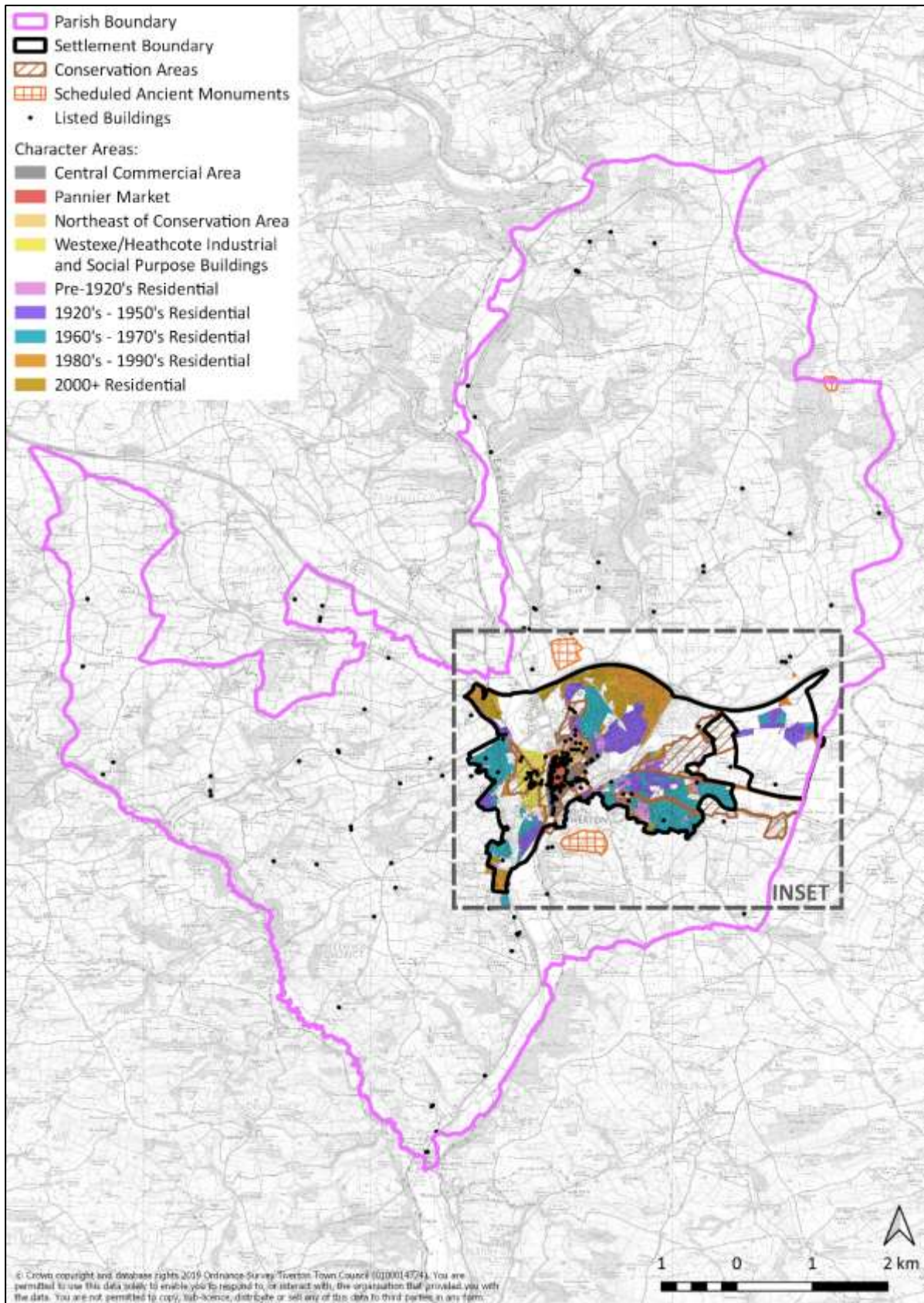


Figure 6.1: Map showing Character Areas, Conservation Areas and heritage assets

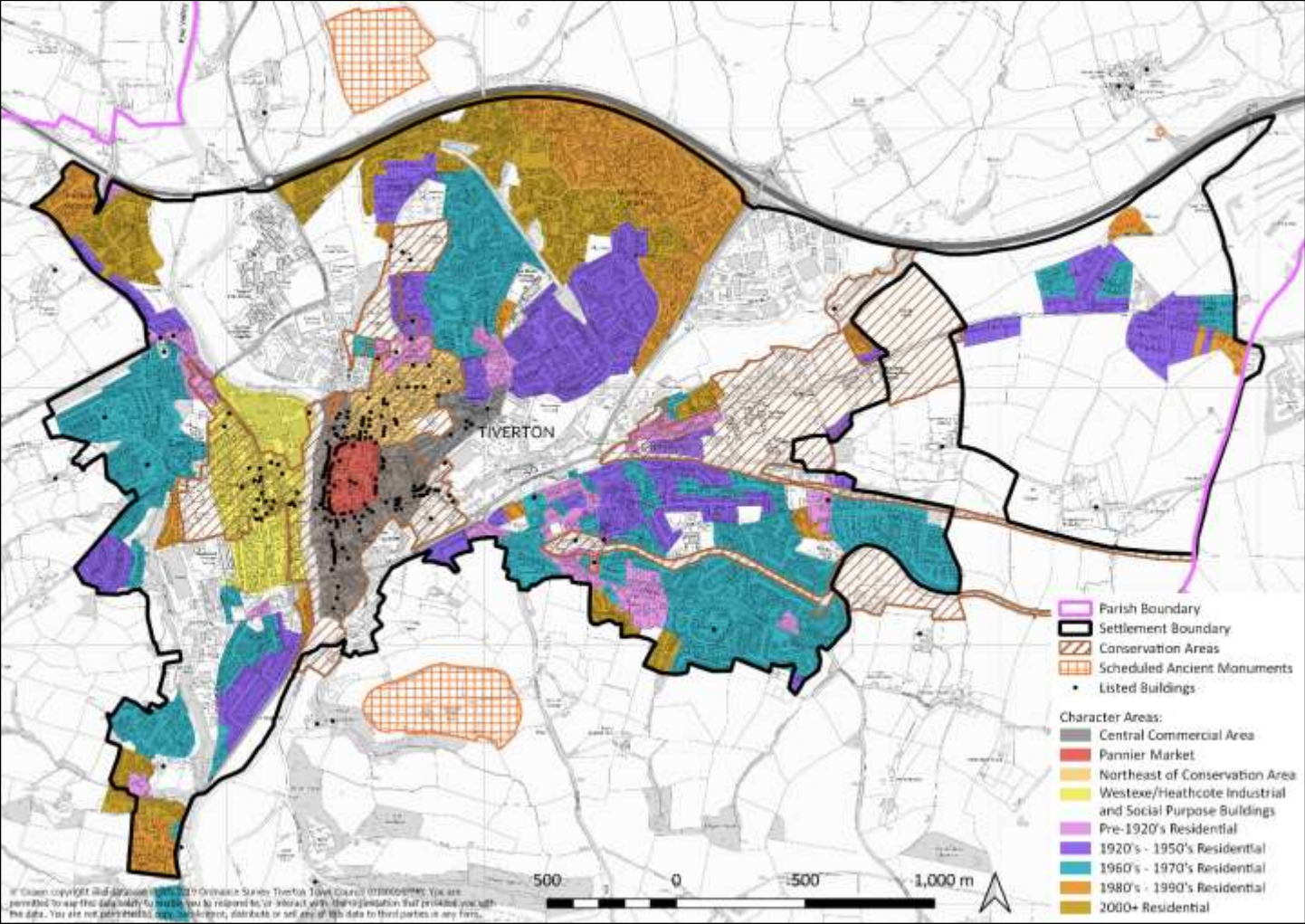


Figure 6.1: Character Areas, Conservation Areas and heritage assets (Inset)

#### **POLICY T4: CHARACTER OF DEVELOPMENT**

- A. Development should conserve and where practicable enhance the character area in which it is located as shown on the Policies Map and described in the Tiverton Neighbourhood Plan Design Codes for a Sustainable Town<sup>21</sup>. The design of new development should take account of the local context and reflect the character and vernacular of the area, using architectural variety in form and materials. Innovation in design will be supported where this demonstrably enhances the quality of the built form in a character area.**
- B. As appropriate to their scale, nature and location development proposals should address the following criteria:**
- i. they should make a positive contribution to the visual impact of the main highway approaches – as identified in Figure 6.1 and on the Policies Map - into the settlements.**
  - ii. They do not have a significantly detrimental impact on the locally significant views as set out in Policy T9 of this Neighbourhood Plan.**
  - iii. Development proposals affecting heritage assets – including non-designated heritage assets - either directly or indirectly, must comply with national policy requirements including the submission of an appropriately detailed Heritage Statement. Proposals could include, where appropriate, the delivery of development that will make a positive contribution to, or better reveal the significance of, the heritage asset, or reflect and enhance local character and distinctiveness with particular regard given to the prevailing styles of design and use of materials in a local area.**
- C. Where development sites abut open countryside, development on the rural boundary edge should mitigate any detrimental visual impacts on the countryside. As appropriate to their scale, nature and location, this should be achieved through the siting of lower density development at the rural boundary of the site in order to provide a gradual transition from the built form to open countryside, or by other means such as through a layout that clearly minimises the visual impact of any larger buildings.**

Conformity Reference: NP Objective: 2, 4; Mid Devon Local Plan (adopted 2020): S1, S9, S10, S14, DM1; NPPF: 112, 128, 129, 130, 201, 202

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<sup>21</sup> Insert a reference.

### **Policy T5: Design of development**

6.10. Good quality design can improve social wellbeing and the quality of life by improving the built environment, reducing crime, improving public health, easing transport problems, and providing supportive neighbourhoods.

6.11. In October 2019, a new National Design Guide<sup>22</sup> was launched, forming part of the Government's collection of Planning Practice Guidance. It forms a material consideration in the decision-making process, particularly in the absence of local design guidance. The document sets out the ten characteristics necessary for creating a well-designed place, contributing to its physical character, a sense of community and addressing environmental issues affecting climate. The National Model Design Guide<sup>23</sup> expands on the ten characteristics.

6.12. The guide Building for a Healthy Life 2020<sup>24</sup> is the Government-endorsed industry standard for the design of new housing developments. It is a tool for assessing the design quality of homes and neighbourhoods. The criteria also link to other standards for housing design, including the Housing Quality Indicators (HQI) standards and Secured by Design. The tool provides a framework that stakeholders should use for development along with other policies contained within this plan for the neighbourhood area to achieve the industry standard's 'Building for a Healthy Life' commendation.

6.13. The Tiverton Neighbourhood Plan Design Codes for a Sustainable Town, produced by AECOM, include locally tailored design guidelines for Tiverton and applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community.



6.14. When these building standards and guides are updated or superseded, this Neighbourhood Plan should use the updated standards for good quality, well-designed homes and neighbourhoods.

*Tiverton Neighbourhood Plan Design Codes  
for a Sustainable Town*

6.15. Policy T5 is closely related to T4, T6 and T7 and they should be read together.

<sup>22</sup> <https://www.gov.uk/government/publications/national-design-guide>

<sup>23</sup> [National Model Design Code \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk)

<sup>24</sup> [Building For Life | Design For Homes](#)

### **Policy T5: DESIGN OF DEVELOPMENT**

Development proposals should incorporate a high quality of design, which responds and integrates well with its surroundings, meets the changing needs of local residents and minimises the impact on the natural and historic environment. In particular development proposals should demonstrate how they have sought to address the following matters as they are appropriate to their scale, nature and location:

- i. Meeting the principles of Building for a Healthy Life unless alternative principles would otherwise result in a higher quality of design. Development proposals that would achieve the 'Building for a Healthy Life' commendation will be particularly supported.
- ii. The relevant guidance contained within the Tiverton Neighbourhood Plan Design Codes for a Sustainable Town<sup>25</sup>.
- iii. The height of new building in conservation areas to be consistent with existing buildings such that they do not affect their setting. In addition to retain existing building lines, where development is set back from the pavement to create a sense of space and aid movement.
- iv. The creation of 'variety' through the use of a range of housing designs, provided that the predominant type of design reflects the character of the area.
- v. To design layouts of safe and secure dwellings that meet the requirements of 'Secure by Design' and minimise the likelihood and fear of crime.
- vi. The protection and extension of green infrastructure and green links, such as tree lines and hedgerows, in accordance with Policy T9 (Network of Green Infrastructure).
- vii. Provide off-road parking for residents, visitors and service vehicles, in accordance with Mid Devon's adopted Parking Provision in New Development SPD (2013)<sup>26</sup>.
- viii. The layout and design of parking provision does not adversely affect vehicular and pedestrian access and safety.

Conformity Reference: NP Objective: 2, 4; Mid Devon Local Plan (adopted 2020): S1, S9, S10, S14, DM1; NPPF: 62, 126-131

<sup>25</sup> [Tiverton Neighbourhood Plan Design Codes for a Sustainable Town](#)

<sup>26</sup> [https://www.middevon.gov.uk/media/85179/parking\\_spd\\_june\\_cabinet\\_2013\\_portrait.pdf](https://www.middevon.gov.uk/media/85179/parking_spd_june_cabinet_2013_portrait.pdf)

## **Policy T6: Energy efficiency and design**

- 6.16. On 12 June 2019 the Government voted to amend the Climate Change Act 2008 by introducing a new target for at least a 100% reduction of greenhouse gas emissions (compared to 1990 levels) in the UK by 2050. This is otherwise known as a net zero target. This is a demanding target, which will require everyone to be engaged, from households and communities to businesses and local and national government.
- 6.17. Being '2050 ready' will require new buildings to have minimal energy use and net carbon emissions over the year. They should be highly insulated, have low water demand and be fitted with or directly connected to renewable energy systems.
- 6.18. Nearly Zero-Energy requirements for new public buildings came into force in 2019<sup>27</sup> planners and developers are strongly encouraged to make use of energy efficient materials and to consider high-efficiency alternative systems and facilities for development sites. In this context, the orientation of buildings can be important in order to make best use of available sunlight.
- 6.19. The Code for Sustainable Homes was withdrawn by the Government in 2015 and this has been replaced by new national technical standards which include new additional optional Building Regulations regarding water and access as well as a new national space standard (this is in addition to the existing mandatory Building Regulations).
- 6.20. At the regional level, MDCC declared a climate emergency in June 2019, setting a target across the district for net zero carbon emissions by 2030 and has signed up to the Devon Carbon Plan to work with partners on this. One project, which was to inform the now withdrawn emerging Greater Exeter Strategic Plan, was to commission the University of Exeter to produce a low carbon and climate change study. Its purpose was to seek to provide evidence to underpin a 'net zero' development plan policy for all new domestic and non-domestic development. The University modelled a range of scenarios for achieving net zero dwellings, using the Government's proposed Future Homes Standard and applying a range of other assumptions. The findings, whilst promising, have yet to be assessed in terms of their viability. Nevertheless, Policy T6 seeks to support proposals that would maximise energy efficiency.
- 6.21. Within the parish itself, Sustainable Tiverton<sup>28</sup> is the local group that has been set up to explore ways to champion climate change mitigation within the parish. Projects include promoting the use of sustainable forms of transport for getting around; encouraging tree planting and the planting of native wildlife-friendly

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<sup>27</sup>

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/770809/nZEBS\\_circular\\_letter.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/770809/nZEBS_circular_letter.pdf)

<sup>28</sup> <https://www.sustainabletiverton.org.uk/>

species; encouraging recycling and re-use through their Repair Café and Give or Take events; and using surplus food for community food projects.

6.22. Local businesses are also playing their part. The National Trust, for instance, has made a strong commitment to achieve net zero carbon by 2030 as an organisation. Heathcoat Fabrics too has installed over 2,000 solar panels on its estate, incorporates a hydro-electric scheme on the Leat as well as a combined heat and power plant.

6.23. This Neighbourhood Plan seeks to encourage energy efficient and sustainable well-designed development. This includes support for renewable energy generation – in the domestic setting, for businesses and commercially and on a community level. The engagement on the Neighbourhood Plan revealed a desire to explore opportunities for community energy generation projects. One project that has received MDDC Cabinet approval is a hydropower scheme, generating energy from the town weir. Other ideas proposed included solar farms, onshore wind, hydro-schemes and anaerobic digestions. Such projects would be strongly encouraged to contribute to climate change targets.

6.24. South West Water notes<sup>29</sup> that winters in the South West will become wetter and summers drier, with a reduction in overall annual rainfall. Combined with higher average temperatures and an increasing population, it will be vital to make the best use of water. For this reason, the Plan strongly supports proposals for achieving total mains water consumption of no more than 110 litres per person per day. This target is equivalent to that proposed as an optional requirement of the Housing Standards Review which corresponds with Code Level 4 in relation to water efficiency.

6.25. In summary, there is therefore an opportunity to improve and promote sustainability in the neighbourhood area by:

- following basic passive environmental design including utilising efficient and insulative materials;
- integrating renewable energy systems into new development, including existing and new public buildings;
- reducing water consumption including through grey water systems;
- promoting sustainable forms of transport through priority systems for pedestrians and cyclists;
- supporting community energy schemes.

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<sup>29</sup> [How South West Water is saving water](#)



## **POLICY T6: ENERGY EFFICIENCY AND DESIGN**

**A. Proposals which incorporate design and environmental performance measures and standards to reduce energy consumption and climate effects will be supported. Development proposals which achieve above the standards as set out below will be strongly supported. This includes wherever possible:**

**Residential:**

- i. Energy efficiency measures to reduce carbon dioxide outputs both in construction and operation above policy requirements and;**
- ii. Water: Total mains consumption of no more than 110 litres per person per day<sup>30</sup>.**

**Non-residential and Multi-residential<sup>31</sup>:**

- 1. Major: achieving Building Research Establishment Environmental Assessment Method (BREEAM) Excellent<sup>32</sup>**

**B. The following sustainable design features will be strongly supported:**

- i. Siting and orientation of new buildings to optimise passive solar gain and providing**
- ii. The use of high quality, thermally efficient building materials.**
- iii. Incorporating on-site energy generation from renewable sources such as solar panels and ground and air source heat pumps.**
- iv. Reducing water consumption through the use of grey water systems.**
- v. Providing low carbon sustainable design and avoiding or mitigating all regulated emissions using a combination of on-site energy efficiency measures (such as insulation and low energy heating systems), on-site zero carbon technologies (such as solar panels) and only where necessary off-site measures to deal with any remaining emissions.**

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<sup>30</sup> The optional enhanced national standard is defined within the 2015 Approved Document G, Building Regulations 'Sanitation, hot water safety and water efficiency', March 2015, pp.15 G2(3)

<sup>31</sup> Multi-Residential as defined by the Building Research Establishment (BRE). These developments can include: student halls of residence; key worker accommodation; care homes; sheltered housing; and other multi-residential buildings that have communal areas making up more than 10% of the total net internal floor area

<sup>32</sup> Major non-residential development is defined as Development over 1,000 sq/m; or development on a site of 0.5ha or more. Major residential is defined as Development of 10 houses or more; or development on a site of 0.5ha or more

- vi. **Providing the infrastructure for adequate electric vehicle charging points that can be accessed by each dwelling or public building, where new parking provision is expected to be made.**
  - vii. **Alterations to existing buildings are encouraged to demonstrate how energy reduction has been incorporated into the design and construction.**
- C. The sensitive retrofitting of energy efficient measures in historic buildings will be supported, including the retrofitting of listed buildings, provided that it preserves the architectural and historic interests of these heritage assets and their settings. This could be achieved through:**
- i. **measures to reduce heat loss, which could include secondary glazing in listed buildings with wooden windows that meet the latest relevant British standard; and/or**
  - ii. **the replacement of fossil fuel burning energy sources with electric power from renewable sources with zero air emissions locally.**
- D. Proposals for individual and community scale energy, for instance from hydro-electricity, solar photovoltaic panels, local biomass facilities, anaerobic digestions and wood fuel products will be supported subject to the following criteria:**
- i. **the siting and scale of the proposed development is appropriate to its setting and position in the wider landscape; and**
  - ii. **the proposed development does not create an unacceptable impact on the amenities of local residents; and**
  - iii. **the proposed development does not have an unacceptable impact on a feature of natural or biodiversity importance.**

Conformity Reference: NP Objective: 2, 3, 4, 7; Mid Devon Local Plan (adopted 2020): S1, S9, S10, S14, DM1; NPPF: 127, 128, 129, 153, 154, 155, 156

### **Policy T7: Minimising the risk of flooding**

- 6.26. The character of Tiverton parish is largely influenced by hydrogeological features, including watercourses, agricultural land drains, road-side ditches and springs. These are each vulnerable to development and there have been multiple incidents of flooding reported to Devon County Council, the Flood Authority, since 2012.
- 6.27. Figure 6.2 shows the extent of flood risk caused by main-river flooding, however there have been cases of surface water flooding caused by the other features described above. It should be noted that watercourses with a catchment area of <3ha are not included in this mapping. Given that there are many smaller watercourses not mapped in Tiverton, developers should therefore consider the risk of flooding from these non-mapped watercourses, to ensure this risk is appropriately considered. It should also be noted that the flooding related maps are periodically updated by the Environment Agency. The most up-to-date

mapping should be used and can be found at <https://flood-map-for-planning.service.gov.uk/>.



Figure 6.2: Sources of main-river flooding (Source: Environment Agency: Flood Map for Planning, accessed March 2021)

6.28. Devon County Council, the Local Lead Flood Authority, published its draft Flood Risk Management Strategy<sup>33</sup> in February 2021, placing Tiverton, and five other towns, into the highest group for surface water flood risk. One of the main threats stems from its location within the River Exe catchment area, where rivers tend to flood following prolonged periods of rainfall fall on saturated ground.



Flooding in the 1960s prior to the river defences being installed

6.29. The devastating floods of the 1960s, which impacted over 1,000 homes and businesses led to a call for more to be done and the River Exe Management Plan<sup>34</sup> was put in place, prepared by the Environment Agency (EA). It sets out proposals to address and manage flooding incidents. The EA considers 1-2,000 properties (circa 3,500 residents) to be at risk of flooding in Tiverton, a figure that is rising partly due to climate change; This is considered to cause warmer wetter winters, hotter drier summers, fewer

<sup>33</sup> [Devon Local Flood Risk Management Strategy](#)

<sup>34</sup> <https://www.gov.uk/government/publications/exe-catchment-flood-management-plan>

days of ice, frost and snow and a higher likelihood of extreme weather events including heatwaves and intense rainfall.

- 6.30. To that end, the Management Plan seeks to manage risk where possible by: maintaining a flood risk map for the area; ensuring that new development has undertaken flood risk assessments; undertaking an early warning system; Installing flood defences on the River Exe; and ensuring the maintenance of banks etc.
- 6.31. Whilst flooding issues are generally dealt with at this strategic level, the Neighbourhood Plan presents an opportunity to encourage effective urban drainage solutions that can add additional capacity and flexibility to water drainage systems in cost effective ways. Policy T7 encourages developers to provide sensitive and imaginative arrangements for sustainable urban drainage systems (SuDS), considering 'amenity value and green infrastructure'. This is particularly important, given that well-designed SuDS can not only improve the environment and provide biodiversity benefits, but can also provide a place for residents and others to enjoy and be closer to nature.
- 6.32. Additional environmental benefits can be gained from protecting natural drainage networks, such as hedgerows, trees and other vegetation. Policy T9 of this Neighbourhood Plan (Network of Green Infrastructure) seeks to safeguard and, where possible, extend such features.

#### **POLICY T7: MINIMISING THE RISK OF FLOODING**

- A. Where the development of a site requires the application of Sustainable Drainage Systems (SuDS), such systems should be delivered within the development site unless technical reasons make this approach impracticable, in accordance with Devon County Council's guidance<sup>35</sup>. SuDs should demonstrate the use of a wide range of creative SuDS solutions, for example through the provision of SuDS as part of green spaces, green roofs, permeable surfaces and rain gardens.**
- B. Where it is practicable to do so, SuDS provision should demonstrate how its design will enhance wildlife and biodiversity as well as minimise the impacts of flooding.**
- C. Development proposals should be supported by a drainage scheme maintenance plan which demonstrates a schedule of activities, access points, outfalls and any biodiversity considerations. The maintenance plan should also include an indication of the adopting or maintaining authority or organisation and may require inclusion within a register of drainage features.**

<sup>35</sup> <https://www.devon.gov.uk/floodriskmanagement/document/sustainable-drainage-system-guidance-for-devon/>

**D. Where relevant, proposals should seek to daylight any culverted sections of the Town Leat and other watercourses, for flood defence and environmental purposes.**

Conformity Reference: NP Objective: 2; Mid Devon Local Plan (adopted 2020): S9; NPPF: 152, 153, 154, 159-169

6.33. The use of sustainable drainage and natural flood management measures will be encouraged for all development and flood improvement works.

6.34. There have also been instances of sewage flooding, for instance in St Andrews Street, although these have largely improved.

**Policy T8: Local Buildings and Structures of Merit and Heritage assets at risk**

6.35. Whilst large numbers of Tiverton's buildings were destroyed in a series of disastrous fires, culminating in the Great Fire of 1731, the town still has many Listed Buildings of Historic or Architectural Interest, as do outlying areas of the civil parish which were unaffected by these fires.



*St. George's Church*

6.36. The Statutory List of Buildings of Special Architectural or Historic Interest comprises buildings of national importance. There are three grades of Listed building - Grade II (buildings that are nationally important and of special interest - 92% of all Listed buildings are this grade), Grade II\* (particularly important buildings of more than special interest) and Grade I (buildings of exceptional quality which are of national or international importance). These buildings benefit from a statutory protection beyond that of normal planning control. The Neighbourhood Plan area has 291 nationally listed buildings<sup>36</sup>, including the following which are Grade 1 listed:

- Church of St. Peter – the Greenway Chapel and Porch, and the whole Parish church, which dates partially to the 15<sup>th</sup> century, but incorporates a re-sited 12<sup>th</sup> century doorway.
- Church of St. George – Dating to the early part of the 1700s.

<sup>36</sup> <https://britishlistedbuildings.co.uk/england/tiverton-mid-devon-devon#.XdO3xtXgrIX>



*Tiverton Castle*

- Knighthayes Court – Country House dating from 1869-1874 and built for Sir John Heathcoat-Amory, the grandson of John Heathcoat, the Tiverton factory owner, to the designs of William Burges.
- Old Blundell’s Including Forecourt Walls on North East and Entrance Arch and Gates and two Lodges – the former school and headmaster's house dating to the early 1600s.
- Tiverton Castle - the seat of the Courtenay family (Earls of Devon), from the late C13 until 1539 (Pevsner).

6.37. In addition, MDDC has prepared a Register of Heritage Assets<sup>37</sup> that are considered to be locally important and worthy of recognition in relevant planning decisions. Locally listed assets might include traditional telephone boxes, historic village greens, war memorials, cob or stone walls, or indeed any building, monument, place or area with a locally significant heritage value that merits consideration when planning decisions are made. Most buildings within the 50 Conservation Areas within Mid Devon are not included in the local list, as these buildings are already protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. Within Tiverton, there are 15 locally listed buildings and structures, ranging from archaeological remains to stone walls and public spaces and historic dwellings, and these are listed in Appendix C.

6.38. In addition to the heritage assets that are nationally and locally listed, there are many other undesignated or not locally listed heritage assets that should be considered on their own individual merit or group value. Many of these are listed in the Devon County Historic Environment Record (HER)<sup>38</sup>. Four notable heritage assets - The Leat, Angel Hill, and Lowman Green townscapes, and the former police stations (Beechwood) - have also been identified as part of the Neighbourhood Plan community engagement process as important but unlisted heritage assets of merit. These and the assets appearing on the HER should be preserved as they provide insight into Tiverton’s heritage.

### **The Town Leat**

6.39. Whilst a small section of the Town Leat is listed within MDDC’s Register of Heritage Assets, the historic watercourse extends well beyond this section and the Neighbourhood Plan seeks to recognise this and extend protection of it. This

<sup>37</sup> [https://www.middevon.gov.uk/media/114799/register\\_of\\_heritage\\_assets\\_jan\\_15.pdf](https://www.middevon.gov.uk/media/114799/register_of_heritage_assets_jan_15.pdf)

<sup>38</sup> <https://www.devon.gov.uk/historicenvironment/the-devon-historic-environment-record/>

includes a preference for daylighting any culverted sections of the town Leat (and other watercourses where appropriate), as it is considered beneficial for watercourses to remain open wherever possible for both flood defence and environmental purposes.



*Images of the Leat, the Perambulation of the Leat and its source at Norwood Common*

#### **About Tiverton Town Leat**

Nearly all Tiverton histories since 1800, including Mike Sampson's 'History of Tiverton', agree that the Leat was, in the 1240s, given to Tiverton by Alice or Alson de Ros, of Chettiscombe, tenant of the Courtenays of Okehampton. Measuring 7.5 miles long, the rights to it are claimed every seven years by a procession to its source. The open Leat initially supplied the Castle moat also, but right through to 1880 it supplied the inhabitants' drinking needs. Water should emerge in Fore Street at Coggan's Well, but a current blockage prevents this.

In 1849 Thomas Rammell recommended improvements to the supply, but for cost reasons these were ignored. However, because of the polluted nature of the water supply, a Mr Estridge was appointed in 1876 to make a further report. As a result of this a waterworks was constructed on the Leat above Allers Farm at Chettiscombe in 1880. Filtering and a piped mains supply was provided at a cost of £4,000. Additional improvements have been made since, including pumping water from the River Exe at Bolham since 1938 to meet growing demand.

The Leat is a celebrated local feature and a community walk, The Perambulation of the Leat, takes place approximately every seven years along its full length, starting from the town and ending at the source at Norwood Common. This custom dates back to medieval times and involves much planning, including the installation of temporary bridges to enable access. The Leat is maintained by the water bailiff, employed by the Town Council.

6.40. A working party has been established to support the Leat and this is considered further in Section 11 of this document, as an associated action.

6.41. Figures 6.2 and 6.3 provide maps of The Leat, showing its course from the wider countryside into the town.

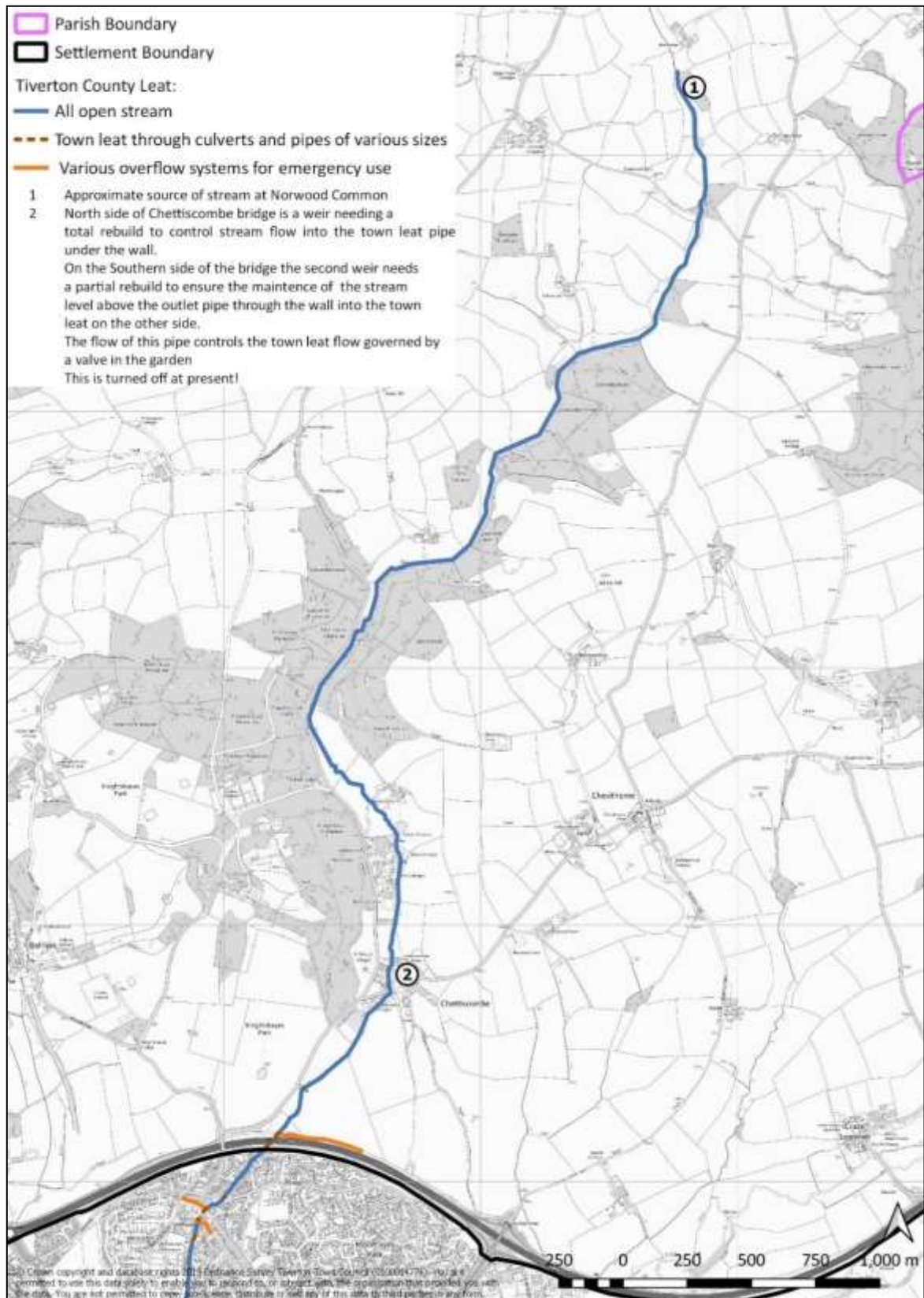


Figure 6.2: Map of The Leat



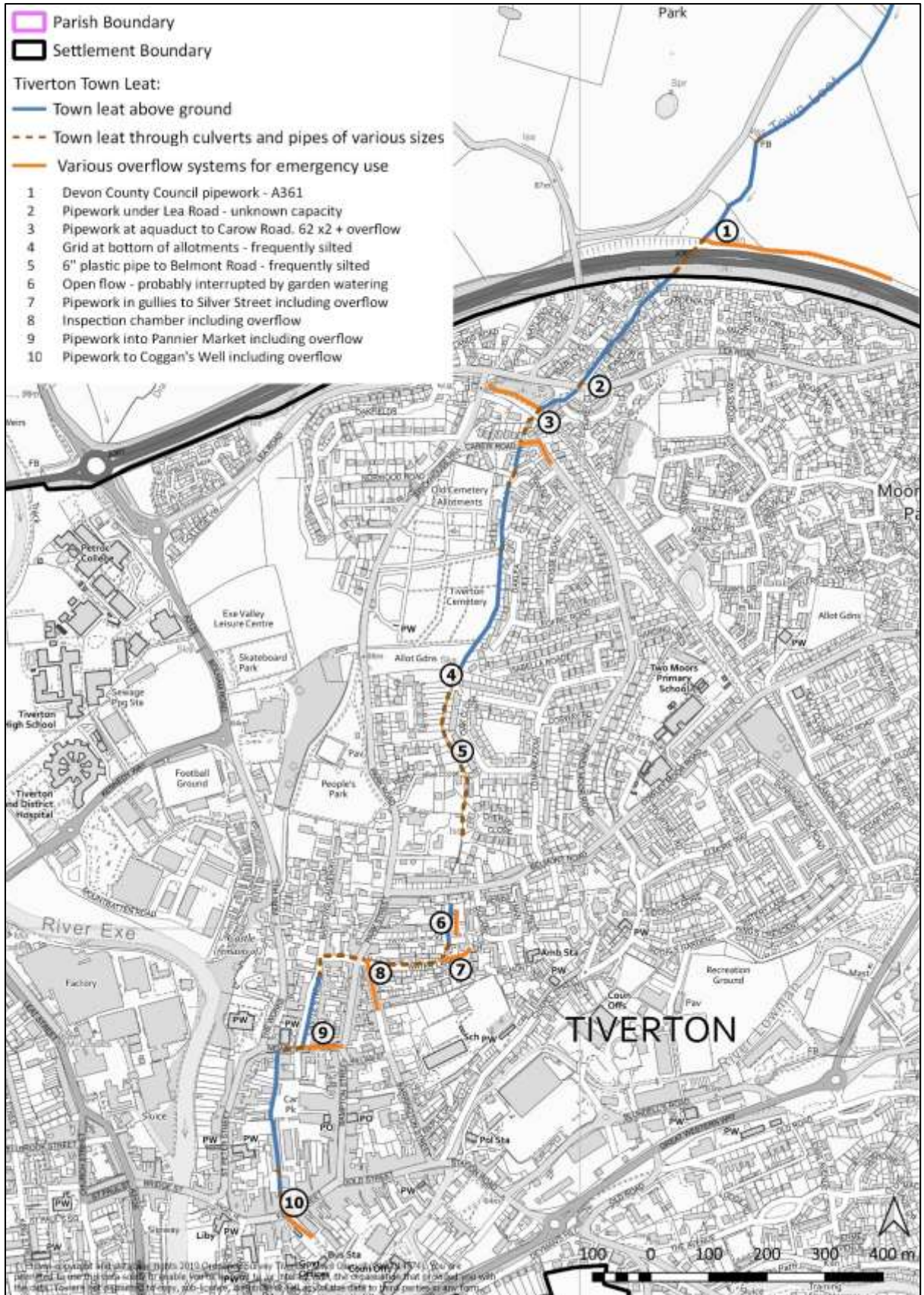


Figure 6.3: The Leat within Tiverton town

### Angel Hill streetscape

6.42. The junction of Angel Hill and St. Peter Street is unique with its raised pavement, floral bed and trees. The steepness of slope up from the river makes this junction an excellent point to view the river while the views along Fore Street from the top of Angel Hill and down St. Andrew Street between the town hall and St. George's Church are of historic importance. The ancient street lamp on the triangle of the junction is protected. Angel Hill is the site of the annual Remembrance Sunday event and wreathes are displayed outside the Riverside Club (formerly the Royal British Legion Hall).



*Images of Angel Hill*

### Lowman Green Streetscape

6.43. Lowman Green at the eastern end of Gold Street has gradually decreased in size



*Images of Lowman Green*

as access to the superstore, police station has led to paving over of the area. The clock (protected) formerly stood on the green while the statue to Edward the Good (protected) stands on the ancient bridge across the River Lowman. Gold Street is the area of independent retailers and this bridge, junction with the Victorian Chapel Street and pedestrian way constitute one

of the most attractive parts of the town centre. Old Blundell's is adjacent to the site with its 18th century gates and lawns stretching up to the old school.

## **Beechwood - former Police Station, 2 The Avenue Tiverton Devon EX16 4HS**

6.44. The former police station, originally Beechwood, is a substantial and distinctive example of a late Victorian villa built in the early 1880s. It was one of the first house to be built in The Avenue, a new development to the south of the town centre.

6.45. It features a style fashionable for its date, in which motifs from the 17<sup>th</sup> century were reinterpreted to use in a contemporary building. This style was once called semi-disparagingly 'Jacobethen' but can today be seen to be distinctively and attractively of its own period.



*Beechwood*

6.46. The front of the house is dominated by a massive round-arched central porch flanked by a pair of two-storey projecting stone and timber polygonal bays. There is similar bay in the centre of the rear elevation. The impressive porch has fluted pilasters and is topped by a heavy balustrade; above it is a window with heavily moulded stone mullions which is topped by large carved stone drapery swag.

6.47. The porch is constructed in Bath Stone which is also used extensively throughout the exterior for the architectural detailing, contrasting with the local stone of the walls. The roof is lined with gabled windows, while heavy cast-iron down pipes and hopper heads are components of the architectural scheme. Although the house's architect is unknown, it is clearly a carefully and very expensively designed building which even in its present state of decay displays a confidence in its handling of detail and in its overall composition. It is believed that it was built for Robert Loosemore, a local solicitor who died in 1901. It is patently a statement of his high standing in local society and in this respect it is both a historic document as well as a piece of distinctive architecture in its own right.

6.48. In more recent years, the building housed the town's police station, until 2012 when it was sold. Whilst the building has become run down internally, the external aspect is considered to be an important, yet unrecognised, heritage asset.

6.49. In parallel with this policy, the Town Council proposes that these heritage assets are considered by Mid Devon District Council for inclusion in the Register of Heritage Assets. However, the inclusion of any building or structure on the Register is not necessary for the application of this policy.

### Local Heritage at Risk

6.50. Historic England has, since 2011, categorised the Tiverton Conservation Area as 'Heritage at Risk', its condition being 'very bad' and 'deteriorating'. It is one of only 6.1% of England's Conservation Areas classified in the Heritage at Risk category, others in Mid Devon including Cullompton and Bow, which are also both classified as 'very bad'. A contributing factor, according to Historic England, has been the profile, performance and attractiveness of the town centre; it is considered that the emerging town centre masterplan could help to regeneration and manage the town centre assets more holistically and sympathetically.

6.51. The Bowl barrow Scheduled Monument, 260m north-west of Putson Cross, Tiverton, is also listed as significantly at risk and declining.

6.52. The Tiverton Civic Society report that other notable buildings at risk of deterioration include Exleigh House, Alexandra Lodge and Heathcoat Hall in West Exe. Furthermore there is some doubt over the future of the Grade I St. George's Church.



*Alexandra Lodge*

heritage can make its fullest possible contribution to society now and for many years to come.

6.54. The Town Council and Civic Society, working in conjunction with Historic England, the MDDC Conservation Team and local organisations, will agree lists of key local assets and unprotected buildings that are valued locally and which may be under threat and identify proposals and funding to rescue them.



6.53. Heritage assets can become 'at risk' for many reasons and it is important to identify which are currently under threat, or could be in the future, so that work can be undertaken to restore them and ensure that irreplaceable

**POLICY T8: LOCAL BUILDINGS AND STRUCTURES OF MERIT AND LOCAL HERITAGE ASSETS AT RISK**

- A. In addition to those already identified in Mid Devon District Council’s Register of Heritage Assets<sup>39</sup>, the Neighbourhood Plan identifies the following heritage assets for the purpose of implementing Policy S9 of the Mid Devon Local Plan (adopted July 2020):**
- The assets within Tiverton parish recorded in the Devon County Historic Environment Record<sup>40</sup>
  - The full length of The Leat
  - Angel Hill streetscape
  - Lowman Green streetscape
  - Beechwood - former Policy Station, 2 The Avenue Tiverton Devon EX16 4HS
- B. Any development proposals that would affect the character, setting or integrity of the identified local heritage assets should:**
- i. be accompanied by a description of its significance in sufficient detail to allow the potential impacts to be adequately assessed; and
  - ii. be sympathetic to the building or structure concerned and, where appropriate, propose its creative reuse and adaptation; and
  - iii. ensure that recording and interpretation is undertaken to document and understand the asset’s archaeological, architectural, artistic or historic significance; and
  - iv. take a landscape-led approach, considering how the safeguarding of existing, and introduction of new, planting (trees, hedgerows etc.) to support connectivity can maximise benefits for nature and people; and
  - v. otherwise respect the approach set in Policy S9 of the Mid Devon Local Plan (adopted July 2020).
- C. A pro-active stance will be taken to any heritage assets that may be at risk. This will include working with property owners to find a use that will enable them to be put back into optimum viable use. Particular care should be taken in the Conservation Area to ensure that alterations and new buildings contribute to the enhancement of the historic environment, in accordance with the guidance set out in the Tiverton Conservation Area Appraisal<sup>41</sup>.**

Conformity Reference: NP Objective: 4; Mid Devon Local Plan (adopted 2020): S1, S9, S10, S14, TIV1-10; NPPF: 189, 190, 203

<sup>39</sup> Ibid.

<sup>40</sup> <https://www.devon.gov.uk/historicenvironment/the-devon-historic-environment-record/>

<sup>41</sup> <https://www.middevon.gov.uk/media/205786/tiverton-conservation-area-appraisal-text.pdf>

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## 7 NATURAL ENVIRONMENT



*Tiverton residents should feel confident that their favourite green spaces within Tiverton are preserved and development is limited to within the settlement boundary to preserve important views. Residents embrace the diversification of agriculture to encourage local food resilience and natural biodiversity.*

- 7.1. The town of Tiverton stands at the confluence of the rivers Exe and Lowman. The area around Tiverton has a multitude of natural assets, including two Strategic Nature Areas. These areas are designated as 'coastal and floodplain grazing marsh' to the south and lowland heath and woodland to the north. Tiverton benefits from the Grand Western Canal which is a major regional walking and cycling route.



*River Exe*

- 7.2. The vast majority of Mid Devon is located within the catchment of the River Exe, which flows from north to south through the centre of the District. North of



*Buzzards Wood*

Tiverton, the steeply rolling landscape is dissected by the incised tributaries of the River Exe. The steep sides of these narrow valleys are covered extensively by woodland, predominantly oak but replaced by conifer plantations in some areas.

- 7.3. Several of the woodlands have been designated as County Wildlife Sites (CWS), which are sites of county importance for wildlife, designated on the basis of the habitat or the known presence of particular species. There are two Sites of Special Scientific Interest (SSSI) within Tiverton – Tidcombe Lane Fens and Bickleigh Wood Quarry. The Grand Western canal is a Local Nature Reserve.



*Knightshayes grounds*

- 7.4. The protected species groups particularly relevant are bats (especially the Greater Horseshoe bat), dormice, otters, badgers (although they have been subject to extensive culling in recent years), barn owls and some amphibians and reptiles.
- 7.5. Whilst this section of the plan focusses on the natural environment, the synergy between the natural and the historic environment is notable. For example the Grand Western canal is a Local Nature Reserve, but is primarily a human-made and managed feature, a heritage asset and a Conservation Area (designated for heritage value). Similarly the grounds of Knightshayes are a created and managed parkland and a nationally designated heritage asset. Conserving and enhancing the network of green and blue infrastructure will, therefore, have a positive impact on the historic environment and enjoyment of it.

### **Policy T9: Network of green and blue infrastructure**

- 7.6. The National Planning Policy Framework states that in order to minimise impacts on biodiversity and geodiversity, planning policies should:

*“Identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping-stones that connect them and areas identified by local partnerships for habitat restoration or creation.*

*Promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan”.*

- 7.7. The emerging Environment Act<sup>42</sup> also recognises the need to protect what it describes as “Nature Recovery Networks”, joined-up system of places important for wild plants and animals, on land and at sea. It is considered important, therefore, to seek to enhance the green infrastructure assets of the Neighbourhood area where possible. These are particularly important spaces for the local communities for recreational purposes and for visitors to the area, where the more residential areas and the village border the countryside, surrounding and defining each the town and individual settlements, threading through and



*Tidcombe Fen SSSI*

<sup>42</sup> <https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted>



providing separation between the various settlements both within and neighbouring the parish. They also provide critical spaces as wildlife refuges and stepping stones that prevent species becoming isolated.

- 7.8. To assist in the identification of this network, the Devon Biodiversity Record Centre was commissioned to produce a report<sup>43</sup> setting out the designated and non-designated sites in Tiverton, along with information about biodiversity. This collates information about statutory, non-statutory and other sites, all of which contribute to the green infrastructure network. Hedgerows and waterways often act as wildlife corridors and should be incorporated into this. Furthermore, the Tiverton Neighbourhood Design Codes for a Sustainable Town identifies key open spaces and corridors within the town itself. Finally, the sites designated as Local Green Spaces, some of which overlap with the spaces shown in the Design Codes guidance, form an important part of the green infrastructure. Figures 7.1 and 7.2 show the green infrastructure network within the parish.
- 7.9. The green infrastructure assets of the Neighbourhood area should be maximised and made accessible. Development proposals are encouraged to facilitate improved connectivity between wildlife areas and green spaces that are used by the community. The Defra biodiversity metric has been designed to determine and quantify existing biodiversity value, in terms of habitats, and the consequent measures required to ensure measurable net gain. Net gain involves a post development increase in biodiversity units of a minimum of 10%. Natural England considers this to be the most appropriate mechanism for determining current ecological value and delivering biodiversity net gain. Ecological assessment by suitably qualified people must utilise this metric on all habitats to determine net gain. Ecological reports must be consistent with the current biodiversity code of practise for planning and development’.
- 7.10. If significant harm resulting from a development cannot be avoided (for instance by locating to an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused. Planning permission should also be refused for any development resulting in the loss or deterioration of irreplaceable habitats such as veteran trees and trees of a high conservation value, unless the need for and benefits of the development in that location clearly outweigh the loss. In this instance, appropriate compensation will be considered.

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<sup>43</sup> Insert link to report.

7.11. Tidcombe Lane Fen SSSI, in particular, abuts and is largely surrounded by an area which, due to its inclusion in the settlement boundary, has a presumption in favour of development. To better ensure the protection and conservation of this designated site, particular attention should be paid to any scheme which results in runoff into Tidcombe Lane Fens SSSI.

**Trees and ancient woodland**

7.12. The parish is home to a significant number of trees and woodland – including veteran trees and ancient woodland. As noted in the NPPF at paragraph 131, trees play a vital part in dealing with the effects of climate change and managing pollution. They provide shade, reduce flood risk, enable carbon capture, improve air quality and contribute to the purification of water. They also contribute to local character.



7.13. Ancient woodland and veteran trees are irreplaceable habitats, which have both heritage and cultural value. Natural England advises that development which would result in the loss of, or damage to, ancient woodland and ancient or notable trees will not be permitted except in wholly exceptional circumstances, as set out in paragraph 180 of the NPPF. They also advise that it is preferable to link up fragmented areas of woodland, which might be divided by development, with green bridges or tunnels. Also, to buffer ancient woodland and notable/veteran trees by leaving an appropriate zone of semi-natural habitat between the development and the woodland, providing wildlife corridors, and balancing new developments and residential areas with green infrastructure and allowing space for trees.

*Turkey Oak, Knightshayes*

**POLICY T9: GREEN AND BLUE INFRASTRUCTURE AND DELIVERING BIODIVERSITY NET GAIN**

- A. Development proposals should be designed from inception to create, conserve, enhance and manage green spaces and connective chains of green infrastructure, as identified on the Policies Maps. Proposals should include biodiversity net gain, which as a minimum meets national policy requirements. In particular proposals that seek to improve the connectivity between wildlife areas and green spaces, and where they accord with Policy S9 of the Mid Devon Local Plan, will be supported.**
- B. In accordance with national policy, proposals which would result in the loss of ancient woodland, aged trees, or veteran trees will be refused unless there are wholly exceptional reasons, and a suitable compensation strategy exists.**
- C. Proposals for development must be supported by a biodiversity appraisal, which must demonstrate how negative impacts would be minimised and biodiversity net gain achieved.**
- D. Particular regard should be given to development proposals near to Tidcombe Fen SSSI, to ensure that all drainage proposals demonstrate that they will have no adverse impact on the SSSI.**

Conformity Reference: NP Objective: 5; Mid Devon Local Plan (adopted 2020): S1, S9, S10, S14, DM24; NPPF: 131, 174, 175, 179, 180

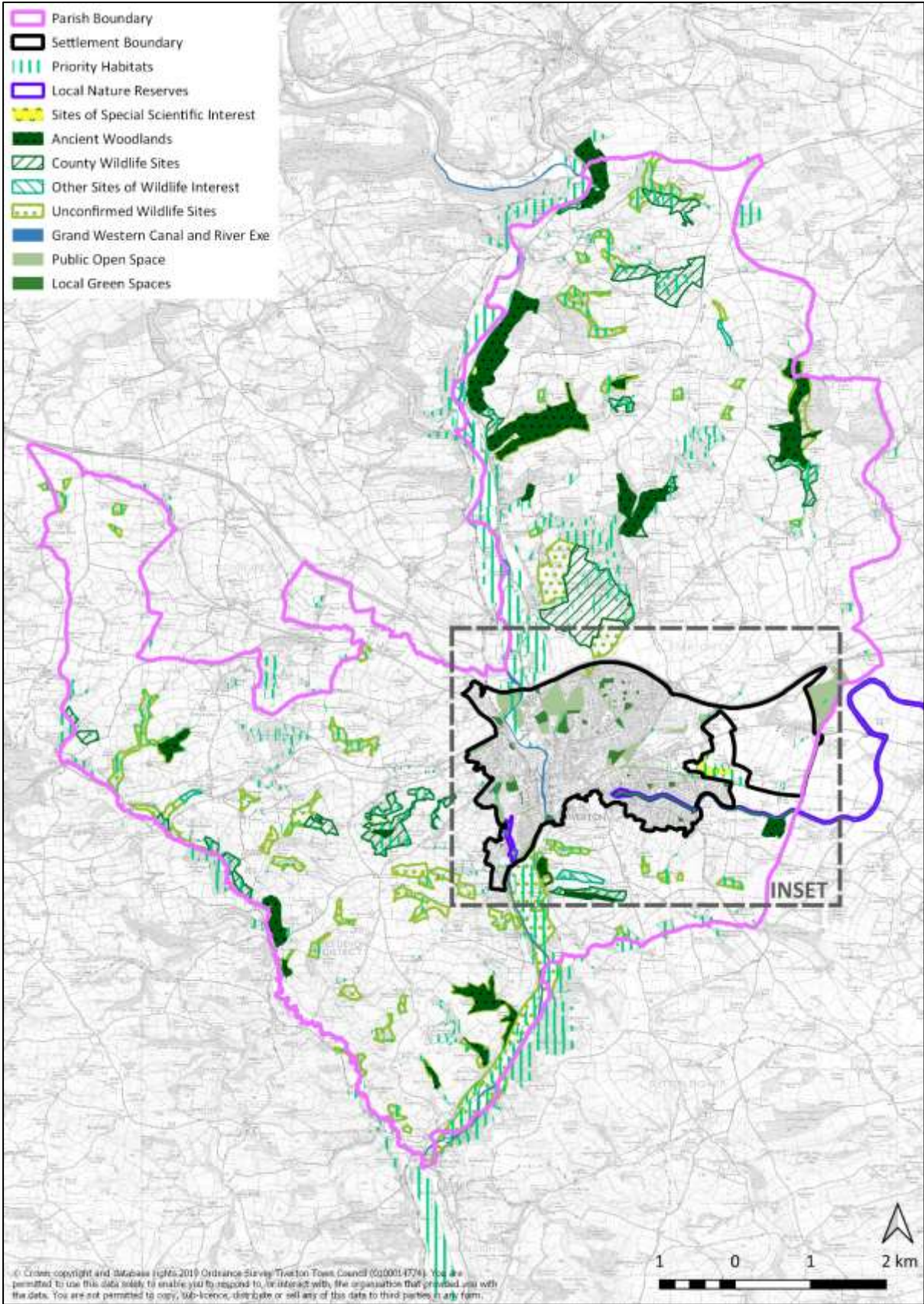


Figure 7.2: Green and Blue Infrastructure Network (parish-wide)

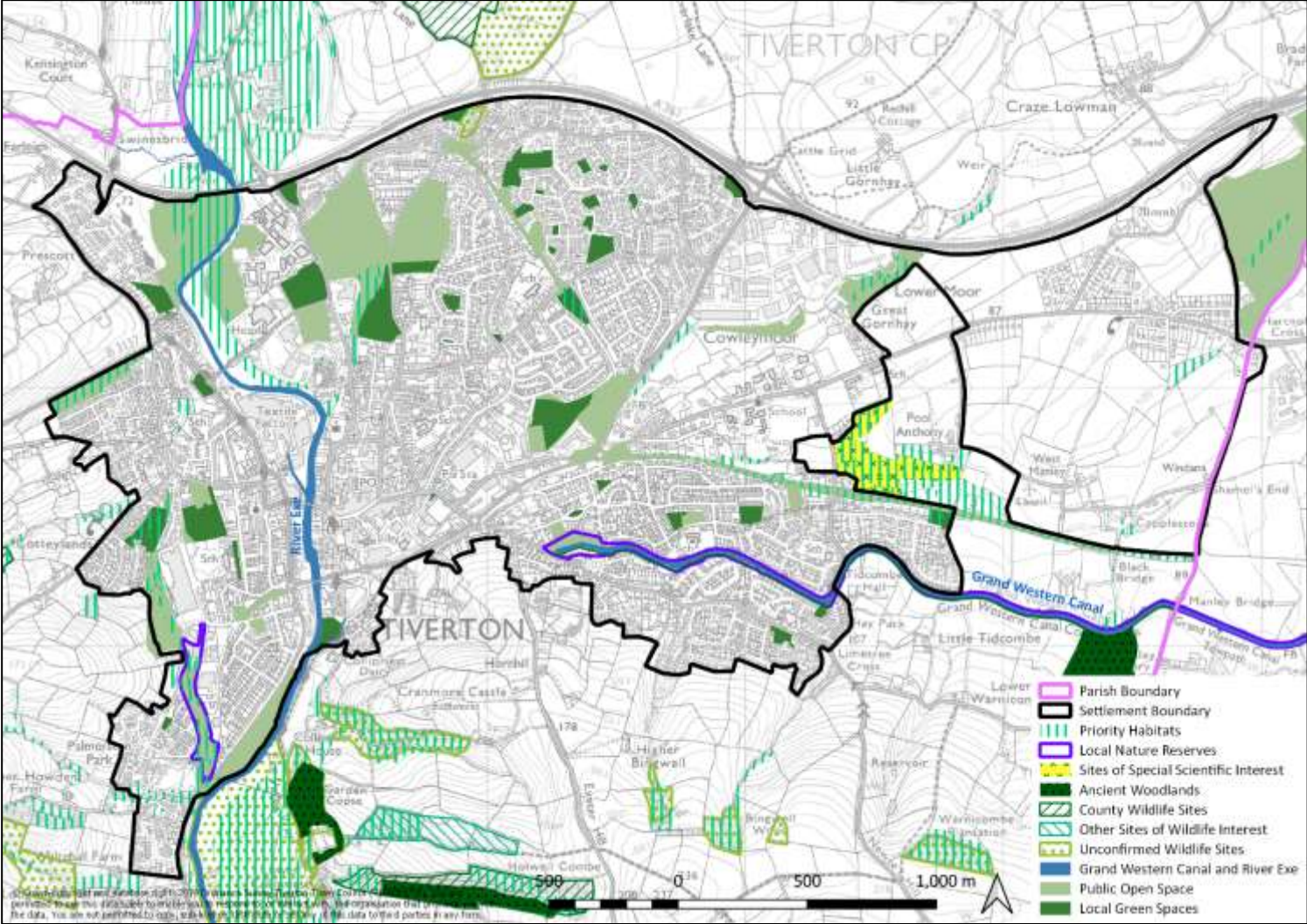


Figure 7.1: Green Infrastructure Network (inset)

## Policy T10: Local Green Spaces

7.14. Under the NPPF, Neighbourhood Plans can designate Local Green Spaces which are of particular importance to them. This will afford protection from development other than in very special circumstances. Paragraph 100 of the NPPF says that the Local Green Space designation should only be used where the green space is:



*People's Park*

- a. in reasonably close proximity to the community it serves;
- b. demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c. local in character and is not an extensive tract of land.

7.15. The following 30 areas are considered to fulfil all of the criteria of the NPPF:

Number	Site Name
1.	Green space in The Avenue
2.	Westexe Recreation Ground off Wellbrook Street
3.	Lowman Green, at the bottom of Gold Street
4.	Leat Street open space
5.	Beech Road Allotments
6.	People's Park
7.	Amory Park, inc. BMX track, off Siddals Gardens
8.	'Community' field on the confluence of the Exe and Lowman
9.	Tomswell allotments, near Rackenford Road
10.	Green space, off Rooks Way
11.	Pinnex allotments, off Park Road
12.	King Street Allotments
13.	Harrowby Allotments, Lewis Avenue
14.	Green Space to the opposite of 1-4 College View
15.	Green space at Atherton Way, Canal Hill
16.	Hay Park
17.	Cluster of green spaces within the Pinnex Moor Estate
18.	Cluster of green spaces within the Moorhayes Estate
19.	Palmerston Park estate community space
20.	Green space with play area at Roundhill, Cotteylands
21.	Adventure playground, Cowleymoor Road
22.	Rugby fields
23.	Playing field at Blackmore Road Wilcombe

Number	Site Name
24.	Grounds of Sunningmead Community Centre
25.	Green space at the end of Glebelands Road
26.	Narrow Lane & Howden Road green space
27.	Colley Stream green space
28.	John Street Allotments
29.	Elmore Allotments
30.	Ashley Rise Play Area

7.16. Figure 7.3 the Local Green Spaces. Detailed maps of each space are shown in Appendix D along with details about how each area fulfils the Local Green Space criteria is included in the supporting evidence base.

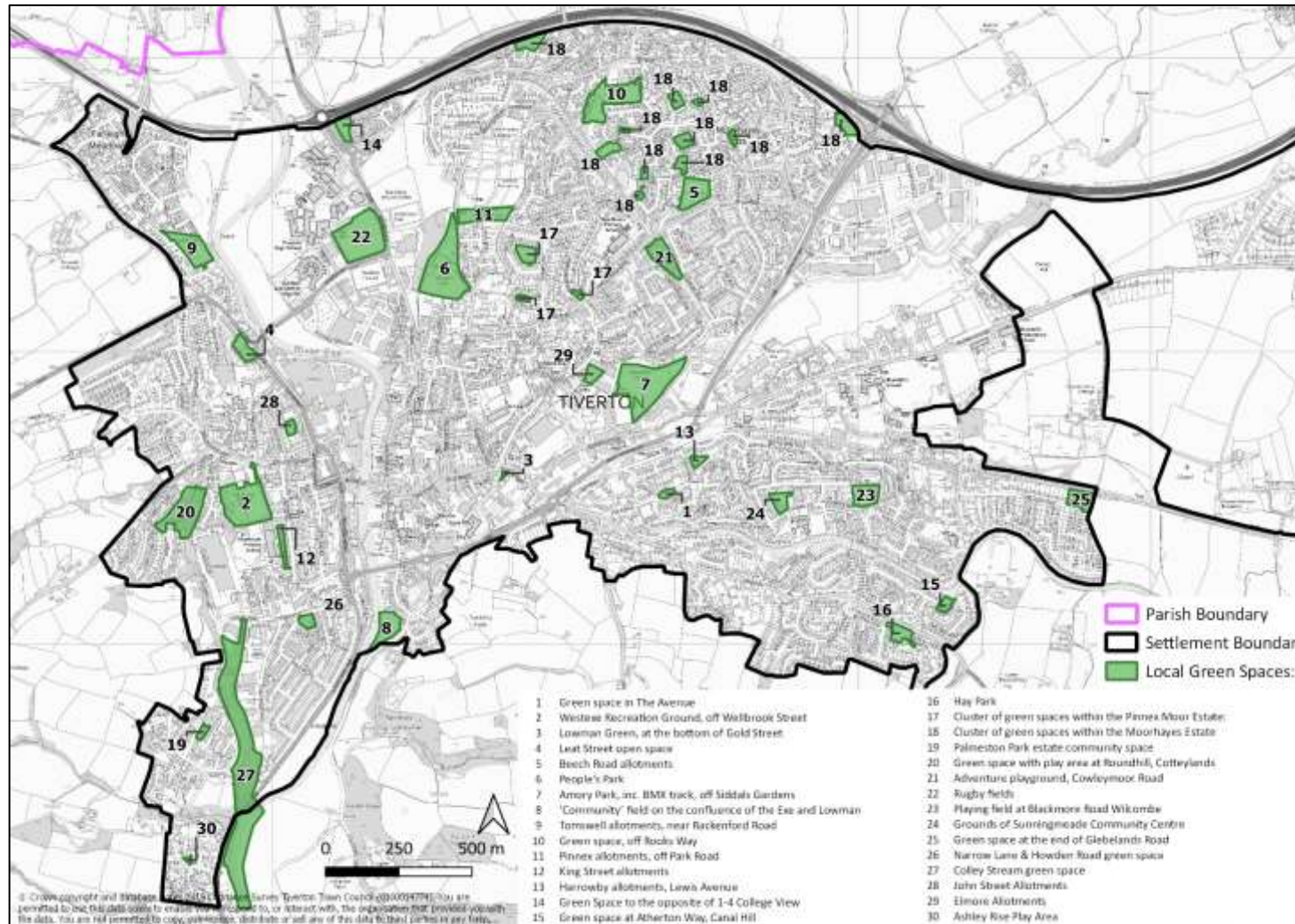


Figure 7.3: Local Green Spaces



## **POLICY T10: LOCAL GREEN SPACES**

The following sites are designated as Local Green Spaces as shown in Figure 7.3 and on the Policies Map:

1. Green space in The Avenue
2. Westexe Recreation Ground off Wellbrook Street
3. Lowman Green, at the bottom of Gold Street
4. Leat Street open space
5. Beech Road Allotments
6. People's Park
7. Amory Park, inc. BMX track, off Siddals Gardens
8. 'Community' field on the confluence of the Exe and Lowman
9. Tomswell allotments, near Rackenford Road
10. Green space, off Rooks Way
11. Pinnex allotments, off Park Road
12. King Street Allotments
13. Harrowby Allotments, Lewis Avenue
14. Green Space to the opposite of 1-4 College View
15. Green space at Atherton Way, Canal Hill
16. Hay Park
17. Cluster of green spaces within the Pinnex Moor Estate
18. Cluster of green spaces within the Moorhayes Estate
19. Palmerston Park estate community space
20. Green space with play area at Roundhill, Cotteylands
21. Adventure playground, Cowleymoor Road
22. Rugby fields
23. Playing field at Blackmore Road Wilcombe
24. Grounds of Sunningmead Community Centre
25. Green space at the end of Glebelands Road
26. Narrow Lane & Howden Road green space
27. Colley Stream green space
28. John Street Allotments
29. Elmore Allotments
30. Ashley Rise Play Area

**Inappropriate development will not be supported except in very special circumstances.**

Conformity Reference: NP Objective: 5; Mid Devon Local Plan (Adopted 2020): S1, S9, S10, S14, DM24; NPPF: 101, 102, 103 147-151

## **Policy T11: Locally significant views**

7.17. With a well-established population, views are important for tradition, memory and sense of place. They are equally important for visitors. Prominent views created by the natural topography are a defining characteristic of the area.

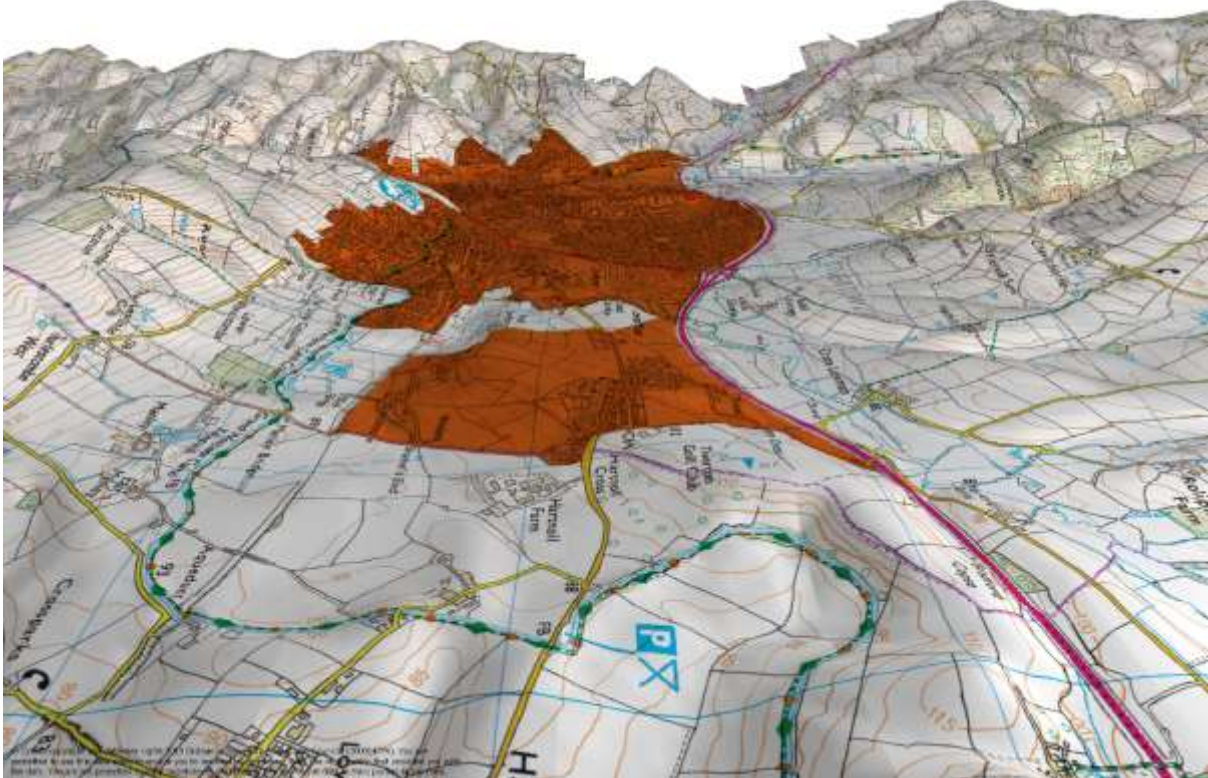
- 7.18. Tiverton town itself is sited within a natural dip in the landscape, as illustrated in Figure 7.4, and the 'green horizon' visible from locations throughout the settlement is a special feature that the local community are keen to preserve.
- 7.19. The Mid Devon Landscape Character Assessment<sup>44</sup> describes the defining features of the landscapes within and surrounding Tiverton; views include towards the Exe Valley, lower rolling farmland and woodland. There are also important panoramas into and across the Plan area from viewpoints outside it. Within the more urban part of Tiverton town itself, local glimpses over and between buildings to the countryside beyond are important, especially for less mobile residents. Development should take advantage of and complement existing buildings, landscape and topography and should preserve views and sight-lines to and from current built-up areas.

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<sup>44</sup> <https://www.middevon.gov.uk/media/103735/introduction.pdf>

**View to Tiverton from the East**  
(Terrain height multiplied by 5)

Parish Boundary  
Settlement Boundary



**View to Tiverton from the North**  
(Terrain height multiplied by 5)

Parish Boundary  
Settlement Boundary

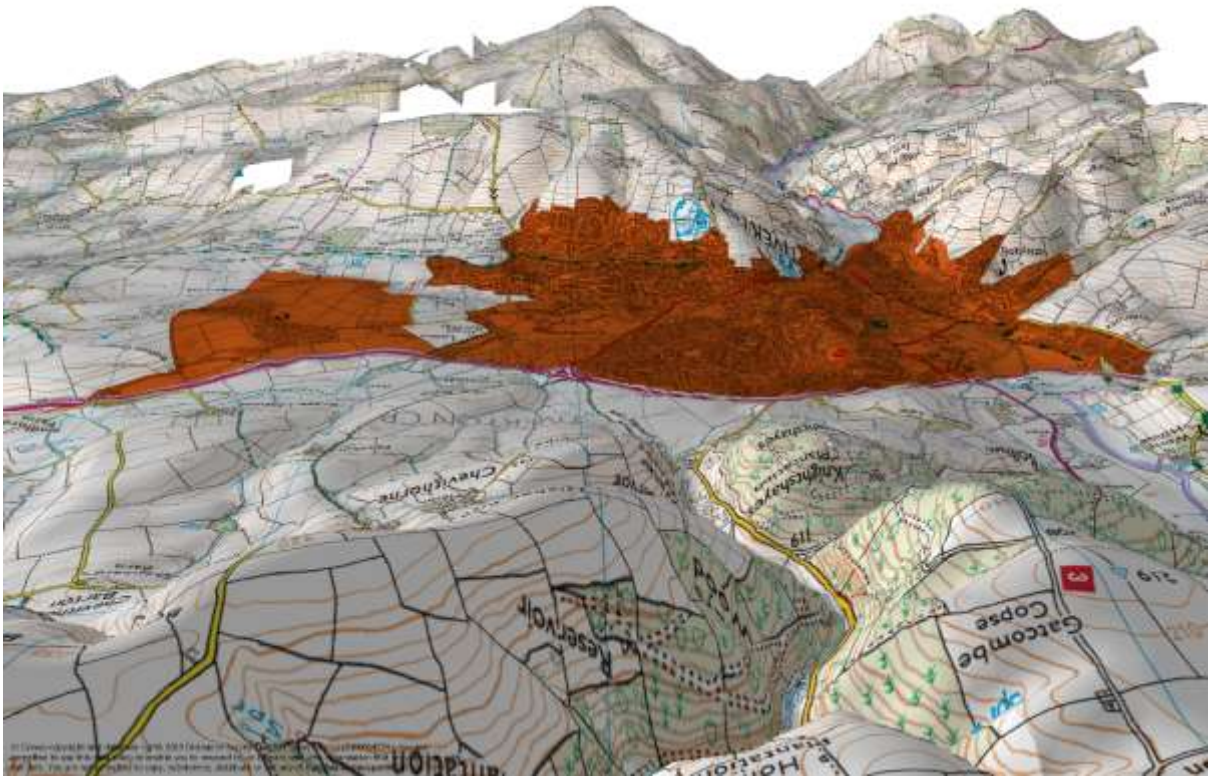




Figure 7.4: Maps showing the topography of Tiverton

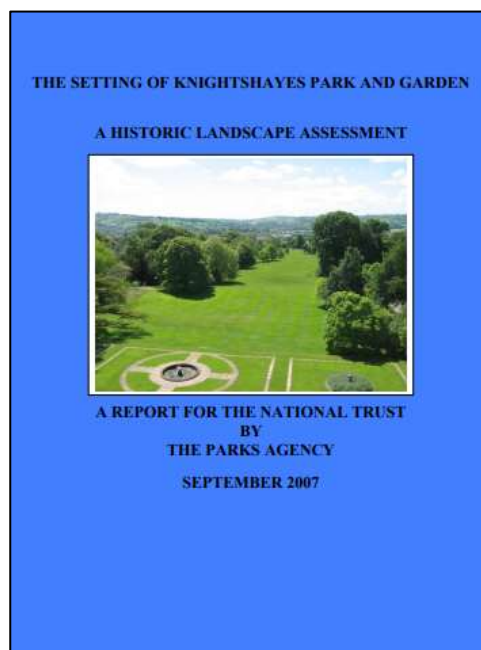
7.20. In addition to the 'green horizon' the Tiverton Neighbourhood Design Codes for a Sustainable Town identified a series of views within the town itself contribute to the character of the town. In addition, the following views were identified by the Steering Group, in consultation with the community, and are considered to hold particular local significance, with many contributing to the significance of a local heritage asset and enabling greater appreciation of those assets and the wider heritage and natural environment and are therefore worthy of protection. Full details of the views, including photographs and text explaining why they are special, are included in Appendix E. Down Barrington Street looking up to Cranmore Castle

1. Phoenix Lane looking up to Cranmore Castle
2. West along Great Western Way (over the New Bridge and up the hill beyond the roundabout)
3. North from the Old Bridge towards St Peter's Church
4. South from the Old Bridge towards the Weir
5. North from the College over the link road to the Weir
6. From the School crossing up to People's Park
7. Canal to Tidcombe Hall
8. Leat ford at Chettiscombe
9. Museum from Beck Square
10. Leat in Castle Street
11. Knightshayes Court terrace to Heathcoat factory
12. St Georges and the Town Hall from Rotary Way
13. Heathcoat factory and fields from Peoples Park
14. College and fields from top of steps beside the Youth Centre



15. In 2007, the National Trust commissioned a study of the key views in and out of Knightshayes Park and Garden. It is considered that the views contained within this study<sup>45</sup> should also be preserved.

16. Policy T11 requires that development proposals are designed in a way that safeguards the locally significant view or views concerned. It attempts to provide the flexibility required for the wide range of development proposals which will come forward within the Plan period. In most cases proposals will be of a minor nature and will have little or no effect on the identified views. In circumstances where the proposed development would be likely to have an



impact on any identified key view, the planning application concerned should be accompanied by a landscape and visual impact assessment that is proportionate to the scale of the development proposed. Any appropriate mitigation measures should be incorporated within the design of the development proposed and captured in the assessment

17. When considering planning applications against this policy, it is anticipated that where the proposed development would have an impact on any identified key view (i.e. the shaded area, to the extent of the parish boundary), the planning application concerned should be accompanied by a landscape and visual impact assessment that is proportionate to the scale of the development proposed. Any such development proposals will only be supported where appropriate mitigation measures are incorporated within their design.

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<sup>45</sup> [https://www.middevon.gov.uk/media/103572/knightshayes\\_setting\\_study\\_2007.pdf](https://www.middevon.gov.uk/media/103572/knightshayes_setting_study_2007.pdf)

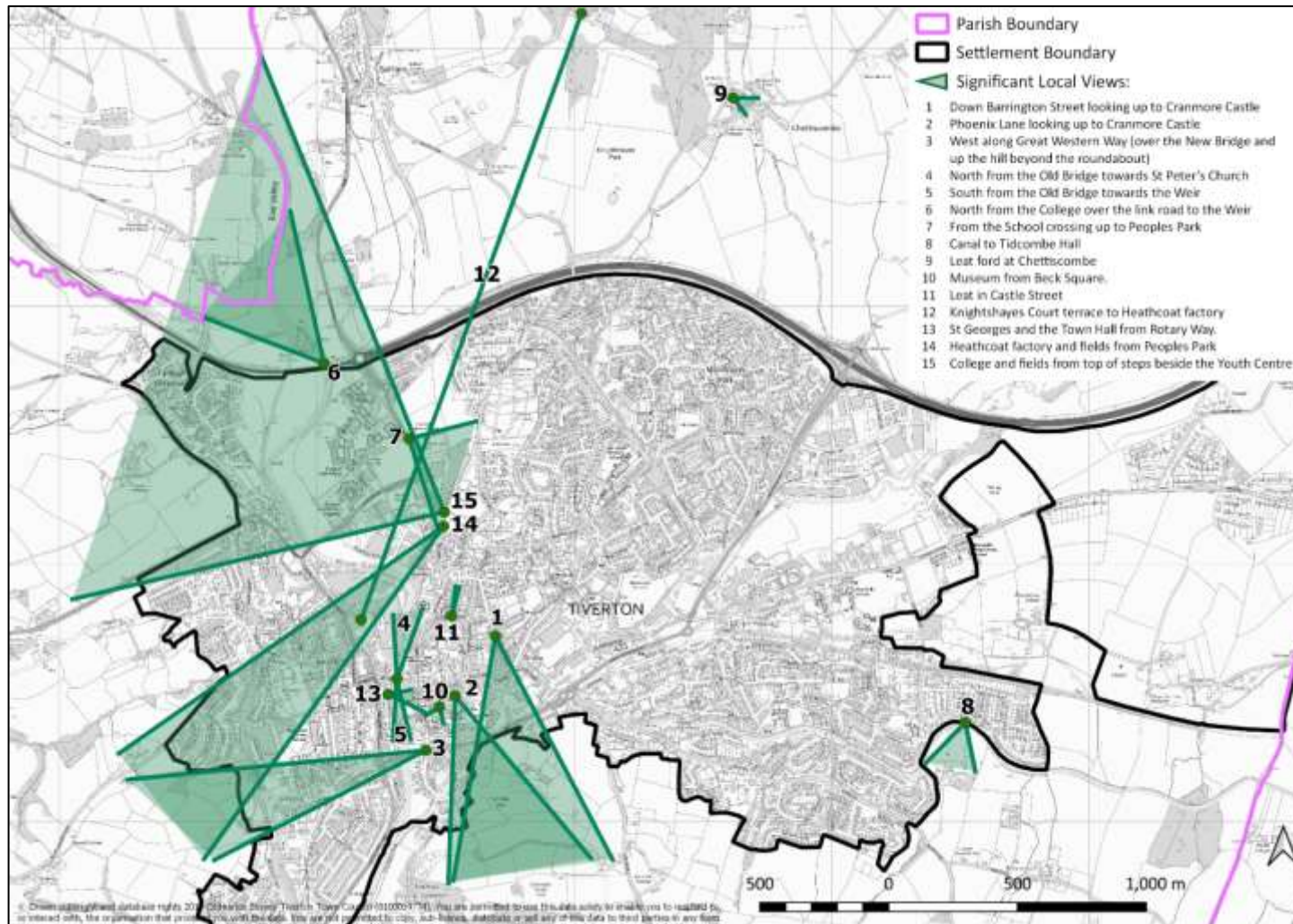


Figure 7.5: Map showing the views

### **POLICY T11: LOCALLY SIGNIFICANT VIEWS**

- A. The setting of the town of Tiverton contributes greatly to its character. Views of the ‘green horizon’ out of the town and the main approaches to the town play key roles in its setting. Proposals with significant harmful impacts on the setting of Tiverton will not be supported.**
- B. Development proposals are required to ensure that they do not have a significantly detrimental impact on:**
- i. the 15 locally significant views listed in Figure 7.5 and shown on the Policies Map; and**
  - ii. The views set out in The Setting of Knightshayes Park and Garden: A Historic Landscape Assessment.**
- C. As appropriate to their scale and nature development proposals within the shaded arcs of the various views as shown on Figure 7.5 should be designed in a way that safeguards the locally significant view or views concerned. Proposals for major development should be supported by a landscape/visual impact assessment which clearly demonstrates the potential impacts that such a proposal would have on significant views where relevant and how these impacts will be mitigated.**

Conformity Reference: NP Objective: 5; Mid Devon Local Plan (adopted 2020): S1, S9, S10, S14, TIV1-16, DM25; NPPF: 126, 127

### **Policy T12: Supporting sustainably friendly agriculture and opportunities for diversification**

7.21. Agriculture has played a significant role in shaping and defining the character of the parish and wider district. Livestock farming is the dominant land usage in Mid Devon, with 70% of holdings managed as grassland for dairying, lowland cattle, and sheep, with a further 10% under mixed usage.



*Exe Valley*

7.22. There are four main objectives relating to the agricultural sector in the parish: protecting high quality agricultural land; expanding residential conversions to support farm viability; supporting the viability of existing farms through diversification beyond purely farming; enabling and encouraging more sustainably friendly farming practices.



Protecting high quality agricultural land: The community of Tiverton considers that it is vital to protect the agricultural land of quality that there is in the parish. In the parish, a significant proportion of existing agricultural land is Grade 1 and Grade 2 with the remainder being largely Grade 3 as shown in Figures 7.6 and 7.7.

7.23. This is adequately supported by national planning policy; paragraph 174 (b) of the NPPF states: *“recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.”* Paragraph 175 goes on to say, *“Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality”*.

7.24. Conversion to residential, to support farming: Changes to Permitted Development (PD) Rights introduced in early April 2014 have transformed the landscape for anyone wishing to undertake a barn conversion in England. Further amendments took effect on 6 April 2018, including the allowance of up to five new homes to be created from existing agricultural buildings rather than the previous maximum of three. This concern is therefore considered to be addressed.

7.25. The diversification of individual farms: Diversification, to provide related and other activities, can be an important element in improving their viability and achieving a wider rural economic base. Most development concerning agriculture does not require planning permission as it is 'Permitted Development', where the principle of the development is already accepted. Some instances, for instance the construction of new barns or creation of new tracks, are subject to a Permitted Development 'Prior Notification' process. Agricultural development on the smallest holdings (under 5ha) usually requires planning permission. The Neighbourhood Plan supports agricultural development, whatever approval route is required, provided there is no significant harmful impact on the local environment, neighbouring uses and the local road network.

7.26. This Neighbourhood Plan also supports agricultural diversification where it can enable additional incomes from the farm – this includes, but is not limited to, the making and selling of non-agricultural products, adding value to food, working in energy markets such as wood fuel, and the provision of visitor facilities, and may require additional buildings or facilities. Such activities will be supported provided that there is no significant harmful impact on the local environment, neighbouring uses and the local road network. Agricultural diversification is intended to provide additional support for farm businesses and not to replace them. Proposals for agricultural diversification can therefore only be made for established agricultural units, still in use as such, and may accordingly be tied to the holding by condition or s106 agreement if necessary.

7.27. Promoting sustainable farming practices: On average 10% of current UK greenhouse gas emissions are associated with agricultural food production<sup>46</sup>, and those from land use changes and land management practices. To achieve net zero carbon our use of land in the UK should be shifting away from predominately livestock farming to a more mixed land use pattern providing food, energy resources and carbon capture. The Covid-19 pandemic highlighted the fragility of our food supplies and has demonstrated the importance of creating a more resilient local food economy. In addition, supporting locally produced food will reduce food miles, while potentially improving animal welfare and environmental protections. An associated Aim to this policy is therefore to encourage sustainable farming practices that encourage nature-friendly and organic farming and land management.

**POLICY T12: SUPPORTING LOCAL AGRICULTURE AND OPPORTUNITIES FOR DIVERSIFICATION**

**The development and diversification of agricultural and other land-based rural businesses will be supported, subject to taking into account local character, residential amenity and highway safety. Development should, where viable and deliverable, incorporate renewable and low carbon technologies.**

Conformity Reference: NP Objective: 5, 9; Mid Devon Local Plan (adopted 2020): S1, S2, S3, S9, S10, S14, TIV1-16, DM18; NPPF: 84, 174

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<sup>46</sup> <https://www.epa.gov/ghgemissions/sources-greenhouse-gas-emissions>

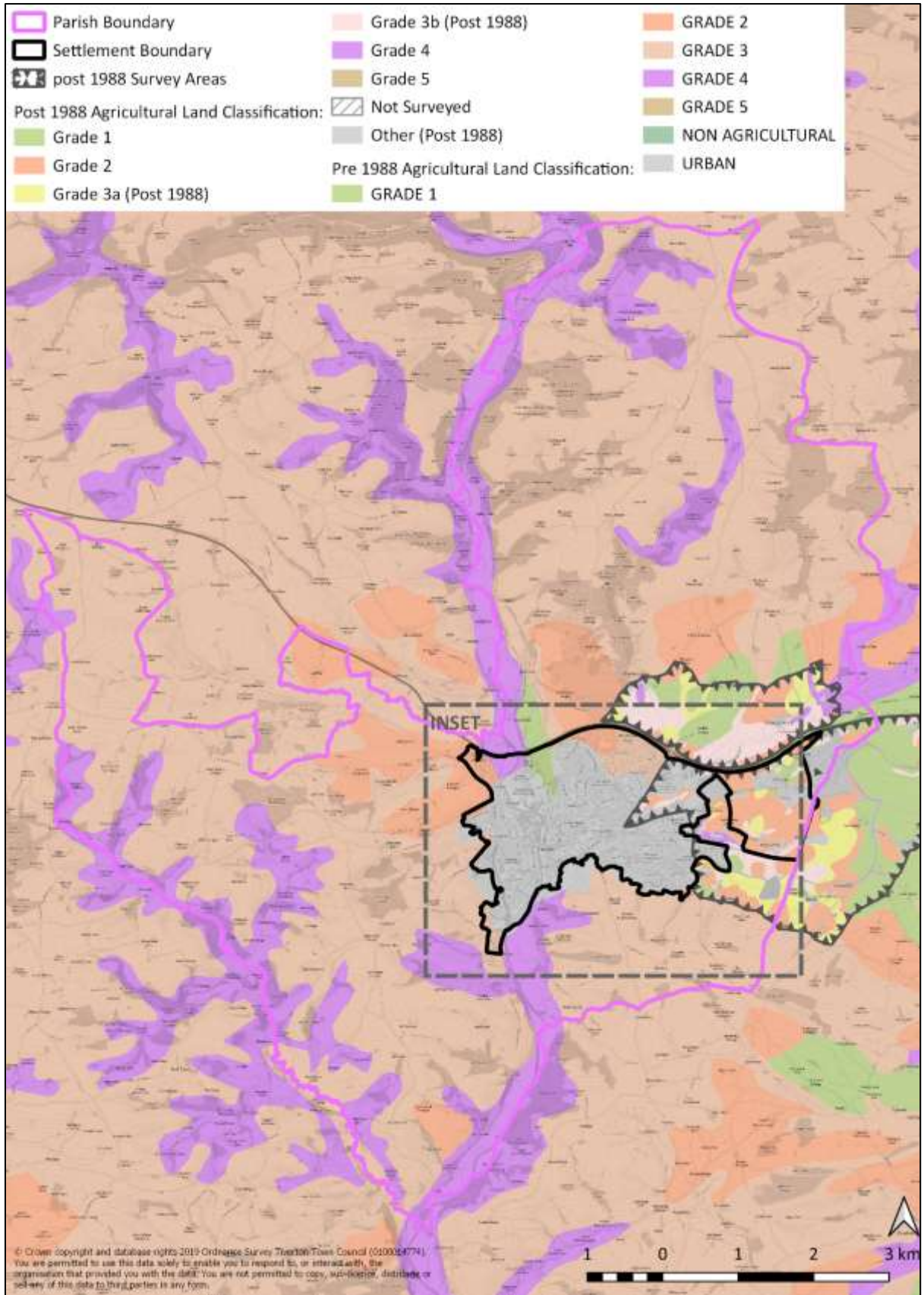


Figure 7.6: Agricultural land classifications map for Tiverton

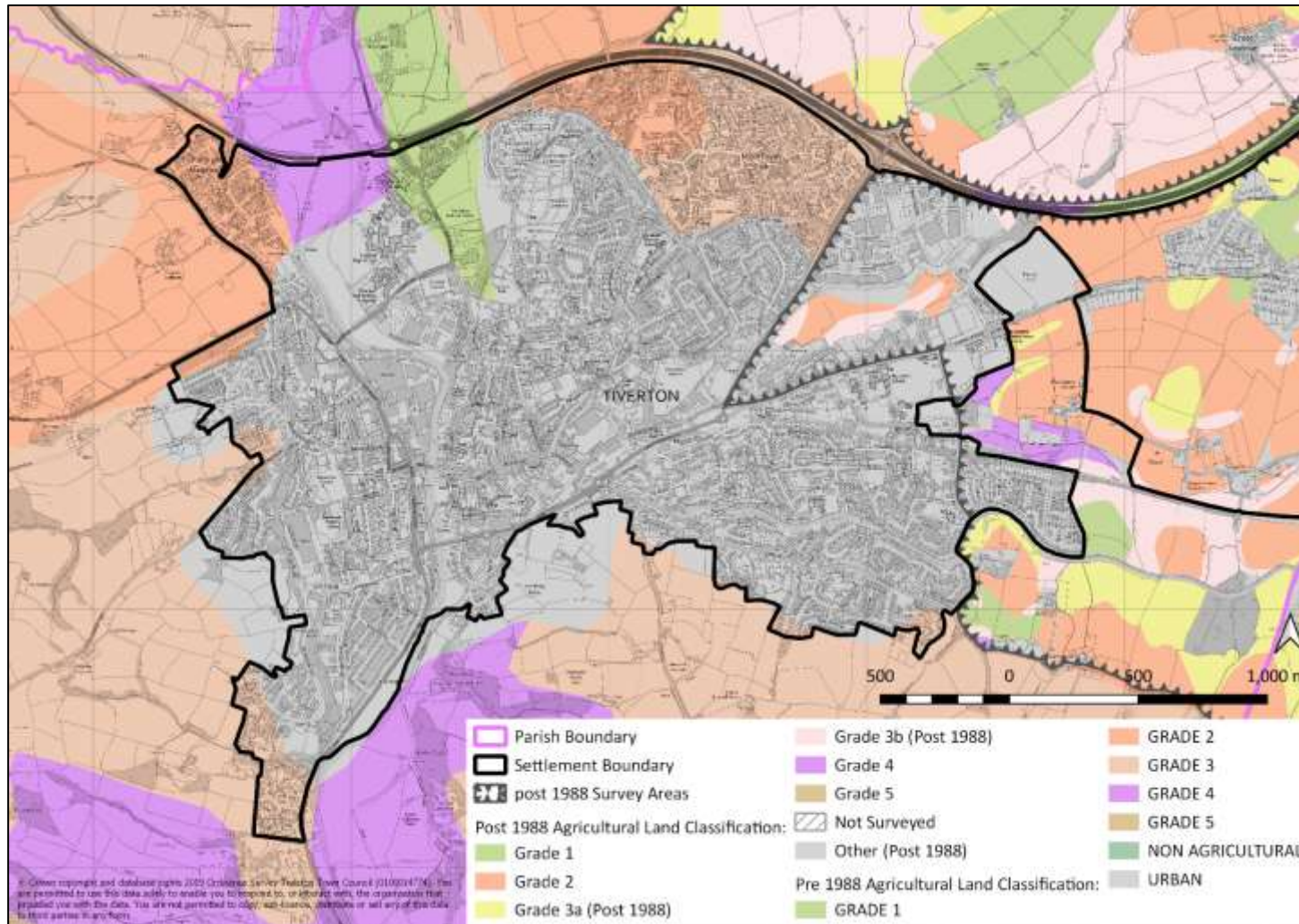


Figure 7.7: Agricultural land classifications map for Tiverton (inset)

### **Non-Policy Action 2: A thriving, healthy countryside**

Our vision is for a thriving, healthy countryside – reinforcing its natural and historic features - that delivers multiple benefits for wildlife and people. As well as products such as food and timber, we need the natural environment to provide services like clean water and healthy soils, and the benefits to our wellbeing that contact with abundant and diverse nature brings. In turn, these services play a key role in supporting a prosperous rural economy. We will:

- i. Encourage diversification of farming away from the dominance of intensive livestock production and crops for livestock and energy production towards timber production, horticulture and crops for human consumption.
- ii. Reduce the reliance on intensive livestock production that threaten biosecurity
- iii. Reduce the dependence on artificial pesticides and fertilisers that threaten biodiversity
- iv. Encourage and reward nature-friendly organic land management practices that improve soil quality and wildlife habitats, such as hedgerows and rewilding.
- v. Prioritise smallholdings / smaller agricultural holdings that have a lower carbon footprint over large industrial agricultural holdings that have a high reliance on fossil fuels that put profit before the environment.
- vi. Champion local food production and provide incentives to increase local employment opportunities in this sector.

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## 8 COMMUNITY FACILITIES



*It is vital that a full range of facilities are available for use by the community.*

8.1. With the levels of growth expected over the period of the Plan, it is particularly important that development is supported by appropriate provision of community facilities. This will ensure that those living in and moving to the parish are adequately served with a range of good quality activities.



8.2. Most community facilities are located within Tiverton town itself (Figures 8.1 and 8.2). In addition, the Eastern Urban Extension masterplan incorporates a series of community facilities that will serve the incoming community whilst also being accessible to those already living in the parish. This includes: a shared space and village green at the proposed new neighbourhood centre, a new school, sports pitches, play areas, allotments and green space. There is also provision for a new community building.

*Tiverton Community Arts Theatre*

8.3. Local engagement identified the following priorities when considering provision across the wider town and parish:

- Ensure ease of access to facilities – by ensuring that facilities are locally located and that they are accessible, particularly by public transport and foot/bicycle.
- The need for good quality design and for community buildings to have a ‘civic presence’ and a sense of place.
- Provision of a greater range of activities for teenagers.
- Supporting the ongoing provision of a local cinema.
- Maximising the use of community buildings.
- Provision of allotment space.



*Centre-Space community*

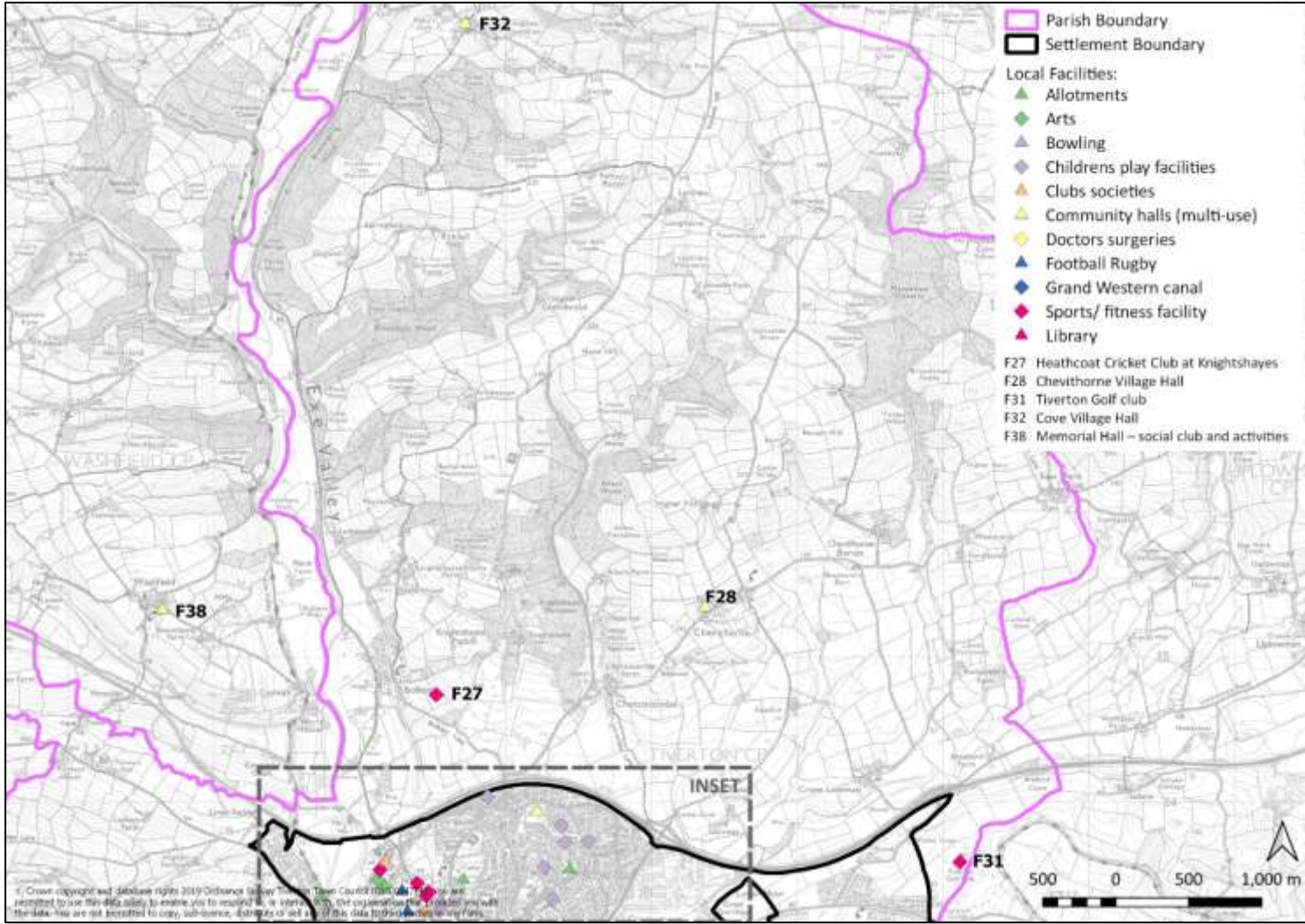


Figure 8.1: Local facilities in the parish



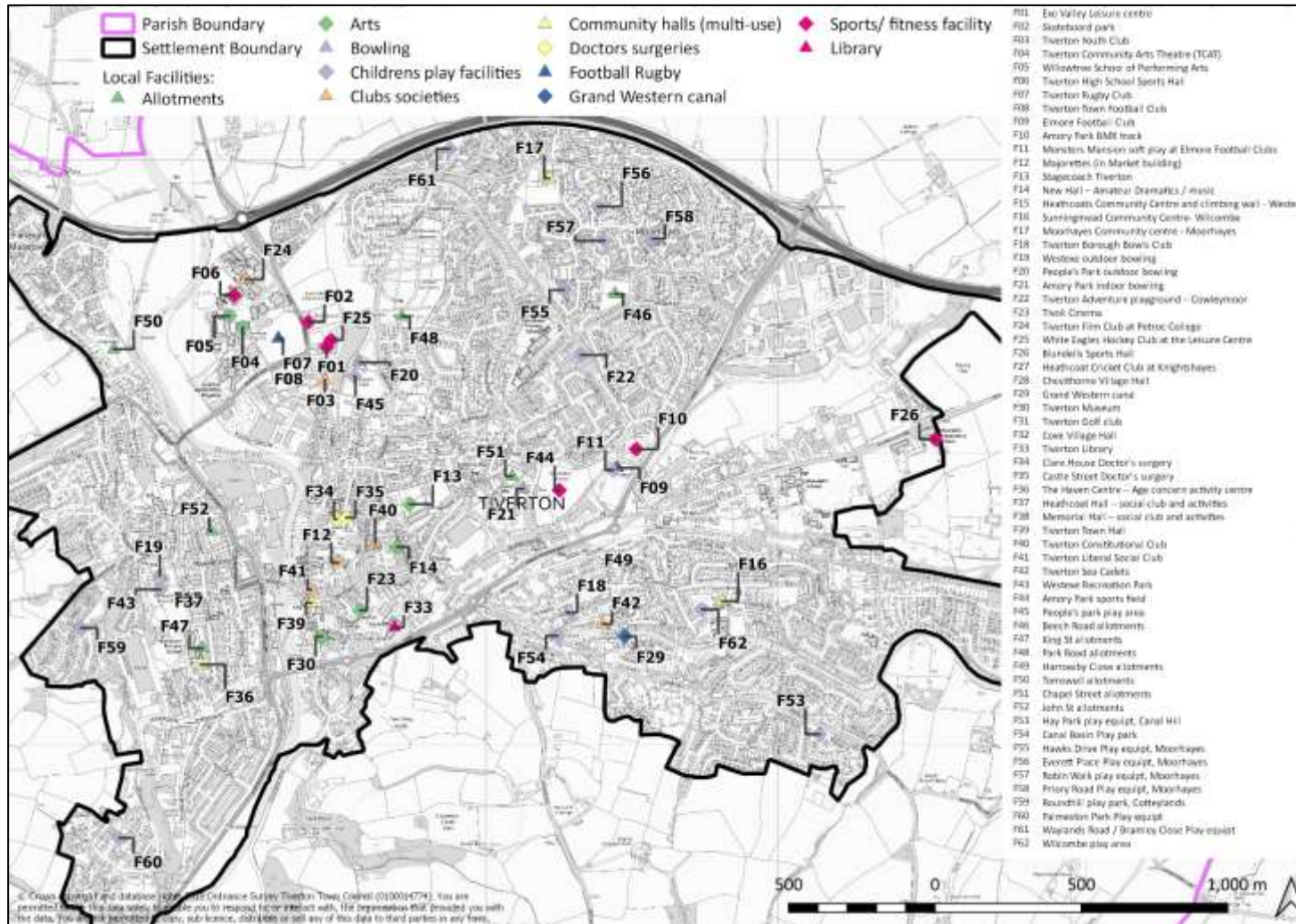


Figure 8.2: Local facilities (inset)

### Policy T13: Sports and leisure provision

8.4. Tiverton is currently well served for leisure and recreation facilities, as shown in Figures 8.1 and 8.2. There is a proposal to relocate Tiverton High School from its current site to the west of Bolham Road to a new site east of Bolham Road, increasing its maximum capacity from 1,400 to 1,800 pupil places. The new site is proposed to include a building for the Tiverton Community Arts Theatre within the new school complex and may lead to new community sports facilities being made available on the land of the current campus. This would happen once the school buildings move to their new site and the current land would once again be empty, as per the existing outline planning permission in place. This would mean an opportunity for local sports groups to work with the high school to ensure the most is made of what would be a huge opportunity to increase sports facilities in Tiverton.



*Westexe Recreation Ground*

8.5. As the population grows and demographics evolve, it will be important to ensure that there continues to be sufficient provision of sports and leisure opportunities. Mid Devon District Council (MDDC) sets out in its Open Space and Play Area Strategy<sup>47</sup> the minimum facilities – both quantity and quality – that communities should have access to. The Area Profile for Tiverton<sup>48</sup>, which forms an Appendix of the Strategy highlights two priorities for Tiverton:

- To provide additional football pitches; and to improve the pitches at Amory Park and

8.6. To secure funding to replace the play equipment at Wilcombe Playing Field and Westexe Recreation Ground. The Neighbourhood Plan supports these priorities. In addition, feedback from the local consultation revealed a concern about a lack of provision, in particular for teenagers. Whilst there is a BMX track at Amory Park that is to a standard to stage national events and an inline skate facility at

<sup>47</sup> <https://www.middevon.gov.uk/media/103543/open-space-and-play-area-strategy-2014-part-1.pdf>

<sup>48</sup>

[https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&ved=2ahUKEwi8zamaH5V5QEEAHUKuBL8QFjAAegQIBBAC&url=https%3A%2F%2Fwww.middevon.gov.uk%2Fmedia%2F103559%2Ftiverton\\_.doc&usg=AOvVaw2aQVMB03ii7OQKGTkjkvXc](https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&ved=2ahUKEwi8zamaH5V5QEEAHUKuBL8QFjAAegQIBBAC&url=https%3A%2F%2Fwww.middevon.gov.uk%2Fmedia%2F103559%2Ftiverton_.doc&usg=AOvVaw2aQVMB03ii7OQKGTkjkvXc)

Bolham Road, feedback from teenagers in the parish suggested a desire to see the following:

- More safe cycle paths; and
- Sheltered spaces to meet up with friends

8.7. For younger children, comments have been received about:

- the lack of a playground near to the golf club in Tiverton;
- The need for a higher quality, accessible path to access play equipment in the People's Park; and
- Additional 'free' play opportunities, in addition to the popular Adventure Playground; and
- The addition of play equipment at some of the green spaces within the residential areas.

8.8. Proposals that would deliver

**POLICY T13: PROVISION OF LEISURE AND RECREATION FACILITIES**

**A. To provide for the increased need for leisure and recreational provision to support the growing population of Tiverton, development proposals that deliver the following shall be strongly supported:**

- i. The development of sports facilities at the former Tiverton High School site.**
- ii. The provision of additional football pitches (to include 4G all-weather or higher specification) and to improve the pitches at Amory Park.**
- iii. The replacement of the play equipment at Wilcombe Playing Field and Westexe Recreation Ground and introduction of equipment within Local Green Spaces.**
- iv. The provision of additional and improved youth facilities, including sheltered youth spaces.**
- v. The provision of additional play areas to serve the needs of children of all ages, in line with the MDDC's Quantity and Access Standards<sup>49</sup>. Where possible, this should incorporate areas for 'natural play'<sup>50</sup>. **New residential development should demonstrate how it has actively provided for natural play through the design of public green spaces.****

Conformity Reference: NP Objective: 6; Mid Devon Local Plan (adopted 2020): S1, S5, S10, S14, TIV1-16, DM22; NPPF: 92, 93, 98, 99

<sup>49</sup> [Mid-Devon Report Final MDDC](#)

<sup>50</sup> Play provision within natural environments as opposed to man-made.

## Policy T14: Protecting cultural and community venues

- 8.9. Tiverton has one dedicated cinema, the Tivoli, which is greatly valued by the community. A study into the value of



*The Tivoli*

cinemas to small towns was commissioned in 2003 by the British Film Institute and the UK Film Council<sup>51</sup>. It revealed that such venues foster a sense of place and provide a focus for the local community, whilst enhancing local cultural life through the provision of mainstream and/or specialised film. The cinema plays an important social inclusion role, reaching out to otherwise under-served elements of the local population. Cinemas also contribute to the vitality and vibrancy of town centres,

encouraging the evening economy and increasing footfall. This often has a positive impact on safety and security. Finally, cinemas contribute to the local economy through audience and visitor spend, the use of local suppliers, and their (albeit limited) impact on the local labour market.

- 8.10. Protecting the provision of a cinema, ideally in its current location, is therefore important. An associated action, included in Section 11 of this Plan is to identify potential Assets of Community Value, of which the cinema is one.

### New community centre within the Eastern Urban Extension

- 8.11. The Masterplan for the Eastern Urban Extension includes the provision of a new Community Centre. Whilst this would primarily serve residents in the new community, there is a desire among the current residents to play an active role in determining how that building is used, and this is included as an Action in Section 11.

### Community Shops

- 8.12. The Devon Carbon Plan stresses the benefits of localising services and technology – including local shops - to reduce the need to travel<sup>52</sup>. The policy supports this.

<sup>51</sup> [https://www.filmhubscotland.com/media/36416/research\\_local\\_cinema\\_project.pdf](https://www.filmhubscotland.com/media/36416/research_local_cinema_project.pdf)

<sup>52</sup> Devon Carbon Plan: Para 10.4.2 T2, and Para 10.4.3

**POLICY T14: CULTURAL AND COMMUNITY VENUES**

**A. Proposals for a change of use that would result in the loss of cultural and community facilities will only be supported if alternative and equivalent facilities are provided or where there is evidence to prove that the facility is no longer required or that it is no longer viable. Such re-provision will be required to demonstrate that the replacement facility is:**

- i. at least of an equivalent scale to the existing facility; and**
- ii. is in a generally accessible location to the community of the Neighbourhood Plan area; and**
- iii. is, where possible, made available before the closure of the existing facility; and**
- iv. is of a quality fit for modern use.**

**B. Proposals for new/improved community facilities – including shops selling essential items (Use Class F2a) - will be encouraged subject to the following criteria:**

- i. the proposal would not have significant harmful impacts on the amenities of surrounding residents and the local environment; and**
- ii. the proposal would not have significant adverse impacts upon the local road network.**

Conformity Reference: NP Objective: 6; Mid Devon Local Plan (adopted 2020): S1, S8, S10, S14, DM23; NPPF: 91, 92

**Policy T15: Allotments and community growing spaces**

8.13. Many people wish to grow their own food, which has many benefits, including providing exercise, social contact, reducing food miles and helping to mitigate climate change. In the neighbourhood area there are six allotment sites owned by the Town Council, all of which are located in the town itself. These are described in Figure 8.3.

<b>Allotment site</b>	<b>Number of plots</b>
Beech Road	50
Elmore	16
Harrowby Close	17
King Street	18
Pinnex	44
Tomswell	67
<b>Total</b>	<b>212</b>

*Figure 8.3: Allotment spaces in Tiverton parish*

8.14. It should be noted that many of the individual 212 plots are further subdivided to service demand, which means that in fact there are in excess of 400 plot holders in the parish.

- 8.15. Allotments are an important source of space for growing – increasing self-sufficiency, thereby reducing reliance on importing food and the associated higher energy costs of doing so – but they are often not in the most convenient location for all users and plots are often too large for users' needs. Indeed, during 2019, 39 allotment spaces in Tiverton were abandoned by owners who were unable to manage them.
- 8.16. An alternative solution is community growing spaces which can be designed into new developments, meaning they are closer to residents' homes and involve collective growing by residents that helps to ensure that what is grown is of the right quantity for those residents.



*Examples of community growing spaces integrated into denser development*

- 8.17. The Mid Devon District Council (MDDC) Local Plan Review sets out the quantity and access standard for allotments within Tiverton Parish: 6 sqm per dwelling located no more than 300 metres or 6-7 minutes' walk time away. The Mid Devon Open Space and Play Area Strategy section on Tiverton reveals that the town has an undersupply of allotment space. In November 2019, the number of vacant plots stood at just six. The Eastern Urban Extension Masterplan makes allowance for 2 hectares of allotment space, which is the equivalent of approximately 5 acres<sup>53</sup>. One acre of land could provide for between 10 to 15 allotment plots, depending on how much space is given over to new paths. This equates to approximately 50 to 75 additional plots being incorporated into the new garden settlement. In addition, the proposal seeks to bring back in to being a number of community orchards, which would also provide space for community growing. Clearly, however the new space will largely serve the new community.
- 8.18. Policy T14 of the Neighbourhood plan encourages the safeguarding of existing allotment space and the provision of new allotments and community growing spaces.

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<sup>53</sup> According to the Adopted Masterplan SPD [https://www.middevon.gov.uk/media/346497/11742-teue\\_masterplan-supplementary-planning-document-rev-q\\_lr.pdf](https://www.middevon.gov.uk/media/346497/11742-teue_masterplan-supplementary-planning-document-rev-q_lr.pdf)

**POLICY T15: ALLOTMENTS AND COMMUNITY GROWING SPACES**

- A. Proposals that would result in the loss of all or part of existing allotment spaces will not be supported unless alternative and equivalent allotment space is provided.**
- B. Alternative allotment provision proposed as part of such proposals will be required to meet the following criteria:**
- i. the scale of the alternative site must be of at least an equivalent scale to the existing allotment provision; and**
  - ii. the quality of the alternative site must be of at least an equivalent standard in terms of layout and soil character to the existing allotment provision; and**
  - iii. the location of the alternative provision must be generally accessible by pedestrians and cyclists and within or adjacent to the defined settlement area, as shown on the Policies Map.**
- C. The provision of allotment facilities and/or community growing spaces of a size appropriate to developments, particularly where these can be used to create attractive, and safe, screening for, for example, car parking areas or main roads, will be encouraged.**

Conformity Reference: NP Objective: 5, 6; Mid Devon Local Plan (adopted 2020): S1, S10, S14, TIV1-16; NPPF: 92, 93

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## 9 TRANSPORT AND MOVEMENT



*Residents and visitors to Tiverton are encouraged to undertake shorter journeys by foot and bicycle, and the Plan promotes new and improved routes to enable this. Public transport is an important part of urban and rural life and buses and should be supported, including a move towards electric vehicles.*



*Exe Valley Way*

9.1. Tiverton is located in the centre of the district, bounded by the A361 to the north and within easy reach of the M5 just beyond the neighbourhood plan boundary to the east. Beyond the town itself, the parish is very rural and lanes are narrow and winding. The nearest railway station serving the area is at Tiverton Parkway.

9.2. With the growth in the population that will occur across the area in the coming years, movement by all modes will continue to be a challenge. The key types of movement can be classed as 'local' and 'strategic':

- 'Local' movement is principally within the area, to key locations such as the schools, community facilities, the town centre and local health services. It also includes people accessing community infrastructure and leisure activities – even as simple as dog walking; and
- 'Strategic' movement is principally to or from areas outside the area, for instance out-commuting and through traffic to nearby towns or to access the strategic road network.

9.3. The bulk of strategic movement, and proposals to address this, are outside of the remit of a Neighbourhood Plan. Local movement however is certainly an issue that the Neighbourhood Plan can address, in terms of promoting more sustainable forms of transport, including walking, cycling and public transport provision.

### **Policy T16: Encouraging safe and sustainable movement**

9.4. With the population of Tiverton set to grow through the allocation of a number of significant housing sites around the edge of the town, traffic and movement around and through the area could be an even greater issue for residents and

visitors alike than at present. In particular, the speed and volume of traffic is of concern. This policy seeks to encourage non-car modes of transport to access facilities within the parish by identifying Key Active Movement Routes and identifying where new paths can be created or existing ones enhanced.

- 9.5. Feedback from the community during the Neighbourhood Plan process identified a high level of concern about the extra traffic that will be generated by the new housing developments using roads that are already considered by people to be congested at busy times of the day.



*Merchants' Trail*

- 9.6. Whilst the Neighbourhood Plan cannot prevent people from using their cars, improvements to existing movement routes in the neighbourhood area will encourage short, local journeys to be made on foot or by bicycle. Not only will this alleviate congestion and associated air pollution (particularly outside the schools and at the main junctions) but will provide regular healthy exercise. Tiverton is fortunate in this respect in that a number of well-cared for paths exist already, including some strategic foot and cycle routes, both within the town, for instance the Merchants' Trail, and accessing the wider countryside, such as the Exe Valley Way.
- 9.7. While outside the remit of the Neighbourhood Plan, consultation also brought out the desire for Park and Ride facilities, using subsidised free buses.
- 9.8. Figures 9.1 and 9.2 show the existing network of paths in and around Tiverton as well as those identified by the community as primary (active) movement routes; this is the network of routes within the town that provide the primary linkages between residential areas and local facilities, and which have been identified by the local community. It is these routes which should be enhanced and to which development proposals should, where possible, connect to.
- 9.9. Local companies are encouraged to produce Local Travel Plans to encourage their staff and visitors to use more sustainable modes of transport.
- 9.10. There have been occasions where developments have forced the closure of well-used walking routes and cut throughs, while construction takes place. An example was the closure of the shortcut to the town centre closed when the old hospital in Belmont Road was redeveloped. Where possible, developers should seek to prioritise the reopening of such movement routes during the phasing of the construction.

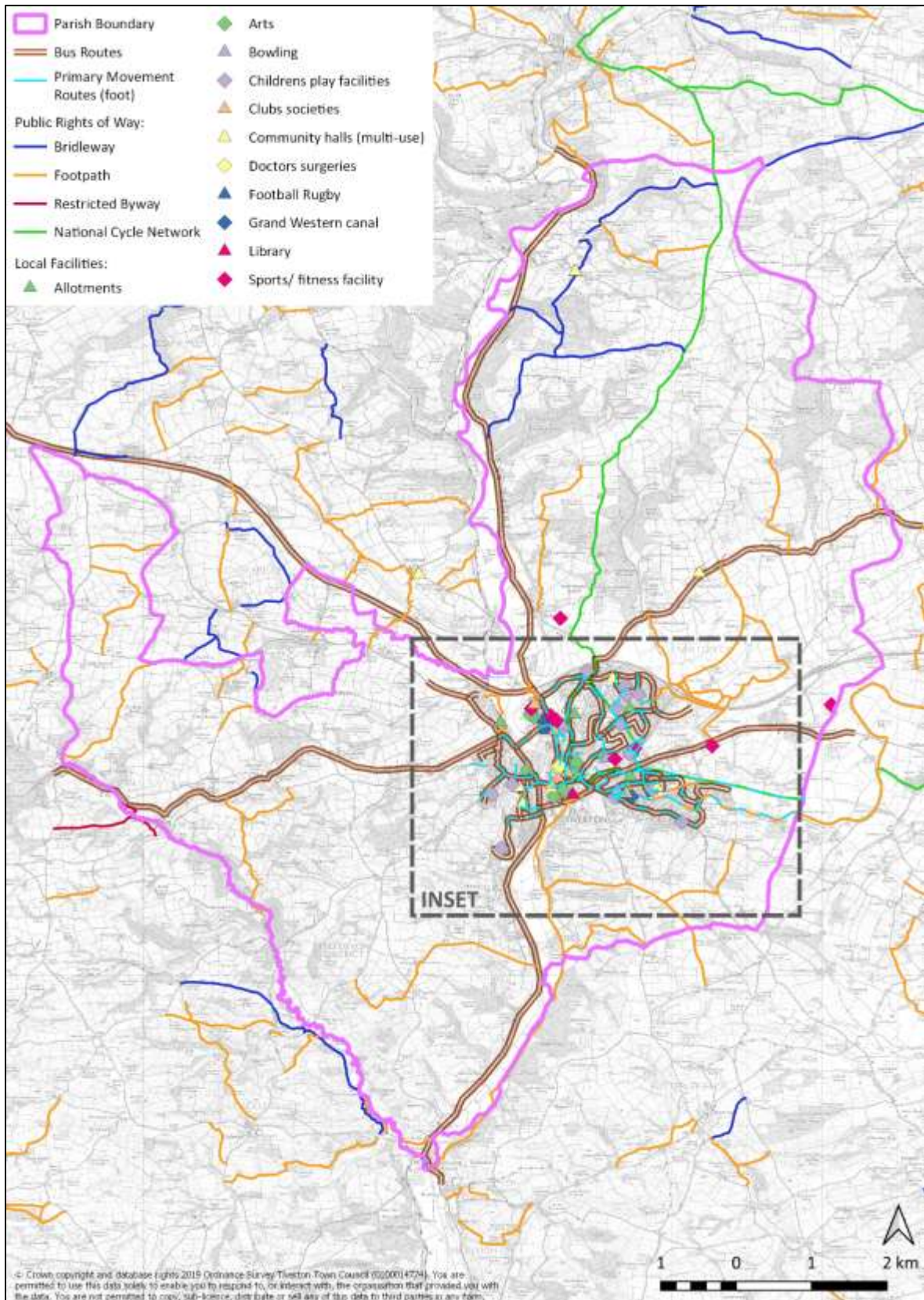


Figure 9.1: Map of existing paths within Tiverton and those considered to be primary movement routes (parish wide)

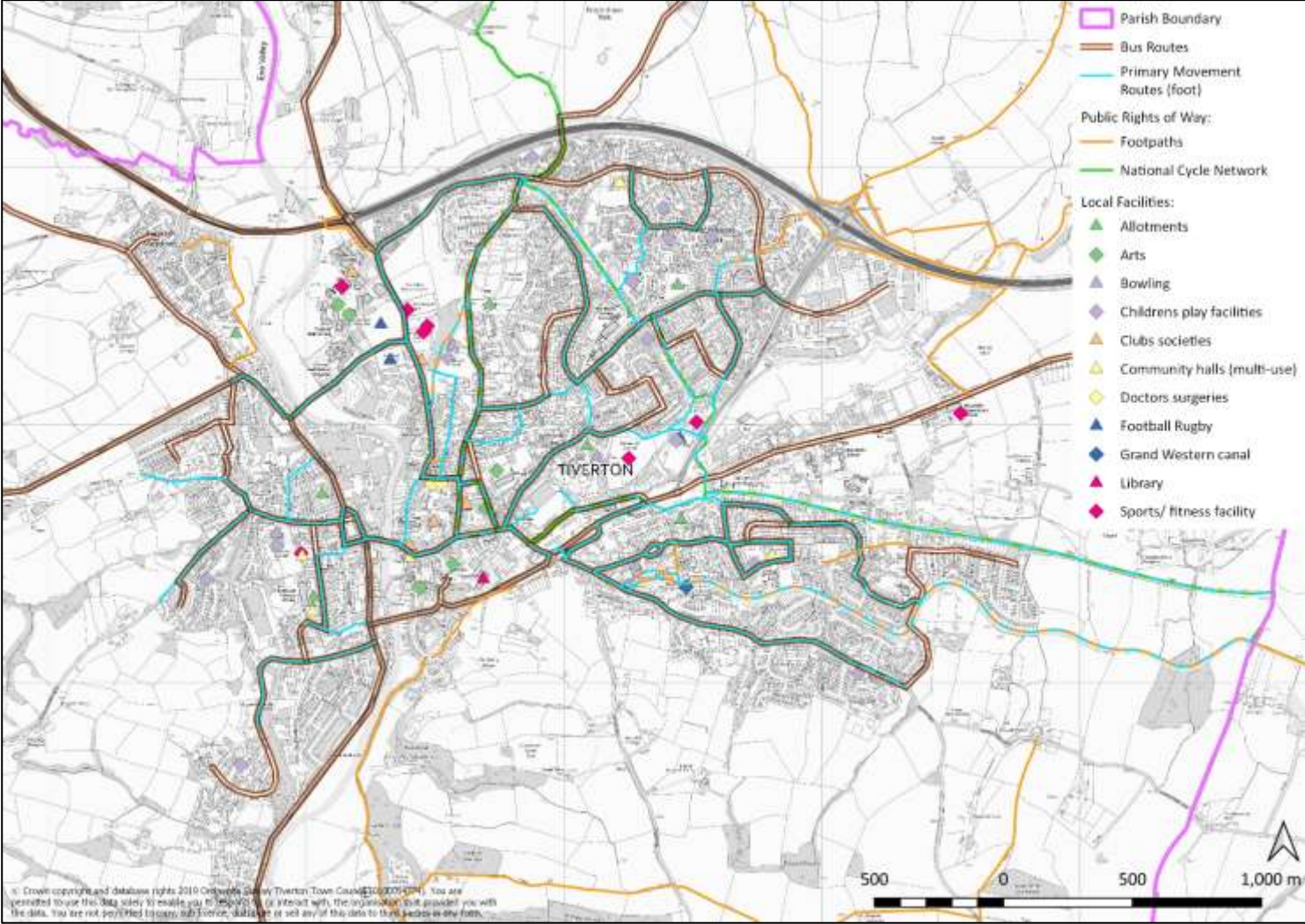


Figure 9.2: Map of existing paths within Tiverton and those considered to be primary movement routes (inset)

**POLICY T16: ENCOURAGING SAFE AND SUSTAINABLE MOVEMENT**

- A. Development proposals to improve cycling and walking opportunities will be supported. In particular, provision of cycle and pedestrian routes that are physically separated from vehicular traffic and from one another will be strongly supported. Such routes should also ensure that access by disabled users and users of mobility scooters is secured, which could include the provision of wider pavements, dropped kerbs and widened entrance ways.**
- B. To ensure that residents can access public transport facilities, schools, leisure and other important facilities, all new developments should ensure safe pedestrian and cycle access to link up with existing footways and cycleways that, in turn, directly serve the existing foot and cycle path network shown on the Policies Map.**
- C. Proposals to enable the provision of additional walking and cycling connections, will be supported, in particular where they enable the delivery of additional routes as set out in Aim 4.**
- D. Proposals should provide wherever possible the following infrastructure as part of development, in accordance with the MDDC Parking Standards set out in Policy DM5 of the Mid Devon Local Plan (adopted 2020):**
- i. dedicated bicycle parking facilities, preferably with e-bike charging points, covered and secure; and**
  - ii. future-proofed electric vehicle charging points.**

**The provision of benches along the Primary Movement Routes will be supported.**

Conformity Reference: NP Objective: 8; Mid Devon Local Plan (adopted 2020): S1, S8, S9, S10, S14, TIV1-16, DM1, DM3, DM5; NPPF: 92, 100, 104, 106

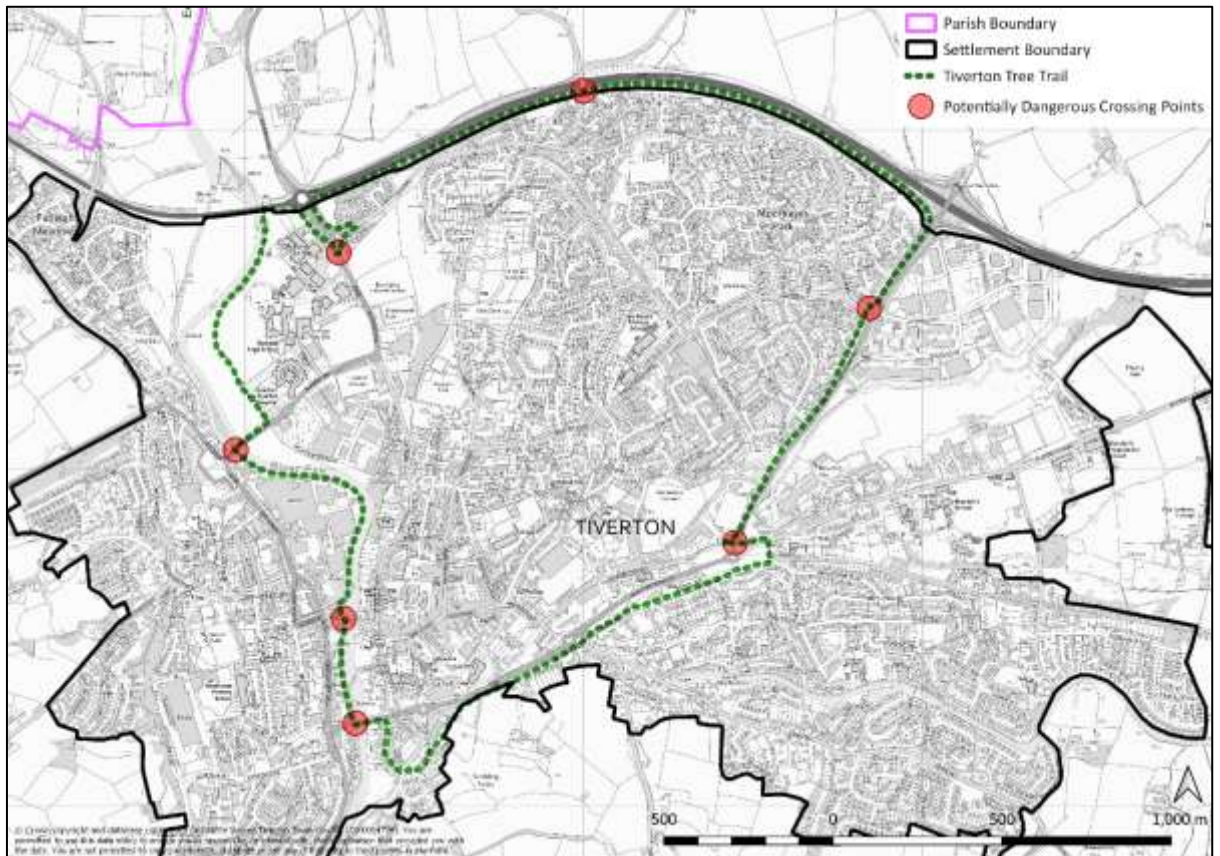
### **Non-Policy Action 3: Extending the footpath and cycle route infrastructure**

9.11. In addition to the existing routes identified in Figure 9.1, the Neighbourhood Plan the community has identified a series of new routes/extensions to existing routes that would enhance opportunities for walking and cycling and provide additional sustainable linkages between Tiverton and the surrounding rural villages. Where possible these should be shared-use paths<sup>54</sup>, and the following are supported:

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<sup>54</sup> A *shared use path* provides a travel area separate from motorized traffic for bicyclists, pedestrians, skaters, wheelchair users, joggers, and other users.

**Tiverton Tree Trail** – this new walking route would be designed to showcase the important and extensive range of important trees around the town, while also providing a circular walk to link to the various facilities within Tiverton, including a connection to the Eastern Urban Extension. A map of the proposed route is shown in Figure 9.3, illustrating where additional safety works would be required at some of the road junctions along the route.



*Figure 9.3: Map showing the Tree Trail proposal*

The route would, at the north, would seek to pass through the trees between the A361 and the existing development. This will require the physical barrier between the A361 and the proposed route to be maintained to prevent pedestrians or dogs accidentally walking onto the road. The route would also connect to the EUE and the secondary school.

- **Route connecting the north of Tiverton to Knightshayes Court** – the existing path is partially accessible at the moment and the Town Council is currently working with the Knightshayes Estate to improve the remaining sections.
- **Route connecting Tiverton to Chettiscombe** – this is an existing public footpath that is in need of improvement, including for wheelchair access.
- **Route connecting Tiverton to Chevithorne** – this is an existing public footpath that is in need of improvement, including for wheelchair access.

- **Route connecting Chettiscombe to Chevithorne** – there is a desire locally to create a new path enabling residents to walk safely between the two hamlets. Much work is required to make this happen.
- **Route connecting the west of Tiverton toward Calverleigh** – there is a desire locally to create this path, part of which already exists along the Exe Valley Way, before it disappears. This latter section would require negotiation with local landowners.
- **Improved footpath provision within Withleigh** – this would enable easier access through the hamlet, however much work would be needed to bring such a project forward.

9.12. A longer-term aspiration would be:

- **Route connecting Tiverton to Exeter along the Exe Valley Cycle Way** – There is a great deal of cycle traffic using the A369, despite it being ‘unfriendly’ to cyclists. A dedicated walking and cycling route to Exeter would be welcomed and much of the route could utilise the old railway line. There would be land ownership issues to overcome to make this route possible.

**Non-Policy Action 3: EXTENDING THE FOOTPATH AND CYCLE ROUTE INFRASTRUCTURE**

**Extensions to the footpath and cycle route network to enhance walking opportunities, as set out in paragraph 9.9, will be supported. The link road presents a barrier for those wishing to access footpaths running north and potential solutions to this should be discussed with the Highways Authority.**

**Non-Policy Action 4: Bus and community transport provision**

9.13. Whilst active travel on foot and by bicycle has health as well as transport benefits, movement by public transport is also key to people being able to get around effectively and to reduce vehicle use. This is particularly so for those without access to a car but wishing to travel a longer distance than walking or cycling might allow.

9.14. The 2011 census revealed that 22% of households (approximately 2,000 households) did not have access to a car. While the parish is fairly well-served by commercial buses, not all residential areas are served, particularly those in the more rural settlements, and there is a reduced service in the evening.

9.15. The present economic climate has shown how expensive it is to run commercial bus services and significant numbers have been withdrawn since 2008. If the bus service was to be reduced or withdrawn, it would have a significant impact on the community.

- 9.16. Aside from the commercial bus network, the Tiverton and District Community Transport Association offers a range of community transport services and is subsidised by donations & grants including grants from Mid Devon District Council, Heathcoat Trust, Devon County Council, Tiverton and Crediton Town Councils.
- 9.17. It is important that all efforts are made to support the existing commercial bus and community transport services but also to ensure that this does not result in increased fares. Community bus providers in particular have reported that additional services could be provided as long as they can be funded and there are volunteers to operate them.
- 9.18. Furthermore, commercial and community transport operators are encouraged to shift to electric vehicles, which are more environmentally friendly. The infrastructure to support this – including the provision of electric charging points – is supported.
- 9.19. It is proposed, therefore, that new major development contributes towards the financing of such expanded services, where appropriate. For housing, major development is defined as where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m<sup>2</sup> or more, or a site of one hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

**Non-Policy Action 4: BUS SERVICES AND COMMUNITY TRANSPORT**

**Contributions from new major development in the neighbourhood area will be used to provide additional community bus services or, where appropriate, improvements to the public bus service by way of increased services and improvements to public transport infrastructure. This should include encouraging bus companies to make the change to electric vehicles and supporting the provision of adequate charging points for this.**

**These contributions will be collected through Section 106 Agreements or the Community Infrastructure Levy mechanism, once introduced.**



## 10 TIVERTON TOWN CENTRE AND THE WIDER LOCAL ECONOMY



*Tiverton town centre should continue to be a thriving market town offering a range of services and activities within a safe and attractive setting.*

10.1. The provision of services and employment are critical issues in any town or village. In line with the district as whole, unemployment is low in the parish: at the time of the 2011 census, 70% of the economically active residents (those aged between 16 and 74) were in employment, with the majority of those unemployed classified as retired. The majority of those in work commute to outside of the area, to the larger settlements such as Exeter, Barnstaple and Bristol. Despite this, surveys and data indicate that with improvements in broadband provision and as more people seek a more appropriate life-work balance, there is a growing number of self-employed, homeworkers and business start-ups in the area.



*Old Corn Market*

10.2. There are several strategic employment sites already located in the area, mostly located on the edge of Tiverton itself, such as the Tiverton Business Park.



*Tiverton Business Park*

The Urban Extension will provide new employment space too. Beyond this, however, because of the topography of the surrounding the area, opportunities for additional employment land allocations are reduced. Therefore it will be important to safeguard what exists to avoid erosion.

10.3. There is a masterplan being developed for Tiverton Town Centre which, once adopted, will deliver the following vision over the next 15 years:

*Tiverton is preparing to transform itself into a 21<sup>st</sup> century market town. The town will grow in size and have a population of more than 30,000. There are already a number of projects identified for change an development in the town centre, Tiverton Eastern Urban Extension and Tiverton Community Arts Theatre. The challenge is for Tiverton to grow over the next 15 years without*

*losing the intimacy and character of a market town, while providing all the arts, culture, education and leisure opportunities desirable in a thriving town.*

- 10.4. The overarching aspiration is to diversify the role of the Town Centre, to provide a mix of uses – retail, office, leisure and recreation, community and housing - will crystallise Tiverton as a market town destination in its own right, encouraging footfall throughout the day and into the evening, attracting residents and visitors as well as new businesses.



*Gold Street (top)*

- 10.5. This Neighbourhood Plan does not seek to duplicate work on the masterplan, instead focusing on policies to support the wider economy.

**Policy T17: Flexible workspaces**

- 10.6. Tiverton has a large potential workforce, but with most people working outside the parish, the supply of higher value job opportunities in the parish are limited. This suggests a need to consider attracting specialist companies to relocate to the parish and/or encouraging new start-ups. Policy S1 of the Mid Devon Local Plan Review recognises the need to create new, flexible workspaces to enable a more competitive economic environment. An important element of this will be supporting smaller businesses, including home-based businesses, and encouraging the provision of smaller, start-up and move-on business units.
- 10.7. In order to provide flexible start-up space, it is necessary to encourage appropriate buildings that can be rented out at sufficiently low rents to attract their use by business start-ups and existing home workers. A potential source of such space are vacant units in the Town Centre, which could either be converted on a permanent basis if they are no longer viable for retail use or on a temporary basis. The conversion of redundant farm buildings in the more rural areas, as supported in Policy T11, could also contribute to this.
- 10.8. What is important to complement such provision is high speed (ideally 5G) broadband. One of the key requirements of modern businesses is fast, reliable broadband services. Improvements to such provision locally are strongly supported.

### **POLICY T17: FLEXIBLE WORKSPACES**

**Proposals to provide incubator/start-up business space on flexible terms will be supported, subject to specific site and traffic assessments, through:**

- i. conversion of existing buildings in the Town Centre; or**
- ii. provision of new buildings or conversion of existing buildings within the settlement boundary, in accordance with Policy T1 and Policy T11.**

Conformity Reference: NP Objective: 9; Mid Devon Local Plan (adopted 2020): S1, S6, S10, S14; NPPF: 83, 85

### **Policy T18: Supporting a sustainable visitor economy**

10.9. With a rich history and varied heritage, Tiverton has a lot to offer visitors. The market town is already viewed as a base for those wishing to explore the wider Devon countryside being ideally located between the Exmoor and Dartmoor National Parks and within striking distance of the coast. Just off the M5, it is also a popular stopping point for motorists heading further south and west, as well as attracting cyclists, who can explore the Exe Valley Way and canal, often as part of a longer distance route. Whilst most visitors are passing through, some do stay for at least one night and Tiverton has a small number but fairly wide range of hotels and guest houses to cater for this. In terms of attractions, the natural beauty of the parish – its traditional farming landscape intertwined with the picturesque river valleys – complements the historic houses and heritage attractions with a fairly well-established amateur arts scene, range of rural pubs and events programme and opportunity for rural pursuits.



*Canal Basin*

10.10. The National Trust is a key partner in delivering a sustainable visitor economy in Tiverton. Knightshayes currently attracts a considerable and growing number of visitors to the area, both to the heritage attraction and to key annual events such as the Mid Devon Show, which it hosts in partnership with the organisers. In addition, the Trust also looks after Old Blundell's, another nationally significant property within the heart of Tiverton and is looking at opportunities to create a viable attraction within the Town which supports the ambition of the Town Centre Masterplan. The Trusts ambition to continue restoring, improving and maintaining these heritage assets whilst sustainably growing visitor numbers to the area, in partnership with others, will play an important part in supporting a sustainable visitor economy within Tiverton.

10.11. If Tiverton is to capitalise on the visitor economy, however, it will be important



*Castle Street*

to package its tourism offer in a way that encourages people to stay for at least a night and spend time in the parish, as opposed to simply passing through or using it as a base to venture further afield. This will maximise financial returns to local businesses, whilst also creating job and investment opportunities. A starting point to achieving this is to identify the areas where improvements could be made and setting out the steps to achieving this. There is an

appetite locally among those in the tourism industry to develop a Visitor Strategy for Tiverton, and this is a Non-Policy Action included in Section 11. A working vision for the town has been developed, which could form the basis for such a strategy:

#### **Potential Visitor Strategy**

Tiverton will be one of the UK's top heritage towns, using the high profiles of Knightshayes and The Grand Western Canal, supported by attractions such as the Museum of Mid Devon Life, to sustain a thriving visitor economy, with everybody welcome.

The visitor experience will be enhanced through improved food, drink and evening time offer and greater accessibility through better heritage interpretation, town trail and signage. There will be a range of hotel and other accommodation to suit all pockets and expectations.

The revitalised Town Centre including its vibrant market, expanded cinema, and Old Blundell's heritage visitor attraction will provide a focus for the town, complementing the much improved independent retail offer.

A full cultural programme of festivals, markets, sporting events and shows will provide an additional draw to the town. Cycle and walking routes will link the town to key attractions and green spaces including Knightshayes, the Grand Western Canal and the surrounding countryside. This will offer a stimulus for residents and those visiting Knightshayes the wider area alike to extend their trips in and around Tiverton.

10.12. Making this happen will require local partners to work together to create a Tiverton brand that can be marketed effectively to the types of audiences that are likely to be attracted to the area. For the purposes of the neighbourhood plan, the following issues and opportunities have been identified, which can be assisted through planning policy:

- Capitalising on the rural offer: the parish has plentiful walking and cycling opportunities, including the Sustrans cycle route, the Exe Valley Way and the Canal. Policy T15 of this plan and the associated Aims, seek to promote and enhance the key routes that already exist and identify new routes and paths where improvements should be made. The provision of infrastructure to support cycling, for instance secure and ideally undercover cycle parking, at key locations in the parish will help to attract this audience.
- Enhancing the link between Tiverton Parkway and the town centre: one of the drawbacks for attracting visitors using sustainable transport is the distance between the town and the nearest railway station. There is potential, particularly with the urban extension proposals, to provide a cycle link utilising the canal and former railway line. This is also considered in Aim 2 of this Plan.
- Strengthening the identity of the town centre: Whilst the town centre is filled with heritage assets and a good range of shopping and eating opportunities, its appearance could be made more welcoming to visitors. This includes providing better and more intuitive signage, improving footpaths and walkways, as well as providing the infrastructure required by visitors such as public toilets and designated coach parking.
- Capitalising on existing heritage assets: The parish has a wealth of heritage assets among which are the Grand Western Canal, Knightshayes, Tiverton Castle, and Old Blundell's. Supporting the further development of high-quality sustainable heritage tourism attractions that feel relevant and necessary to people and their day to day lives will help Tiverton to develop a sustainable visitor economy.
- Improving the night-time economy: there is currently a lack of entertainment and recreational opportunities in the evening in Tiverton, which is critical if Tiverton wishes to attract staying visitors.
- Broadening the accommodation offer: Tiverton is well served for hotels and guesthouses but notably lacks outdoor accommodation such as camping grounds, pods etc. Such an offer would potentially broaden audience appeal, which might be popular amongst people of different demographic or socio-economic backgrounds. Proposals that would support the provision of this type of accommodation are to be supported.
- Capitalising on the development proposals at Junction 27: the new developments could attract visitors from further afield, who might be targeted to visit Tiverton.

**POLICY T18: SUPPORTING A SUSTAINABLE VISITOR ECONOMY**

The development and expansion of tourism facilities, accommodation, attractions and activities connected with day and staying visitors will be supported subject to compliance with the policies of the Development Plan and where:

- i. There are demonstrable economic and social benefits of the proposals, particularly in terms of local job creation; and
- ii. There will be no significant detrimental impacts on the local community; and
- iii. A Transport Impact Assessment or Transport Statement demonstrates that the impact on traffic movement through the town can be mitigated; and
- iv. For proposals outside the Settlement Boundary, proposals are in an accessible location and there will be no significant detrimental environmental impacts; and
- v. There is adequate provision for parking – both car and bicycle – particularly for proposals within or adjacent to the town centre.

Conformity Reference: NP Objective: 9; Mid Devon Local Plan (adopted 2020): S1, S6, S10, S14, DM22; NPPF: 83, 85

## 11 NON POLICY COMMUNITY ACTIONS

Ref	Issue	Possible actions	Lead agencies and partner
<b>Housing</b>			
1.	Need for affordable housing locally	Whilst some of this need will be delivered via the Eastern Urban Extension strategic allocation, the community could explore whether there is an appetite locally to establish a Community Land Trust. This would provide an opportunity to procure land (either via purchase or gift), which could then be developed to deliver against this specific need.	Town Council, Housing Groups, landowners, local businesses, National Community Land Trust Network
2.	Delivery of First Homes in Tiverton	Work with MDDC as they compile evidence for the emerging Local Plan on the policy relating to First Homes.	Town Council
<b>Design and heritage</b>			
3.	Extending MDDC's Register of Heritage Assets	Working with MDDC to add the non-listed assets identified within Policy T8 onto the Register, drawing on the records of the Devon Historic Environment Register.	Town Council, Civic Society, Historic England, MDDC
4.	Addressing heritage at risk	The Town Council and Civic Society, working in conjunction with Historic England, the MDDC Conservation Team and local organisations, will agree lists of key local assets and unprotected buildings that are valued locally and which may be under threat and identify proposals and funding to rescue them. Liaise with MDDC on the emerging Town Centre Masterplan for Tiverton, to ensure that the historic environment is embedded within this.	Town Council, Civic Society, Historic England, MDDC, Devon Buildings Group

Ref	Issue	Possible actions	Lead agencies and partner
5.	Desire to contribute to the design of the Eastern Urban Extension	Liaise with developers and the district council to ensure that design and character points included within the neighbourhood plan are carried through into the design and build of the strategic site allocation.	Developer, MDDC
6.	Lack of enforcement of guidance in Conservation Areas contributing to erosion of character and heritage at risk	Work with partners to explore ways to monitor works taking place within the Conservation Areas and development of enforcement measures to tackle inappropriate development.	Town Council, MDDC, Historic England
7.	Revitalising the Leat	Consider setting up a Trust to formally take on the work of the existing working party, which is being led by a local councillor. The remit could include how to encourage more walking and cycling along the route of the Leat.	Town Council, local community, MDDC
8.	The use of SuDS including retrofitting.	Liaise with the Flood Risk Team regarding the retrofitting of SuDS, including in many of the proposed green spaces put forward for designation in the plan.	Town Council, DCC Flood Risk Team
<b>Natural environment</b>			
9.	Desire locally to mitigate climate change contributors	There is a desire locally to explore opportunities for a community energy scheme. Engage with partners to explore options for the development of a community energy scheme, which may be further detailed in the early review of the Neighbourhood Plan.	Town Council, Local Residents, Sustainable Tiverton, MDDC, local landowners, local businesses
10.	Greening the environment	Undertake tree planting project locally.	Town Council, Sustainable Tiverton, local businesses



Ref	Issue	Possible actions	Lead agencies and partner
<b>Community facilities</b>			
11.	Considering the remit of the community centre proposed as part of the Eastern Urban Extension (EUE)	Take part in discussions about the new centre, representing the views of the community and ensuring good connectivity not only to home in the EUE, but also to the existing residential development.	Town Council, MDDC, developer
<b>Transport and movement</b>			
12.	The need to enhance existing and provide for new walking and cycling routes	Explore options for progressing the new routes identified in Section 8 of the Neighbourhood Plan.	Town Council, Rights of Way Team (DCC)
13.	Speeding traffic through the town and smaller settlements	Consider, with Highways, potential for traffic calming measures and additional enforcement in hotspots – e.g. Post Hill/Manley Lane; Chapel Street. The use of modal filters – which allow the passage of some modes of transport but not others.  Work with DCC to discourage HGVs from using in-town routes that are inappropriate to their size, for instance working with local companies to reroute vehicles.	Town Council, community, DCC Highways
14.	Improving the public realm to encourage walking for all users	Undertake an audit of where footpaths – focussing primarily on the key movement routes – can be improved in terms of accessibility, attractiveness and safety. Explore the provision of aids for those less mobile, such as benches.	Town Council
15.	Improve connectivity to the railway station and public transport provision	Explore potential to co-ordinate better the integration and timing of bus and rail services.  Consider whether there is support locally for a community bus service to operate between the town centre and Tiverton Parkway.	Town Council, DCC, private bus companies, national rail / GWR, local community

Ref	Issue	Possible actions	Lead agencies and partner
		Audit of the siting and signage of bus-stops to consider whether they are optimally placed, particularly for those with limited mobility, with a view to improving this where required.	Town Council, local organisations, DCC
<b>Tiverton town centre and the wider local economy</b>			
16.	Tiverton's brand as a visitor destination needs to be strengthened.	Re-establish coordinated business forums with focus on retail, hospitality, tourism, accommodation etc to lead for the delivery of an holistic tourism strategy for the town and wider parish.	Lead agencies - MDDC, National Trust, Tiverton Canal CP, Tiverton Canal Co, Mid Devon Museum
17.	Support lacking for a year-round visitor economy	As above.	a/a with Theatre, cinema, Mid Devon Show, Petroc etc.
18.	The lack of a local outdoor accommodation offer.	As above.	MDDC
19.	Signage into and within the town is poor.	Undertake a signage audit and implement changes where identified.	DCC
20.	Strengthen the local food offer	Bringing together local producers, the market, local businesses etc. to promote locally sourced produce (and wider goods and services).	Local businesses
21.	Pop-up market/ farmers market potential	Explore spaces to hold such a regular event – the river walk is underused and could provide a location if, for instance, temporary barriers could be installed at the rivers edge – this could also help to connect West Exe, Angel Hill and Fore Street.	Town Council, Environment Agency, local businesses

## 12 MONITORING AND IMPLEMENTATION

12.1. Tiverton Town Council is the official qualifying body responsible for the Neighbourhood Plan.

12.2. Once the Plan has been 'made', there will be a series of actions that will need to be undertaken to ensure that the policies within the Neighbourhood Plan are being interpreted and used in the way intended. It will also be necessary to maintain a watching brief on changes to the planning policy landscape, both at the national and local planning authority levels, which may have an impact on the plan's policies. Finally, any non-planning-related projects and activities that were identified will need to be prioritised for delivery, in partnership with other organisations.

12.3. Specific actions that will need to be undertaken are as follows:

- Pursuing the projects and activities that are not policy-based, but nevertheless contribute to the delivery of the Plan - these are set out in Section 11 and have been collated throughout the process. A range of organisations may be involved in delivering these projects and there will be a need for a co-ordinated approach. Many will require funding and therefore it would be helpful to consult with the community to understand the potential costs and achievability of each. Funding may be sourced from developer contributions or tailored funds, such as the Big Lottery Fund.
- Commenting on planning applications or consultations relating to the Neighbourhood Plan area – the Town Council has a role in ensuring that the Neighbourhood Plan policies are being appropriately considered, where relevant, in decisions to determine the outcome of planning applications in the Parish. A meeting between local councillors, planning committee members and the supporting planning officers at MDDC would be a useful step in ensuring that the purpose and application of the policies is fully understood by all parties. This will assist in ensuring that policies and associated maps are interpreted and applied in the way intended.
- Monitoring the application of the Neighbourhood Plan policies to ensure they have been applied consistently and interpreted correctly in response to planning applications – there may be scope to identify indicators to measure the effect that each policy is having and the extent to which this is delivering against the associated objective. As a minimum, the Town Council would wish to maintain a log of planning applications relating to the Parish, detailing which Neighbourhood Plan policies have informed the Parish response and the outcome of the decision. This will assist in

understanding whether the policies have been used in the manner intended or whether changes may be required, for instance in any future review of the Plan.

- Maintaining a dialogue with MDDC regarding the timing and content of the emerging new Local Plan – it will be important to consider the policies in this emerging document and how they may impact the Plan policies. The adoption of the new Local Plan may trigger a light-touch review of the Neighbourhood Plan.
- Maintaining a watching brief on the national policy landscape – changes at the national level may impact on the policies contained in the Local Plan and also the Plan. It is therefore important to keep abreast of this, as this could also provide a trigger to undertake a light-touch review of the Neighbourhood Plan.
- Maintaining a dialogue with neighbouring parishes, where cross-boundary issues may be salient.
- Maintaining a dialogue with the local community on the plan's implementation – ensuring that all records of how the plan has been used should be made public. It is also recommended that a regular update – for instance at the Annual Parish Meeting – is provided, to feed back to the community on progress about both the effectiveness of the policies and the pursuing of the projects. Such a report might also be embedded into MDDC's Authority Monitoring Report, to illustrate how the Neighbourhood Plan is contributing to the delivery of strategic policy.
- Considering gaps in the Neighbourhood Plan – local issues, concerns or opportunities may arise during the lifespan of the Plan that trigger the need for the inclusion of a new policy. Such issues can be most effectively understood by maintaining open dialogue with the community and other partners.

12.4. Whilst it is not a legislative requirement to review a Neighbourhood Plan, it is good practice to do so periodically. This may be because of any of the points noted above. A light-touch review will enable the Town Council to keep the document up to date in general terms, and to ensure that it remains in general conformity with the wider development plan. In this context, it could consider a review of the Plan within six months of the adoption of the new Local Plan. Any review should be undertaken in partnership with and ensuring the engagement of the wider community.

- 12.5. Tiverton is expecting considerable new development in the Neighbourhood Area and some of this could potentially deliver to the local community a significant amount of funding from the developer contributions. Additionally, MDDC is currently considering introducing the Community Infrastructure Levy (CIL). Should this be introduced, with a 'made' (adopted) Neighbourhood Plan, the local community would benefit from an uplift in the level of CIL received, from 15% (capped at £100 per existing property) to an uncapped 25% of CIL receipts from the Tiverton Neighbourhood Area. An additional action, therefore, that the Town Council will undertake, is to set out a Spending Priority Schedule for developer contributions to be spent on.

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### 13 POLICY MAPS

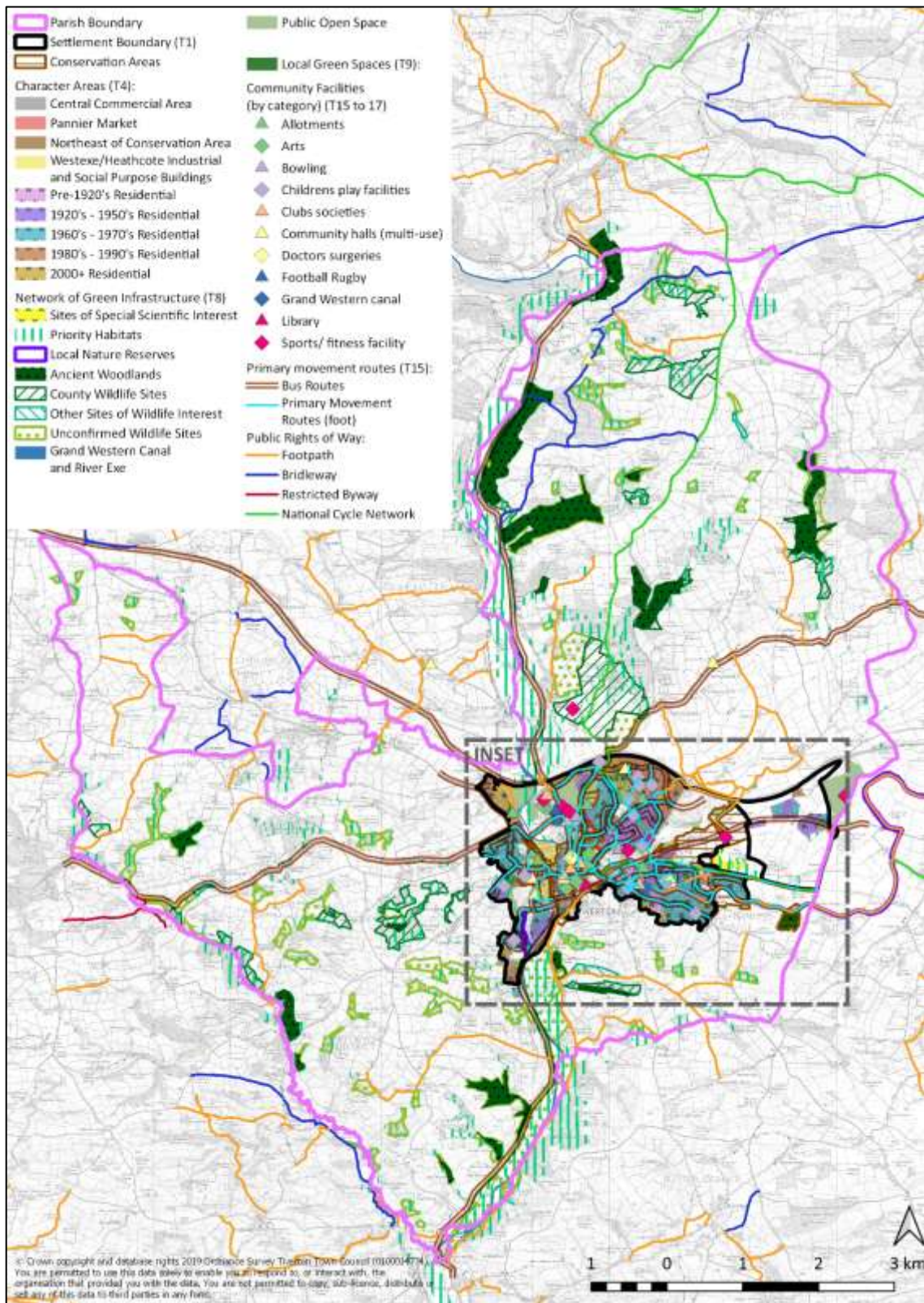


Figure 13.1: Policy Map (parish-wide)

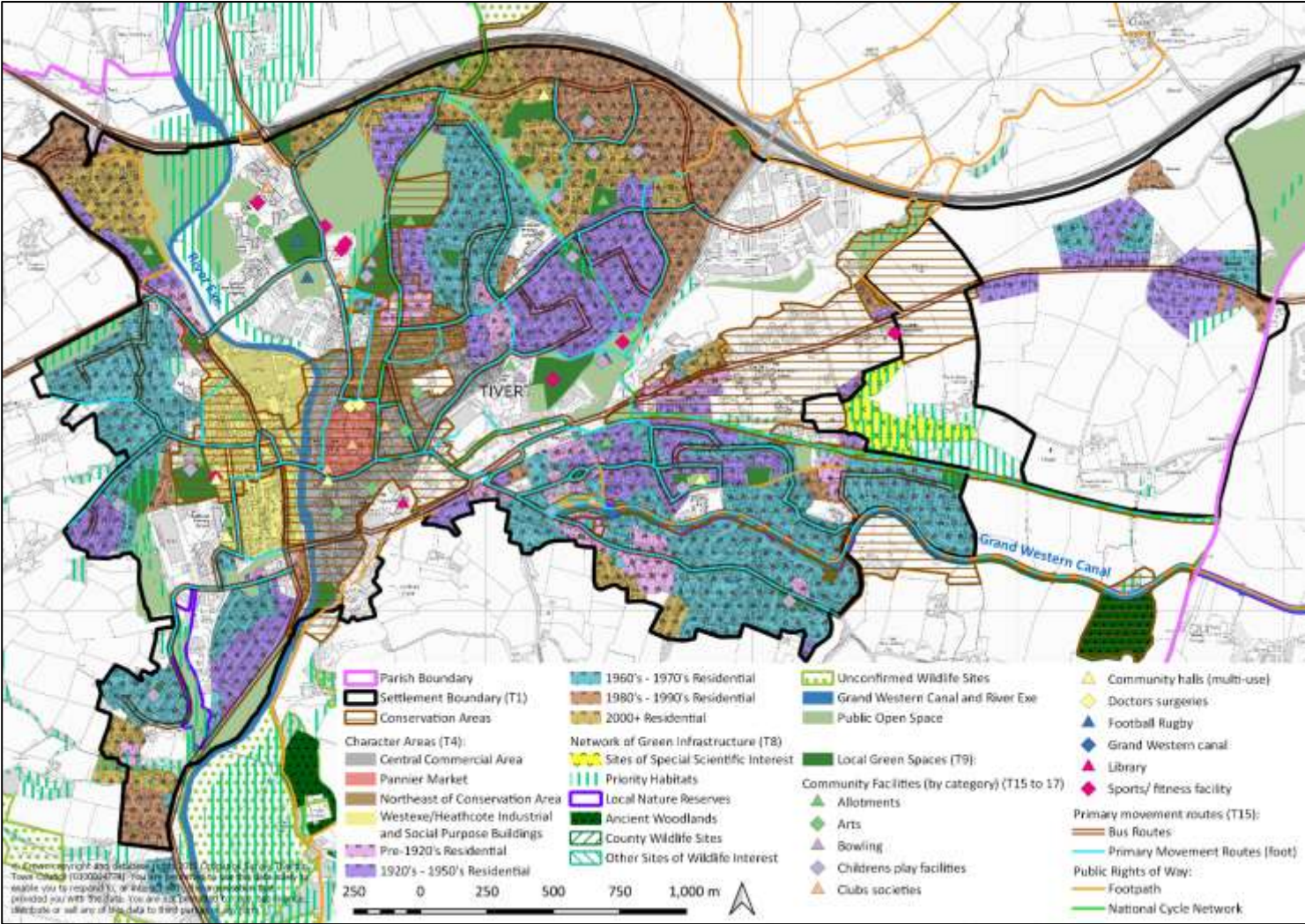


Figure 13.2: Policies Map (inset)



## 14 GLOSSARY

- **Affordable housing:** Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market
- **Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Change of Use:** A change in the way that land or buildings are used (see Use Classes Order). Planning permission is usually necessary to change a "use class".
- **Community Infrastructure Levy (CIL):** a fixed, non-negotiable contribution that must be made by new development. It is chargeable on each net additional square metre of development built and is set by MDDC.
- **Community Land Trust:** democratic, non-profit organisations that own and develop land for the benefit of the community. They typically provide affordable homes, community gardens, civic buildings, pubs, shops, shared workspace, energy schemes and conservation landscapes.
- **Conservation area:** an area of notable environmental or historical interest or importance which is protected by law against undesirable changes.
- **Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation
- **Devon County Council:** The county-wide authority has responsibility for strategic matters including waste and minerals planning, maintaining the public rights of way network, education, libraries and roads.
- **Disability:** There is no single definition for 'disability'. Under the Equality Act 2010, a person is defined as disabled if they have a physical or mental impairment that has a 'substantial' and 'long-term' negative effect on their ability to do normal daily activities.
- **Green infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
- **Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- **Local housing need:** The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 60 of this Framework).
- **Local Plan** - Local Plans set out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for safeguarding the environment, adapting to climate change and securing good design for the area they cover. They are a critical tool in guiding decisions about individual development proposals, as Local Plans (together with any Neighbourhood Development Plans that have been made) are the starting-point for considering whether applications can be approved. It is important for all areas to put an up to date Local Plan in place to positively guide development decisions.

- **Major Development:** For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m<sup>2</sup> or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- **Mid Devon District Council:** the local authority for Mid Devon District, the Council is responsible for land-use planning, parks and open spaces, recreation facilities, housing, waste collection and car parking. MDDC prepare the development plan for Horsham – currently the Local Plan Review (2020).
- **National Planning Policy Framework (NPPF):** the national planning policy document which sets out the Government's planning policies for England and how these are expected to be applied.
- **Nature Recovery Network:** An expanding, increasingly connected, network of wildlife-rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as and landscape or catchment scale recovery areas where there is coordinated action for species and habitats.
- **Non-strategic policies:** Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.
- **Older people:** People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.
- **Permitted development:** Permitted development rights are an automatic grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. Most houses have permitted development rights, but flats and maisonettes do not, so planning permission is required. A further example is the conversion of offices, for instance to flats, without the need for planning permission.
- **Previously developed land/ brownfield land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.
- **Retail Frontage:** A street frontage containing retail shops and services. Primary Retail Frontage is found in the town/village centre and includes a high proportion of retail uses. Secondary Retail Frontage contains a greater diversity of uses and may be found outside of the town centre.
- **Section 106 agreement:** A mechanism under Section 106 of the Town and Country Planning Act 1990 which makes a development proposal acceptable in planning terms that would not otherwise be acceptable.
- **Settlement Boundaries:** These identify the areas of primarily built form, rather than countryside. They identify areas within which development of brownfield land may normally be appropriate, including infilling, redevelopment and conversions in accordance with Government Policy and Guidance (NPPF and NPPG). They do not include a presumption

for the development of greenfield land such as playing fields and other open space. Identified built-up area boundaries do not necessarily include all existing developed areas.

- **Supplementary Planning Documents (SPD):** Supplementary Planning Documents may cover a range of issues, both topic and site specific, which may expand policy or provide further detail to policies contained in a Development Plan Document, where they can help applicants make successful applications or aid infrastructure delivery.
- **Use Classes Order:** The Town and Country Planning (Use Classes) Order 1987 (As amended in 1995, 2005 and 2013) puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.

## **Appendix A – Tiverton Parish Profile**

This is published as a separate document due to its size - see the [Documents](#) section of the TNP web site.

## **Appendix B - Tiverton Neighbourhood Plan Design Codes for a Sustainable Town**

This Appendix is published as a separate document due to its size - see the [Documents](#) section of the TNP web site. It forms an integral part of the Neighbourhood Plan, however.

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### Appendix C - Locally listed buildings and structures

The current list of locally listed assets in Tiverton is as follows:

Address	Importance
Copplestone, West Manley Lane	Historical dwelling on the edge of Tiverton
Town Leat, Castle Street – only the part in Castle Street	Important historical water course through the centre of Tiverton
Lower Loughborough, west side of Tiverton	Historically important row of buildings
Head Weir, North of Tiverton	Weir on the River Exe
Blundell's School, Blundells Road	Important and landmark set of buildings in Tiverton
Tiverton Cemetery, Park Road	Important open public space
People's Park, Park Road	Important open public space
Westexe Park, Wellbrook Street	Important open public space
Stone Boundary Wall, Patches Road	Good quality wall
35 Tidcombe Lane in the south east of Tiverton	High quality dwelling
Post box, Lowman Green	Traditional freestanding post box
Drovers Track, off West Manley Lane, south side of Tiverton	Traditional old track, important in the landscape
Flint scatter, field off West Manley Lane, south side of Tiverton	A large amount of archaeological remains within this field
Hay Park outbuildings	Late 19 <sup>th</sup> century farm buildings
Wynnards Mead, Bakers Hill	Historic building dating to the Georgian period
The Old Vicarage, Bakers Hill	Built in 1865 for the Reverend of St. Paul's Church

Source:

[https://www.middevon.gov.uk/media/114799/register\\_of\\_heritage\\_assets\\_jan\\_15.pdf](https://www.middevon.gov.uk/media/114799/register_of_heritage_assets_jan_15.pdf)

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## Appendix D - Local Green Spaces (LGSs)

The following 30 sites are proposed for designation as Local Green Spaces, with descriptions below as to how they meet the criteria as set out in the National Planning Policy Framework. None of the spaces are subject to planning applications, nor are they allocated for development.

Number	Site Name
1.	Green space in The Avenue
2.	Westexe Recreation Ground off Wellbrook Street
3.	Lowman Green, at the bottom of Gold Street
4.	Leat Street open space
5.	Beech Road Allotments
6.	People's Park
7.	Amory Park, inc. BMX track, off Siddals Gardens
8.	'Community' field on the confluence of the Exe and Lowman
9.	Tomswell allotments, near Rackenford Road
10.	Green space, off Rooks Way
11.	Pinnex allotments, off Park Road
12.	King Street Allotments
13.	Harrowby Allotments, Lewis Avenue
14.	Green Space to the opposite of 1-4 College View
15.	Green space at Atherton Way, Canal Hill
16.	Hay Park
17.	Cluster of green spaces within the Pinnex Moor Estate
18.	Cluster of green spaces within the Moorhayes Estate
19.	Palmerston Park estate community space
20.	Green space with play area at Roundhill, Cotteylands
21.	Adventure playground, Cowleymoor Road
22.	Rugby fields
23.	Playing field at Blackmore Road Wilcombe
24.	Grounds of Sunningmead Community Centre
25.	Green space at the end of Glebelands Road
26.	Narrow Lane & Howden Road green space
27.	Colley Stream green space
28.	John Street Allotments
29.	Elmore Allotments
30.	Ashley Rise play area

## 1. Green space in The Avenue



<b>Description</b>	This is a publicly accessible green space located within an otherwise residential area of Tiverton. It is maintained by MDDC, although the owner is unknown as it is unregistered land. The grassy space is enclosed with hedgerows and planted with trees, providing a habitat for wildlife in an otherwise built-up area.
<b>Reasonably close proximity to the community it serves?</b>	The space forms an integral part of the housing development, having been included at the design stage.
<b>Demonstrably special to a local community and holds a particular local significance?</b>	<b>Historic/ Recreational:</b> The Avenue contains some of the oldest houses in Tiverton built at the turn of the century. The Green space in the middle of the Avenue is a well kempt site giving character to the road and offering a tranquil communal recreation area in the middle of the housing estate which is treasured by the local residents.
<b>Local in character?</b>	Yes.

## 2. Westexe Recreation Ground off Wellbrook Street



<p><b>Description</b></p>	<p>Westexe Recreation Ground, owned and managed by MDDC, is located on the western side of Tiverton and is a valuable public open space. There is a bandstand near the centre of the park and a bowling green, football pitch and pond. Public toilets are provided on site. There are a number of visually appealing gates and railings surrounding the park. The space has a playground with multiplay unit with slide, roundabout, seesaw, springers, cradle swings and flat swings. There is a seasonal paddling pool open June to August and free of charge to use.</p> <p>The remainder of the park is open green space and mature trees.</p> <p>This is a valued local green space and designating it as such will secure its future.</p>
<p><b>Reasonably close proximity to the community it serves?</b></p>	<p>The park is located within Tiverton's residential area and is very accessible.</p>
<p><b>Demonstrably special to a local community and holds a particular local significance?</b></p>	<p><b>Recreational:</b> The park is very well used and a much loved local space. It is popular with all members of the community and provides for a range of informal recreational activities including walking, picnicking, football and bowling and provides a children's playground.</p> <p><b>Historical:</b> It is currently listed in Mid Devon District's Register of Heritage Assets, given its age and local prominence.</p>
<p><b>Local in character?</b></p>	<p>Yes</p>

### 3. Lowman Green, adjacent to the river at the bottom of Gold Street



<b>Description</b>	This is a grassy area, owned and managed by MDDC, adjacent to the River Lowman at the end of Gold Street nearly opposite the historic Clock Tower. The green space is located along the route of Tiverton's Merchant's Trail and provides a tranquil spot next to the river. There is a bench and heritage board here.
<b>Reasonably close proximity to the community it serves?</b>	The space is located within the town centre and is fully accessible.
<b>Demonstrably special to a local community and holds a particular local significance?</b>	<b>Recreational/Tranquillity:</b> This grassy space, with seating and view over the river, is a small but popular space for those seeking a rest from the more hectic shopping area. It is also a rare public access to the River Lowman in the town and there are quite often ducks, coots and moorhens. Ducks are sometimes seen crossing the road. There is a bench allowing people to rest there and near the Statue of Edward the Peacemaker.
<b>Local in character and is not an extensive tract of land?</b>	Yes

#### 4. Leat Street open space



<b>Description</b>	This is a publicly accessible area of green space, owned and managed by the Knightshayes Estate, that was designed as part of the housing estate.
<b>Reasonably close proximity to the community it serves?</b>	The space was designed as part of the housing and forms an integral, accessible resource for local residents.
<b>Demonstrably special to a local community and holds a particular local significance?</b>	<b>Historical/ Recreational:</b> The green space lies in front of the Heathcoat factory workers' social housing. It is a unique green open space incorporated as part of the original design of the housing as communal recreation space for the residents giving all the houses a unique open aspect looking towards the River Exe.
<b>Local in character and is not an extensive tract of land?</b>	Yes.

## 5. Beech Road Allotments



<b>Description</b>	This is the second largest allotment site in the town – some fifty plots – many divided allowing up to sixty gardeners to work on the site. Ample car parking, easy access. Council and private homes back onto the site. It is owned and managed by Tiverton Town Council.
<b>Reasonably close proximity to the community it serves?</b>	The site is located among housing and is easily accessible.
<b>Demonstrably special to a local community and holds a particular local significance?</b>	<b>Recreational:</b> The allotment provides a much-valued resource for local people wishing to grow their own food. It has social, economic and health benefits.
<b>Local in character and is not an extensive tract of land?</b>	Yes.

## 6. People's Park

6 - People's Park



<p><b>Description</b></p>	<p>People's Park at Tiverton was formed in 1887 to commemorate the Golden Jubilee of Queen Victoria's accession in 1837. It was officially opened on 5 July 1888, an inscription at the main gates recording the fact that funds for the completion of the park were raised by over 1,500 friends of the movement.</p> <p>The Park is located within the Tiverton Conservation Area, and is an important open space containing fine examples of metal gates and railings along the boundaries and entrance to the park.</p> <p>The park contains an attractive fountain, Hadows Fountain, as you enter the park, as well as a pavilion and cast iron drinking fountain to the south end. The ornamental drinking fountain was presented by the Reverend George Hadow MA, Rector of Tidcombe, also dated 5 July 1888.</p> <p>Much of the park is laid to grass, but there are also mature trees and a well-used children's playground.</p> <p>The Park is owned by MDDC and managed with the input of a Trustee Group. It is listed in Mid Devon District's Register of Heritage Assets.</p> <p>This is a valued local green space and designating it as such will secure its future.</p>
<p><b>Reasonably close proximity to the community it serves?</b></p>	<p>The park is located within the community and is very accessible. It has a car park to one end.</p>

<p><b>Demonstrably special to a local community and holds a particular local significance?</b></p>	<p><b>Recreational:</b> The park provides a popular space for informal recreation within an otherwise built up area. There is a pavilion and large grassy area, and the park is often used to host community events.</p> <p><b>Historical:</b> People's Park at Tiverton was founded in 1887 to commemorate the Golden Jubilee of Queen Victoria's accession in 1837. It was officially opened on 5 July 1888; an inscription at the main gates recording the fact that funds for the completion of the park were raised by over 1,500 friends of the movement.</p>
<p><b>Local in character and is not an extensive tract of land?</b></p>	<p>Yes.</p>



## 7. Amory Park, inc. BMX track, off Siddals Gardens

7 - Amory Park, inc. BMX track, off Siddals Gardens



<b>Description</b>	This park, owned and managed by MDDC, incorporates the BMX track and is a large open space with easy access. It's used by Tiverton BMX club but also for community events, football and other sports.
<b>Reasonably close proximity to the community it serves?</b>	Yes, the space is located within Tiverton town and is very accessible
<b>Demonstrably special to a local community and holds a particular local significance?</b>	<b>Recreational:</b> The space is well-used, particularly among young people and teenagers.
<b>Local in character and is not an extensive tract of land?</b>	Yes.

8. 'Community' field on the confluence of the Exe and Lowman



<b>Description</b>	This is a grassy area, located at the confluence of the Exe and Lowman, dedicated to community use. It is owned and maintained by MDDC and used for informal recreation by the local community including for exercising dogs, by children for playing and family picnics on the banks of the rivers.
<b>Reasonably close proximity to the community it serves?</b>	It is located in the heart of Tiverton and well-used.
<b>Demonstrably special to a local community and holds a particular local significance?</b>	<b>Recreational:</b> The space provides a popular spot for informal recreation.
<b>Local in character and is not an extensive tract of land?</b>	Yes.

## 9. Tomswell allotments, near Rackenford Road



<b>Description</b>	This is the largest allotment site in the town with many plots divided up, giving up to 80 gardeners the opportunity to grow vegetables. It is owned by the Knightshayes Estate and leased to Tiverton Town Council.
<b>Reasonably close proximity to the community it serves?</b>	Yes, it's surrounded by housing and is well-used.
<b>Demonstrably special to a local community and holds a particular local significance?</b>	<b>Recreational:</b> The allotment provides a much-valued resource for local people wishing to grow their own food. It has social, economic and health benefits.
<b>Local in character and is not an extensive tract of land?</b>	Yes.

10. Green space, off Rooks Way



<b>Description</b>	This is the green space to the south of Moorhayes Community Centre and is a sports and recreational area and an important resource for the local housing estate.
<b>Reasonably close proximity to the community it serves?</b>	Yes, it is located in a residential part of Tiverton.
<b>Demonstrably special to a local community and holds a particular local significance?</b>	<b>Recreational:</b> The space to the south west is used by many local people for exercising and also as a dog walking space. It incorporates the old railway line footpath, which leads into the town centre which encourages residents to walk and cycle into town rather than using their cars. There are also some significant trees in this space, which need protecting and form part of an important wildlife corridor here.
<b>Local in character and is not an extensive tract of land?</b>	Yes.

11. Pinnex allotments, off Park Road



<b>Description</b>	A long, narrow allotment site located next to Tiverton Cemetery. Fully used and owned and managed by Tiverton Town Council.
<b>Reasonably close proximity to the community it serves?</b>	Yes – they are located within the community.
<b>Demonstrably special to a local community and holds a particular local significance?</b>	<b>Recreational:</b> The allotment provides a much-valued resource for local people wishing to grow their own food. It has social and health benefits.
<b>Local in character and is not an extensive tract of land?</b>	Yes.

## 12. King Street Allotments



<b>Description</b>	A small and well-managed site located over a piped leat from Heathcoats' Factory. It lies between bungalows for those with particular needs and Heathcoats School. It is fully used and owned and managed by Tiverton Town Council.
<b>Reasonably close proximity to the community it serves?</b>	Yes the allotments are located within this residential part of Tiverton.
<b>Demonstrably special to a local community and holds a particular local significance?</b>	<b>Recreational:</b> The allotment provides a much-valued resource for local people wishing to grow their own food. It has social, economic and health benefits.
<b>Local in character and is not an extensive tract of land?</b>	Yes.

### 13. Harrowby Allotments, Lewis Avenue



<b>Description</b>	A fairly new allotment site comprising 14 plots. It is surrounded by back gardens from neighbouring properties. It is owned by MDDC and leased to Tiverton Town Council.
<b>Reasonably close proximity to the community it serves?</b>	Yes, the site is located within a residential area.
<b>Demonstrably special to a local community and holds a particular local significance?</b>	<b>Recreational:</b> The allotment provides a much-valued resource for local people wishing to grow their own food. It has social and health benefits.
<b>Local in character and is not an extensive tract of land?</b>	Yes.

#### 14. Green Space to the opposite of 1-4 College View

14 - Green Space to the opposite of 1-4 College View



<p><b>Description</b></p>	<p>This green space forms a natural barrier between housing and the busy A3126. As such, it's created a visual and sound buffer between the two but has also proved popular among locals as a space for informal recreation. It is owned and managed by DCC and includes a number of trees.</p> <p>The space is adjacent to Bolham Road roundabout, which is to be improved. Design work for this improvement has not yet taken place and it is therefore not known how much of the proposed Local Green Space will be required to undertake the works.</p> <p>All of some of the area may need to be used for the improvement. It is considered that the designation of the site as an LGS would enable this, being consistent with the NPPF para 150: "Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are...local transport infrastructure which can demonstrate a requirement for a Green Belt location").</p>
<p><b>Reasonably close proximity to the community it serves?</b></p>	<p>Yes, this space is located adjacent to housing.</p>
<p><b>Demonstrably special to a local community and holds a particular local significance?</b></p>	<p><b>Recreational:</b> This green space provides an important barrier between a busy road intersection and the housing development to traffic noises and pollution and also provides a recreation space for the local residents. There are some significant and important trees here too.</p>
<p><b>Local in character and is not an extensive tract of land?</b></p>	<p>Yes.</p>



15. Green space at Atherton Way, Canal Hill

15 - Green space at Atherton Way, Canal Hill



<b>Description</b>	This is an interesting space, located among housing and traditionally used by locals for informal recreation and to access the canal. It is unregistered (does not appear on the land registry) and not maintained by MDDC.
<b>Reasonably close proximity to the community it serves?</b>	It's located among housing and has a public footpath crossing through.
<b>Demonstrably special to a local community and holds a particular local significance?</b>	<b>Recreation / Historic:</b> This is an important green space which was preserved when the housing was built in this area in the first half of the last century. It provides access to the Grand Western Canal at a wide area where canal boats can turn and can therefore be used for passengers to alight canal boats to the south side of the canal. It is an important space for recreation and dog walking.
<b>Local in character and is not an extensive tract of land?</b>	Yes.

16. Hay Park, off Cudmore Park



<b>Description</b>	This field and play area is owned and managed by MDDC and is highly popular among locals.
<b>Reasonably close proximity to the community it serves?</b>	Yes, it is located adjacent to housing in an otherwise urban part of Tiverton.
<b>Demonstrably special to a local community and holds a particular local significance?</b>	<b>Recreation:</b> Hay Park is a popular recreation area, incorporating children’s play equipment, providing the only play area to the south of the canal in this residential area.
<b>Local in character and is not an extensive tract of land?</b>	Yes.

17. Cluster of green spaces within the Pinnex Moor Estate



a. Space off Longmeadow	b. Space off Cherry Close	c. Space off Pinnex Moor Road
		






<b>Description</b>	These green spaces were designed as part of the Pinnex Moor Estate, offering the local community access to shared open green space. The space at Cherry Close is owned and managed by Devon County Council Highways, while the other two spaces are owned and managed by MDDC.
<b>Reasonably close proximity to the community it serves?</b>	Yes, the spaces were designed as part of the estate to offer access to greenery for the local community.
<b>Demonstrably special to a local community and holds a particular local significance?</b>	<b>Historical/ Recreational:</b> These spaces were designed into the estate at conception and for a fundamental part of the landscaping. They also provide local people with a space for informal recreation including play space for children.
<b>Local in character and is not an extensive tract of land?</b>	Yes.

**18. Cluster of green spaces within the Moorhayes Estate**

18 - Cluster of green spaces within the Moorhayes Estate



<p><b>i. Waylands Road</b></p>		<p>A photograph of a green space enclosed by a metal fence. A person is sitting on a bench in the middle of the grassy area. The space is adjacent to a paved road.</p>	
<p><b>ii. Webbers Way/ Massey Road</b></p>		<p>A photograph of a large, open grassy field with a tall utility pole in the foreground. Trees and buildings are visible in the background under a cloudy sky.</p>	
<p><b>iii. Webbers Way</b></p>		<p>A photograph of a grassy area next to a road. A signpost with multiple signs is visible in the foreground. Residential buildings are in the background.</p>	
<p><b>iv. Everett Place</b></p>		<p>A photograph of a green space enclosed by a fence, similar to the one in row i. A person is sitting on a bench. The space is adjacent to a paved road.</p>	

<p>v. <b>Rogers Close</b></p>	
<p>vi. <b>Redvers Way (1)</b></p>	
<p>vii. <b>Redvers Way (2)</b></p>	
<p>viii. <b>Kestrel Close</b></p>	
<p>ix. <b>Hawks Drive</b></p>	

<p>x. <b>St James Way play area</b></p>	
<p>xi. <b>Bluebell Avenue</b></p>	

<p><b>Description</b></p>	<p>These green spaces were designed as part of the estate. Some are owned by Mid Devon (generally the eastern side), the remainder are owned by the developer management co. (generally centre and west)</p>
<p><b>Reasonably close proximity to the community it serves?</b></p>	<p>The spaces are distributed throughout the Moorhayes Estate.</p>
<p><b>Demonstrably special to a local community and holds a particular local significance?</b></p>	<p><b>Historical/ Recreational:</b> Moorhayes housing estate was built at the turn of the 21<sup>st</sup> century in an area that contains some very significant oak trees that were in need of protection. Therefore, the developers built around these important green spaces protecting these trees and their surroundings and some incorporating play equipment. This design has given Moorhayes a distinctly open and varied village-like feel which reflects very well the rural setting of Tiverton.</p>
<p><b>Local in character and is not an extensive tract of land?</b></p>	<p>Yes.</p>

19. Palmerston Park estate community space



<b>Description</b>	This is the green space located in Palmeston Park, which is a council housing estate built in the 1960/70s on a hill at the edge of Tiverton. It is owned and managed by MDDC.
<b>Reasonably close proximity to the community it serves?</b>	The space was designed as part of the estate and is therefore located in an accessible location among the houses.
<b>Demonstrably special to a local community and holds a particular local significance?</b>	<b>Recreational:</b> Within this quite densely built housing estate, this green space offers an important play area, including the equipment provided for younger children.
<b>Local in character and is not an extensive tract of land?</b>	Yes

20. Green space with play area at Roundhill, Cotteylands

20 - Green space with play area at Roundhill, Cotteylands



<b>Description</b>	Cotteylands, originally a council housing estate, was built in 1920-1950s then added to later on in 1960/70s. It is found up Seven Crosses Road, a steep hill out of Tiverton.
<b>Reasonably close proximity to the community it serves?</b>	This green space is located in the heart of the estate.
<b>Demonstrably special to a local community and holds a particular local significance?</b>	<p><b>Recreational:</b> The space is used for informal recreation and includes some play facilities. It is important to the residents of this part of Tiverton, providing a focal point for this community.</p> <p><b>Wildlife:</b> There are also some significant trees on the site as well as areas left to wild and these form an important wildlife corridor in and out of the town.</p>
<b>Local in character and is not an extensive tract of land?</b>	Yes



## 21. Adventure playground, Cowleymoor Road

21 - Adventure playground, Cowleymoor Road



<b>Description</b>	Opened in 1974, Tiverton Adventure Playground is the largest designated adventure play facility within a 50 mile radius. The site is owned by Mid Devon District Council and leased to the charity Tiverton Adventure Play.
<b>Reasonably close proximity to the community it serves?</b>	The playground is well-located in a residential part of Tiverton and is free to access.
<b>Demonstrably special to a local community and holds a particular local significance?</b>	<b>Recreational:</b> The playground is well-loved by generations of residents and regularly offers free-of-charge holiday play schemes. A range of activities are available including building dens, cooking around the camp fire, taking part in craft activities using recycled materials, getting involved in outdoor games, photography and badge making. The site receives various grant funding.
<b>Local in character and is not an extensive tract of land?</b>	Yes.

## 22. Rugby fields



<b>Description</b>	The Rugby Club fields have been in situ since 1868.
<b>Reasonably close proximity to the community it serves?</b>	Yes, the fields are located next to Tiverton High School, which is the location of a cluster of community facilities. Tiverton Rugby Club formed in 1868, the oldest rugby club in Devon, plays here. They are owned and managed by the Rugby Club.
<b>Demonstrably special to a local community and holds a particular local significance?</b>	<b>Recreational:</b> The fields are well-located in Tiverton and are regularly used by juniors and seniors within the community. The fields are also used for various events including by the Caravan Club.
<b>Local in character and is not an extensive tract of land?</b>	Yes.

23. Playing field at Blackmore Road Wilcombe



<b>Description</b>	This green space is located in the middle of the Wilcombe housing estate. It is owned and managed by MDDC.
<b>Reasonably close proximity to the community it serves?</b>	Yes, surrounded by residential on all sides with multiple entrances into the space.
<b>Demonstrably special to a local community and holds a particular local significance?</b>	<b>Recreational:</b> This green space is an important recreational space, popular with dog walkers. It also houses some children’s play equipment and football goals. It is well-used by those living on the estate.
<b>Local in character and is not an extensive tract of land?</b>	Yes.

24. Grounds of Sunningmead Community Centre, Lazenby Road

24 - Grounds of Sunningmead Community Centre



<p><b>Description</b></p>	<p>Sunningmead Community Centre opened in 1999 on the school site in Lazenby Road. It relies heavily on contributions of funding and volunteers time to offer an exciting timetable of activities for the local community throughout the year. The large outdoor grounds offer a safe space within an otherwise fairly residential area. It is owned and managed by the Sunningmead Community Association.</p>
<p><b>Reasonably close proximity to the community it serves?</b></p>	<p>Yes, the space is located within the heart of the Wilcombe Estate.</p>
<p><b>Demonstrably special to a local community and holds a particular local significance?</b></p>	<p><b>Recreational:</b> The centre, including its large outdoor space, is much valued by the community for a range of recreational and social activities.</p>
<p><b>Local in character and is not an extensive tract of land?</b></p>	<p>Yes.</p>

25. Green space at the end of Glebelands Road

25 - Green space at the end of Glebelands Road



<b>Description</b>	This green space at the end of Glebelands road gives access to the old railway line footpath which leads to the town centre and out of Tiverton to Manley Lane. It is owned and managed by MDDC.
<b>Reasonably close proximity to the community it serves?</b>	Yes, the space is located within a residential part of Tiverton.
<b>Demonstrably special to a local community and holds a particular local significance?</b>	<b>Recreational/ Wildlife:</b> It contains some significant trees and forms part of the wildlife corridor the pathway provides. It encourages residents to walk and cycle into town rather than using their cars. The space is popular with dog walkers.
<b>Local in character and is not an extensive tract of land?</b>	Yes.

26. Narrow Lane & Howden Road green space

26 - Narrow Lane & Howden Road green space



<b>Description</b>	This green space was designed as part of the housing development in this part of the town. It is owned and managed by MDDC
<b>Reasonably close proximity to the community it serves?</b>	Yes, the space is accessed by local properties, which surround it.
<b>Demonstrably special to a local community and holds a particular local significance?</b>	<b>Recreational:</b> The space is well-used by the immediate local community as it offers a place for informal recreation and to socialise.
<b>Local in character and is not an extensive tract of land?</b>	Yes.

27. Cottey Brook Nature Reserve

27 - Colley Stream green space



<b>Description</b>	This is a long green space that follows the course of Cottey Brook incorporating a walking route and informal nature reserve. It is managed by MDDC and the Environment Agency.
<b>Reasonably close proximity to the community it serves?</b>	Yes, the area is located close to housing and is an important feature within the Tiverton Town Map.
<b>Demonstrably special to a local community and holds a particular local significance?</b>	<b>Recreational:</b> The space and associated walk is used for informal recreation, for instance by walkers or those wishing to access the stream. <b>Wildlife:</b> The space has been rather left to wild and consequently is home to a range of species including varied birdlife.
<b>Local in character and is not an extensive tract of land?</b>	Yes.

28. John Street Allotments

28 - John Street Allotments



<b>Description</b>	These allotments are owned by Knightshayes Estate.
<b>Reasonably close proximity to the community it serves?</b>	Yes, they are surrounded by housing.
<b>Demonstrably special to a local community and holds a particular local significance?</b>	<b>Recreational:</b> The allotment provides a much-valued resource for local people wishing to grow their own food. It has social and health benefits
<b>Local in character and is not an extensive tract of land?</b>	Yes.



29. Elmore Allotments




<b>Description</b>	Owned by Tiverton Town Council, these allotments are located in the centre of Tiverton
<b>Reasonably close proximity to the community it serves?</b>	Yes, the allotments are well-located among housing.
<b>Demonstrably special to a local community and holds a particular local significance?</b>	<b>Recreational:</b> The allotment provides a much-valued resource for local people wishing to grow their own food. It has social and health benefits.
<b>Local in character and is not an extensive tract of land?</b>	Yes.



### 30. Ashley Rise Play Area







<b>Description</b>	A small enclosed play area within the Ashley Rise Estate. It is owned and managed by MDDC.
<b>Reasonably close proximity to the community it serves?</b>	Yes, the play area was designed as part of the estate and is located within the centre of the housing.
<b>Demonstrably special to a local community and holds a particular local significance?</b>	<b>Recreational:</b> The playground is well-used by local children in the immediate area and comprises a range of play equipment.
<b>Local in character and is not an extensive tract of land?</b>	Yes.



**Appendix E- Locally significant views**



View number	Title and description	Photograph
1	<p><u>Down Barrington Street looking up to Cranmore Castle</u></p> <p>Barrington Street is a sloping residential road in an historic part of Tiverton with terraced housing on either side, and it has a feeling of being closed in except for the very beautiful view of the fields up on the hills to the south of Tiverton. It takes in Cranmore Castle, an iron age fort, the largest in Devon, and Scheduled Monument which dominates the top of the hill to the south of the town</p>	

<p>2</p>	<p><u>Phoenix Lane looking up to Cranmore Castle</u></p> <p>This view is taken from the commercial centre of Tiverton from Fore Street, a busy shopping street looking down towards the recently built Premier Inn and Phoenix House, the main offices of Mid Devon District Council. The view beyond is a reminder of the rural hinterland to the south of the town and gives a feeling of Tiverton being nestled in the surrounding hills. It creates an open and accessible feel to the countryside which is an attractive element for visitors and residents alike. These ‘green horizons’ are considered to be very special within Tiverton and should be safeguarded.</p>	
<p>3</p>	<p><u>West along Great Western Way (over the New Bridge and up the hill beyond the roundabout)</u></p> <p>This view shows very clearly that Tiverton nestles in the surrounding rural landscape showing the hills on the western side of the town. The part of the town on this side of the river, known as Westex, is noted for its industries, including Heathcoat’s, as well as its industrial housing. To the left at the roundabout is the main road to Exeter, an attractive tourist route which follows the deep and densely wooded Exe Valley.</p>	



<p>4</p>	<p><u>North from the bridge towards St Peter's Church</u></p> <p>Tiverton was a prominent centre of the wool cloth industry in the 17<sup>th</sup> and 18<sup>th</sup> centuries, many fulling mills being located along the riverbanks, and some fine buildings surviving from this period. Much of the view has been little altered by modern developments and the tower of St Peter's Church has been a landmark since the 15<sup>th</sup> century. In the foreground on the left can be seen the confluence of the mill leat from Heathcoat's Factory with the river Exe, which is a reminder of the industrial nature of this part of the town. After major flooding in 1960 and 1965 the bridge was replaced by a modern structure and a flood protection scheme was built in the 1970s.</p>	
<p>5</p>	<p><u>South from the Old Bridge towards the weir</u></p> <p>This view of the River Exe is one of the very few landscape views of the river, showing the relationship between the river and the town. Tiverton was formerly known as Twyford, or 'two- ford town' and the town developed as an important crossing point of the River Exe. The 1970s flood protection scheme is a prominent feature in this view.</p>	


<p>6</p>	<p><u>North from the College over the A361 North Devon link road to the Head Weir</u></p> <p>This view shows one of the only uninterrupted views of the River Exe and its deep valley to the north of Tiverton and beyond the A361. Head Weir and the Salmon Ponds have been unofficial recreation areas for the town’s young people for generations and are treasured by many. The view today is reminiscent of what it would have been generations ago.</p>	
<p>7</p>	<p><u>From the school crossing up to the People’s Park</u></p> <p>Despite the growing housing developments to the north of Tiverton which extend to the A361 link road, this particular view has been preserved and shows key sports facilities with a green backdrop including the notable historic trees of the People’s Park, a gift by 1,500 generous benefactors to the town in 1887.</p>	

<p>8</p>	<p><u>Canal to Tidcombe Hall</u></p> <p>The view takes in Tidcombe Hall, an important early 19<sup>th</sup> century building, which is a prominent landmark south of the Grand Western canal. The opposite, northern, bank of the canal is a residential area extending eastwards to the settlement boundary and so this southern side maintains the rural setting of the canal, which is a Conservation Area and County Wildlife site and an important leisure facility.</p>	
<p>9</p>	<p><u>Leat ford at Chettiscombe</u></p> <p>The Town Leat has important historical significance in Tiverton as a water supply gifted to the town in the 1240s by Alice or Alson de Ros, of Chettiscombe, tenant of the Courtenays of Okehampton. This view of the leat in its Chettiscombe setting shows a very rural picture of a ford running through the leat on its way into Tiverton. A common sight in rural areas at one time, fords became scarcer as roads were improved in the early 20<sup>th</sup> century.</p>	

10	<p><u>The Tiverton Museum of Mid Devon Life from Beck Square</u></p> <p>Founded in 1960 the award-winning museum has, since 1969, been housed in these listed buildings, which were a former National School.</p>	
11	<p><u>Leat in Castle Street</u></p> <p>Castle Street is an attractive part of the town with some of the earliest housing. The Town Leat, gifted to the town by Alice de Ros in the 1240s, flows down the centre of the street, giving it a special historical significance. This is commemorated every seven years by the Perambulation of the Leat, a traditional mediaeval custom, also known as water-bailing.</p>	



<p>12</p>	<p><u>Knights Hayes Court terrace to Heathcoat factory</u></p> <p>Knights Hayes Court was built in 1869-1874 for Sir John Heathcoat Amory, grandson of John Heathcoat, who moved his lace factory to Tiverton in 1816, many of the factory workers living in the many new houses built in Westex.</p>	
<p>13</p>	<p><u>St George's Church and the Town Hall from Rotary Way</u></p> <p>This view showcases some of the varied architectural styles of the historic buildings along the River Exe and has, for a long time, been a familiar vista to the town's residents.</p>	

14	<p><u>Heathcoat factory and fields from Peoples Park</u></p> <p>Much of prosperity of Tiverton can be attributed to the success of the John Heathcoat's Factory, established in 1816, which is now Heathcoat Fabrics. This view takes in and celebrates the contrast between the industrial heritage and natural landscape of the parish.</p>	
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15

College and fields from top of steps beside the Youth Centre

This view shows the rural hinterland to the north of Tiverton nestling between the surrounding hills with Tiverton High School and Petroc in the foreground.

Photographs opposite show Ladysmead from the park and Petroc from the park.



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## Appendix F - Evidence base documents

All background evidence documents can be found on the Tiverton Neighbourhood Plan website: <https://www.tivertonneighbourhoodplan.org.uk/>. Documents accessed November 2021.

- [Allocations and Infrastructure Development Plan Document, Mid Devon District Council, 2008](#)
- [Blundell's Conservation Area Appraisal](#)
- [Building for Life 12, third edition, 2015](#)
- [Census, 2011](#)
- [Climate Change Act 2008](#)
- [Defra biodiversity metric, 2019](#)
- [Devon Carbon Plan, 2020](#)
- [Devon Waste Plan, 2014](#)
- [English Indices of Multiple Deprivation, 2010](#)
- [Housing Quality Indicators \(HQI\) standards, 2011](#)
- [Localism Act, 2011](#)
- [Local Green Space Review, 2021](#)
- [Mid Devon Design Guide Supplementary Planning Document, in progress](#)
- [Mid Devon Landscape Character Assessment, 2011](#)
- [Mid Devon Local Plan Review, 2013 to 2033](#)
- [Mid Devon Open Space and Play Area Strategy, 2014 to 2033](#)
- [National Design Guide, 2019](#)
- [National Planning Policy Framework \(updated 2019\)](#)
- [Neighbourhood Planning \(General\) Regulations, 2012 \(as amended\)](#)
- [One Planet Living sustainability framework](#)
- [Planning & Compulsory Purchase Act, 2004](#)
- [Register of Heritage Assets, MDDC, 2015](#)
- [Rightmove, 2020](#)
- [Secured by Design](#)
- [The Grand Western Canal Conservation Area Appraisal](#)
- [The setting of Knightshayes Park and garden - a historic landscape assessment, 2007](#)
- [Tiverton Conservation Area Appraisal](#)
- [Tiverton Eastern Urban Extension Design Guide, 2016](#)
- [Tiverton Eastern Urban Extension Masterplan SPD, 2018](#)
- [Tiverton Neighbourhood Plan Design Codes for a Sustainable Town, 2020](#)
- [Tiverton Town Centre Regeneration Masterplan consultation](#)
- [Town & Country Planning Act, 1990](#)
- [Wildlife site resource map and species information for neighbourhood planning – Tiverton, Devon Biodiversity Record Centre, 2020](#)
- [Zero Carbon Britain: Rising to the Climate Emergency, 2019](#)