

TIVERTON

EASTERN URBAN EXTENSION

MOVEMENT & CONNECTIONS - AREA B

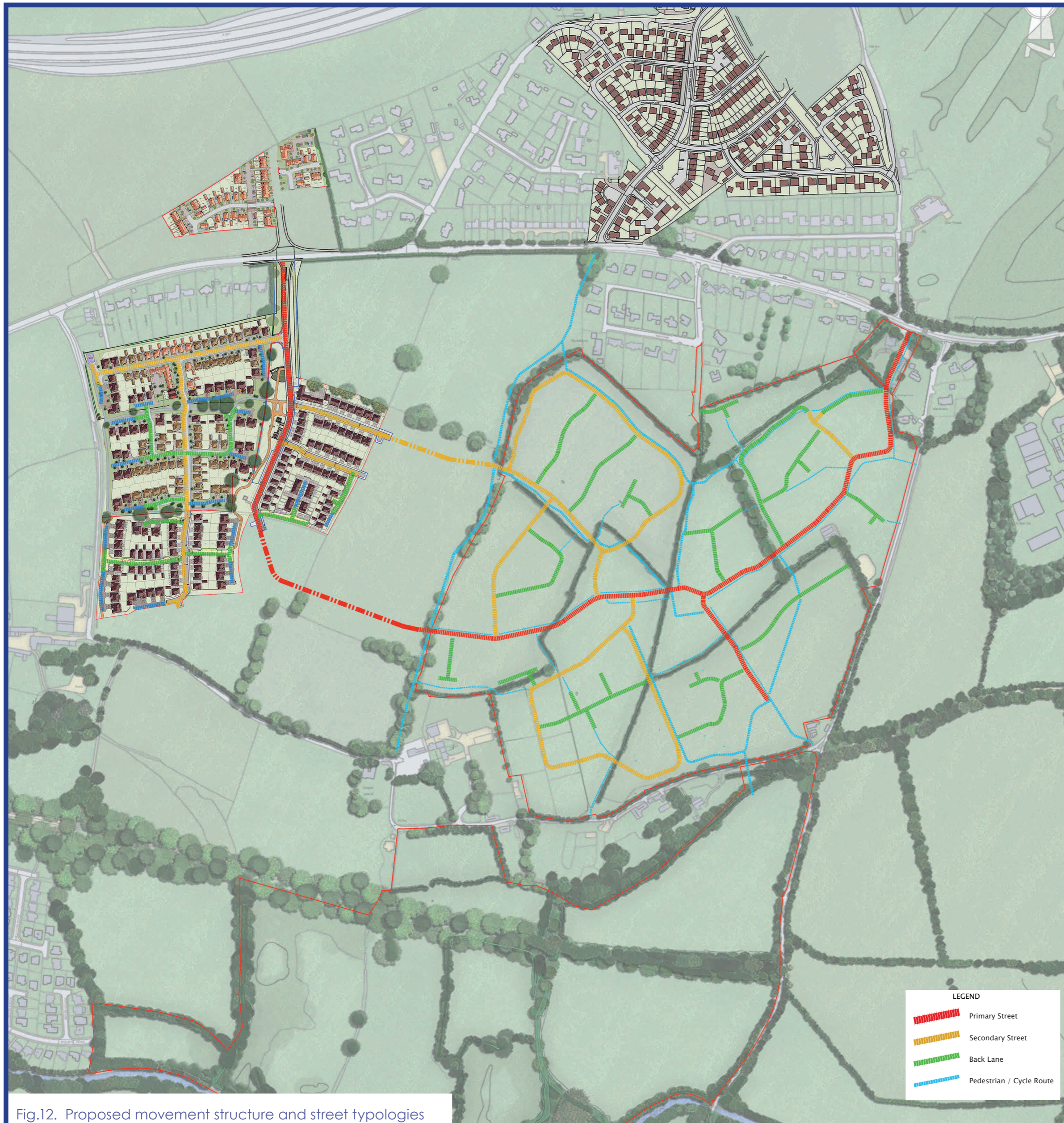


Fig.12. Proposed movement structure and street typologies

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

Key masterplan principles for these routes and connections include:

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

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

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

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

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



Fig.13. Inspirational local village streets

Question:

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

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BIODIVERSITY AND GREEN SPACES - AREA B



Fig.14. Green infrastructure prepared for consultation in 2020

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

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

This consultation masterplan provides for

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

The Country Park

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

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

Key ecological measures include:

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

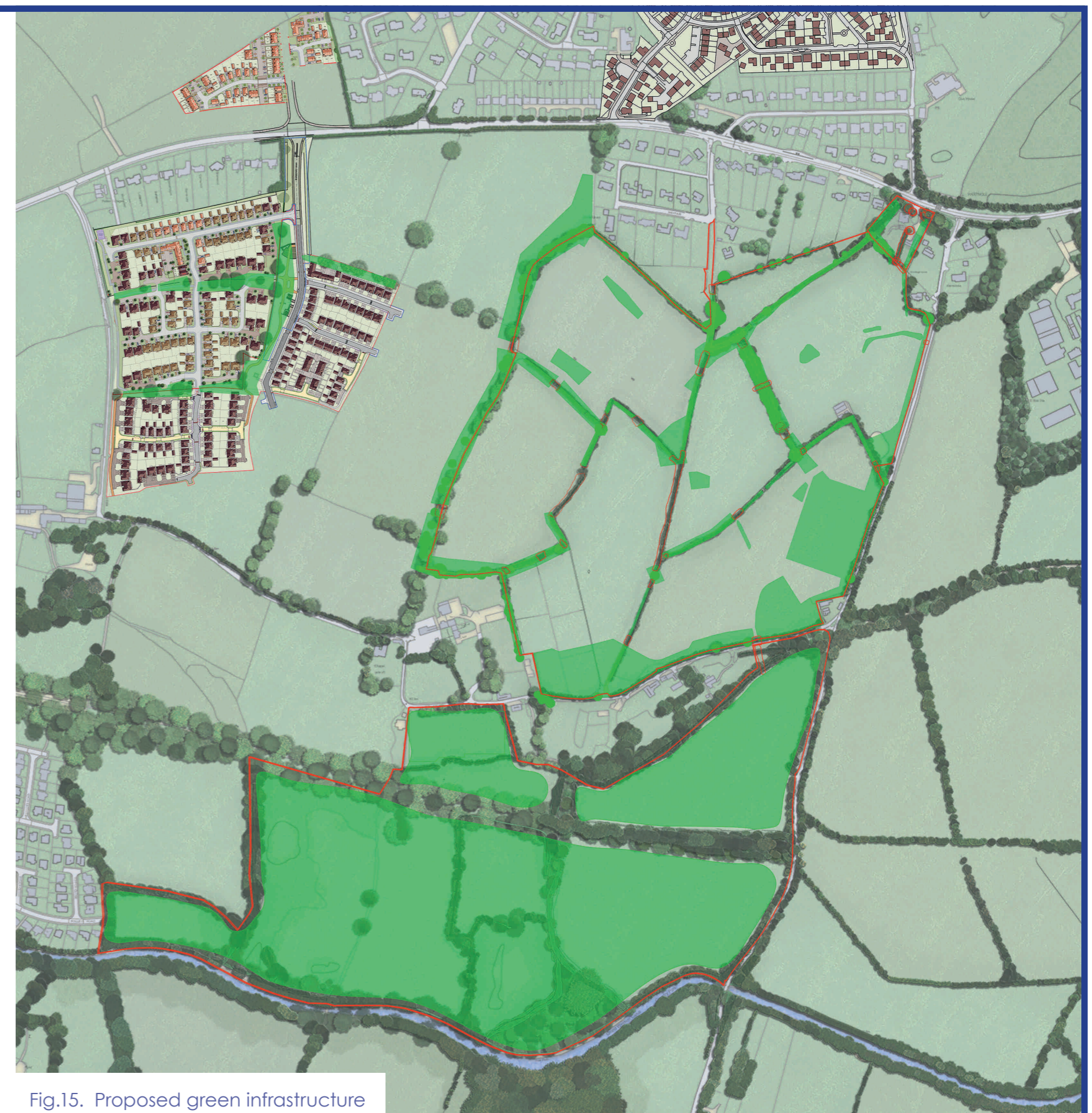


Fig.15. Proposed green infrastructure

Question:

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

'Biodiversity Net Gain'

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

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



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LAND USE & THE AMOUNT OF DEVELOPMENT - AREA B

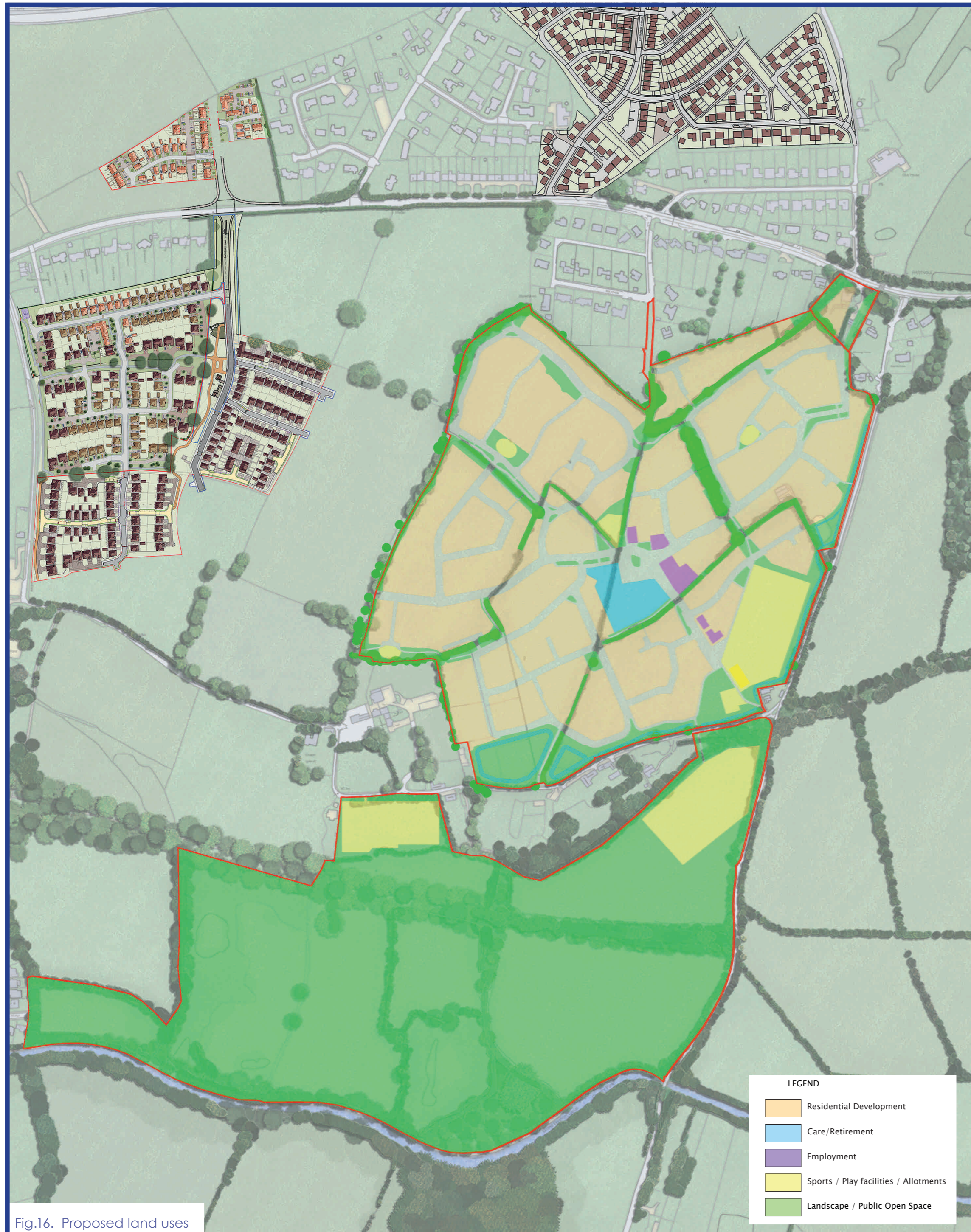


Fig.16. Proposed land uses

Policy TIV1 in the Adopted Mid Devon Local Plan makes provision for 1,830 dwellings, at least 30,000 sqm of commercial space, 47 ha of open space and associated community and transport infrastructure.

Tiverton Eastern Urban Extension						
Area B						
Area A	Phase 1a	Phase 1b	Phase 1c	Totals	Total	Total
Residential	5.0ha	10.6ha	8.55ha	25.05ha	14.26ha	39.31ha
Avg resi density 36dph	200 dwellings (34dph)	445 dwellings (42dph)	200 dwellings (34dph)	935 dwellings (35dph)	684 dwellings (33dph)	1,619 dwellings *
Employment	4,000sqm (area 0.8ha @ 50%)	8,500sqm (area 1.7ha @ 50%)	15,000sqm (area 3ha @ 50%)	27,500sqm (15.3ha)	2,050sqm (0.41ha)	29,550sqm (5.91ha)†
Neighbourhood centre	n/a	0.5ha	1.5ha ²	2ha ²	n/a	2ha ²
School (inc sports pitch)	n/a	1.03ha (land / delivery of 1* part)	(build out continues)	1.93ha	(build out continues)	1.93ha
Total	6.7ha	14.73ha	13.05ha	34.48ha	14.67ha	49.15ha
Allotments	n/a	n/a	2.25ha	2.25ha	0.38ha	2.63ha
POS including children's play	1ha	5.38ha	20.73ha	27.11ha	29.96ha	57.07ha
Formal sports	0	On school site (area 0.4ha) accounted for above	0	0	1.95ha	1.95ha
Water amenisation	1ha	0.4ha	0.78ha	2.18ha	1.11ha	3.29ha
Infrastructure	2ha	1.5ha	2.6ha	6.1ha	7.89ha	13.99ha
Total	4ha	7.28ha	26.36ha	37.64ha	41.29ha	78.93ha
Grand total	10.7ha	22.01ha	39.41ha	72.12ha	55.96ha	128.08ha

The previous consultation summarised the development as above.

Key land use principles underpinning the masterplan include:

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

This consultation Masterplan provides:

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

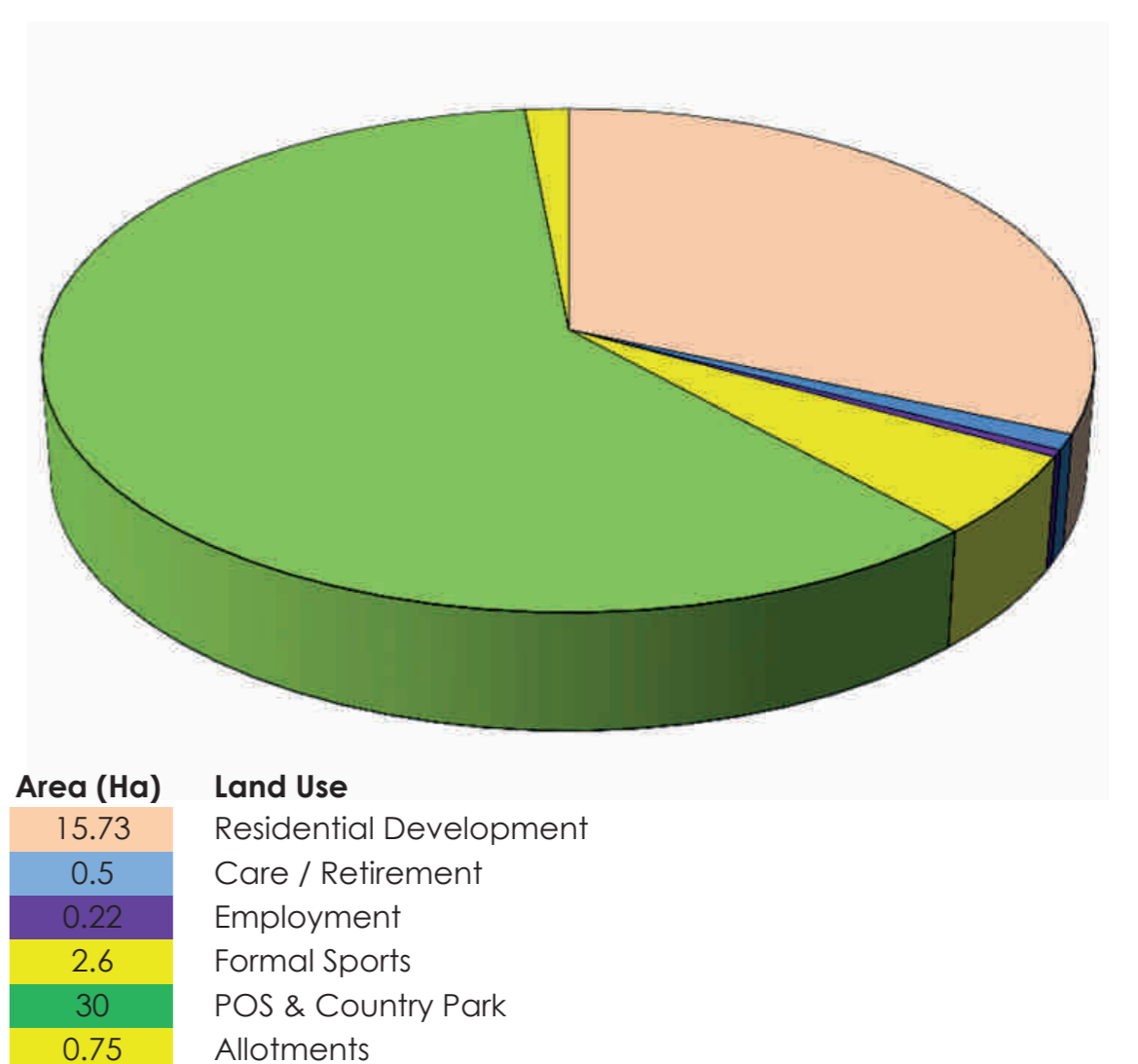


Fig.17. Breakdown of proposed land uses

Questions:

What are your thoughts about the amount and spread of land uses across Area B?

Have you any comments on the proposed locations of sports, play and allotment space?

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DELIVERY AND PHASING - AREA B



Fig.18. Phasing Strategy prepared for Consultation in 2020

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

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

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

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

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

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

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

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

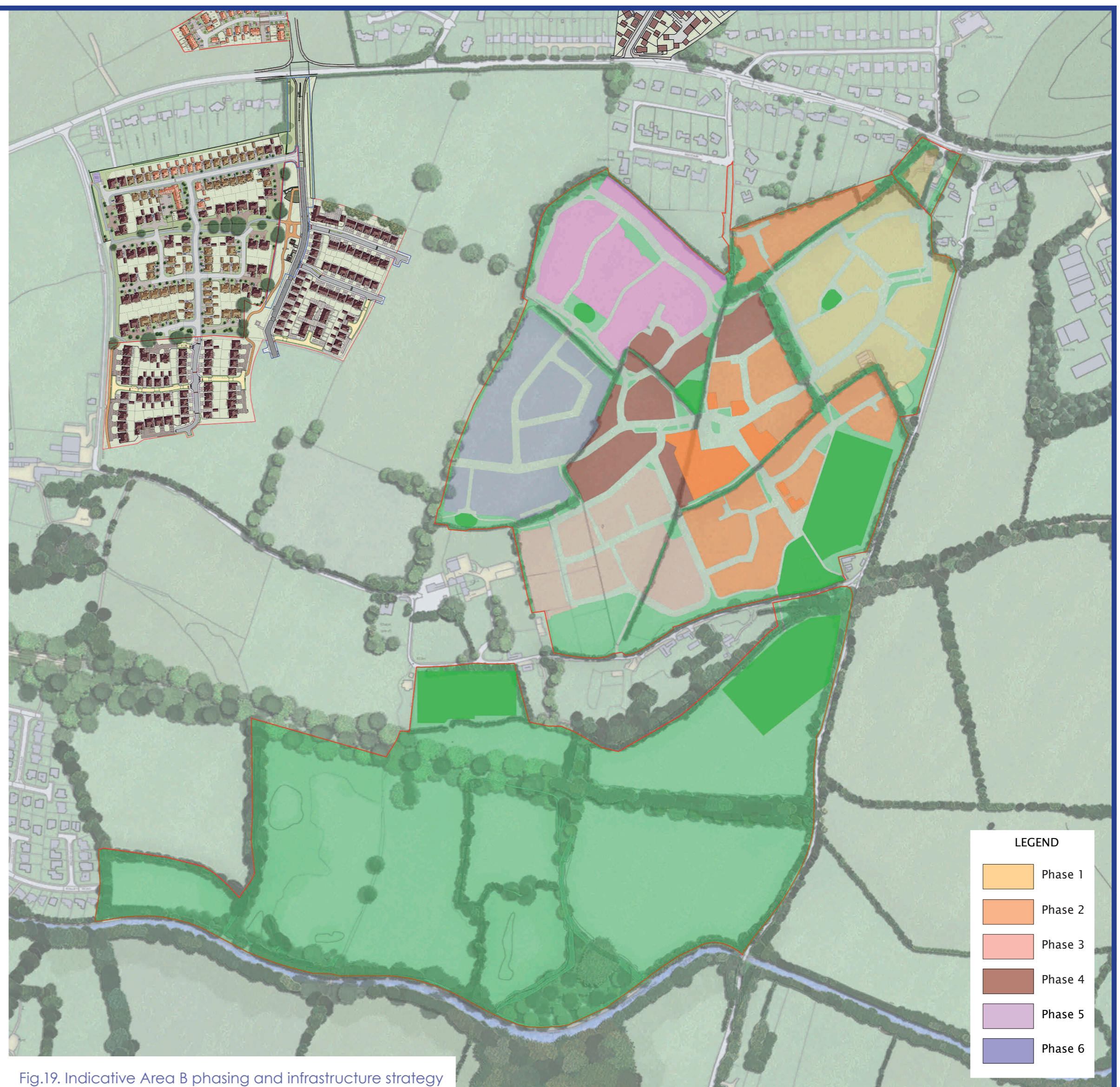


Fig.19. Indicative Area B phasing and infrastructure strategy

Question:

Do you think the proposed phasing plan to develop Area B from east to west is the correct approach?

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CHARACTER - AREA B

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

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

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

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

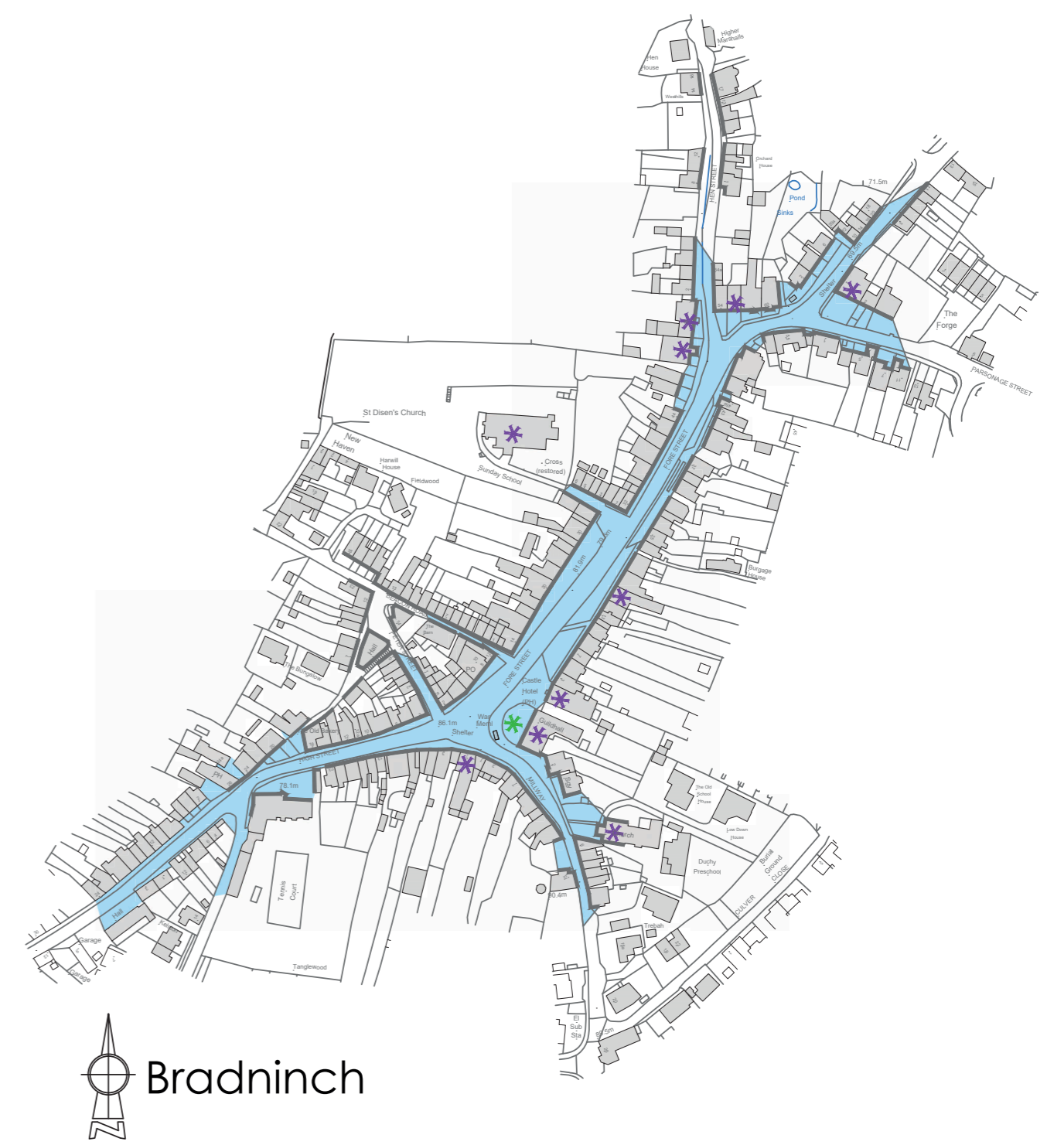
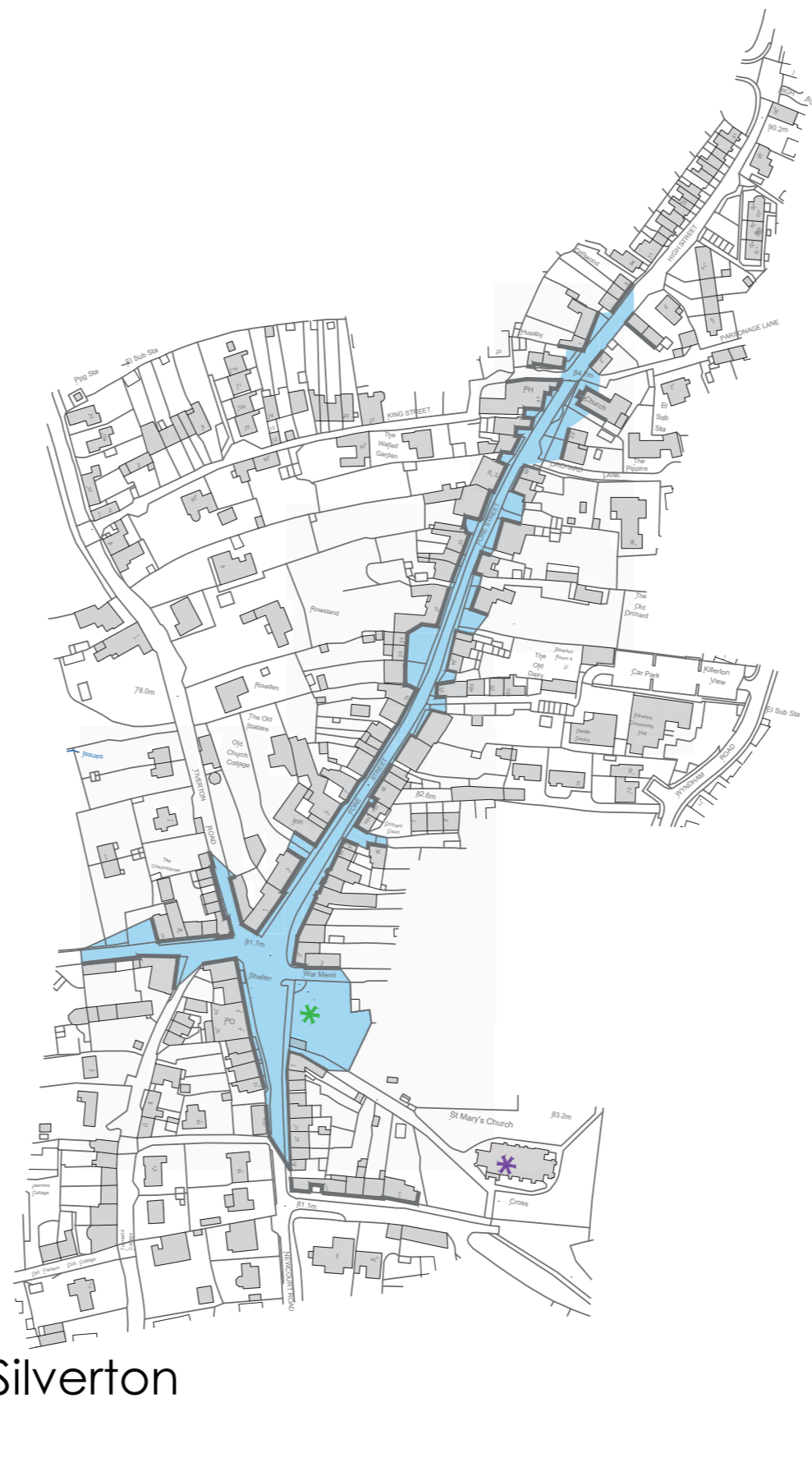


Fig.20. Linear form of Thorverton, Bradninch, Silverton and an illustrative Area B Main Street.



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

Question:

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

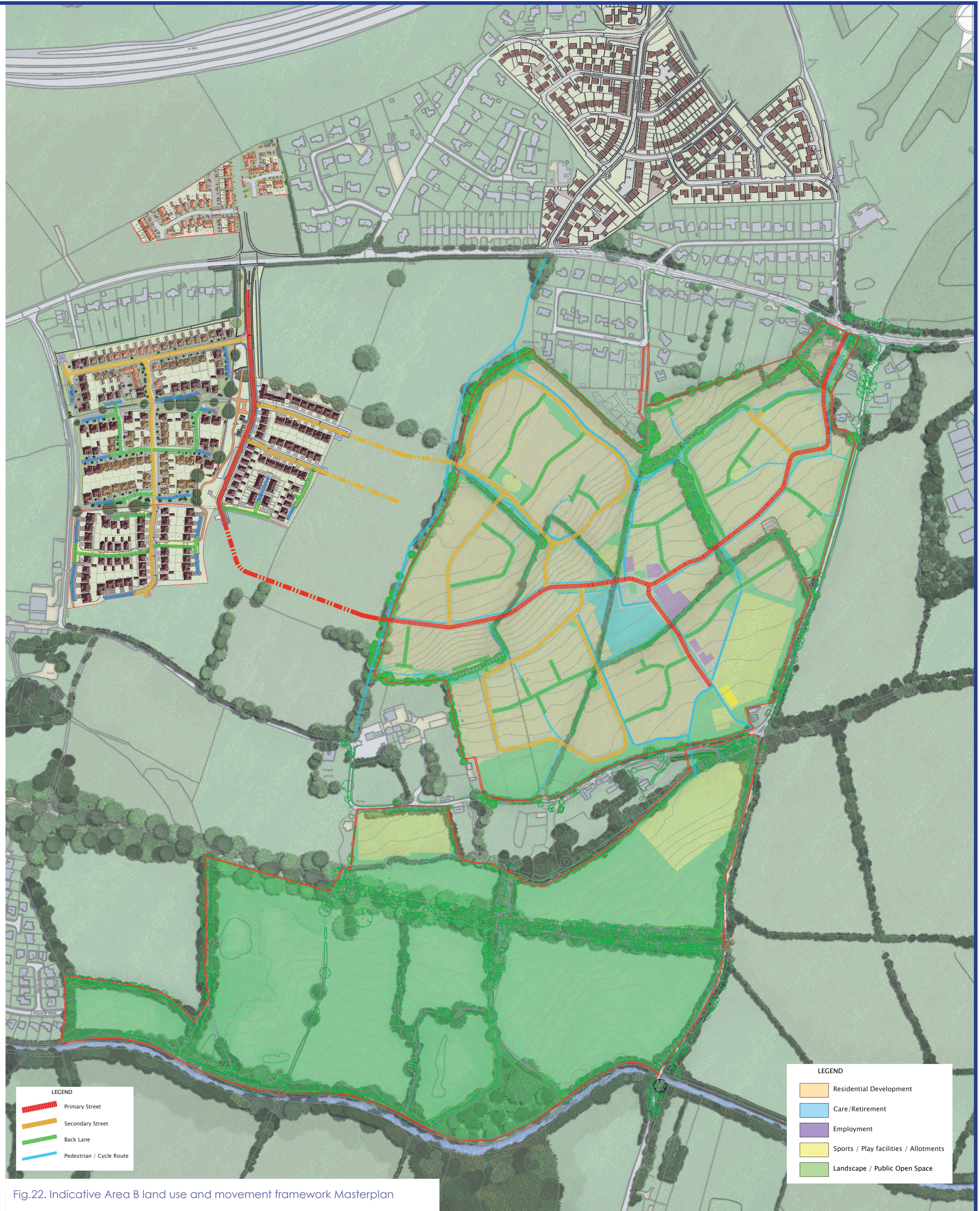
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SUMMARY

The evolved Masterplan provides:

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



NEXT STEPS

Thank you for taking the time to read this exhibition.

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

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

<https://letstalk.middevon.gov.uk/tiveueareabmasterplan>

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



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

Or emailed to:
planningconsultations@middevon.gov.uk

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

We look forward to hearing from you.