

TIVERTON

EASTERN URBAN EXTENSION



WELCOME

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

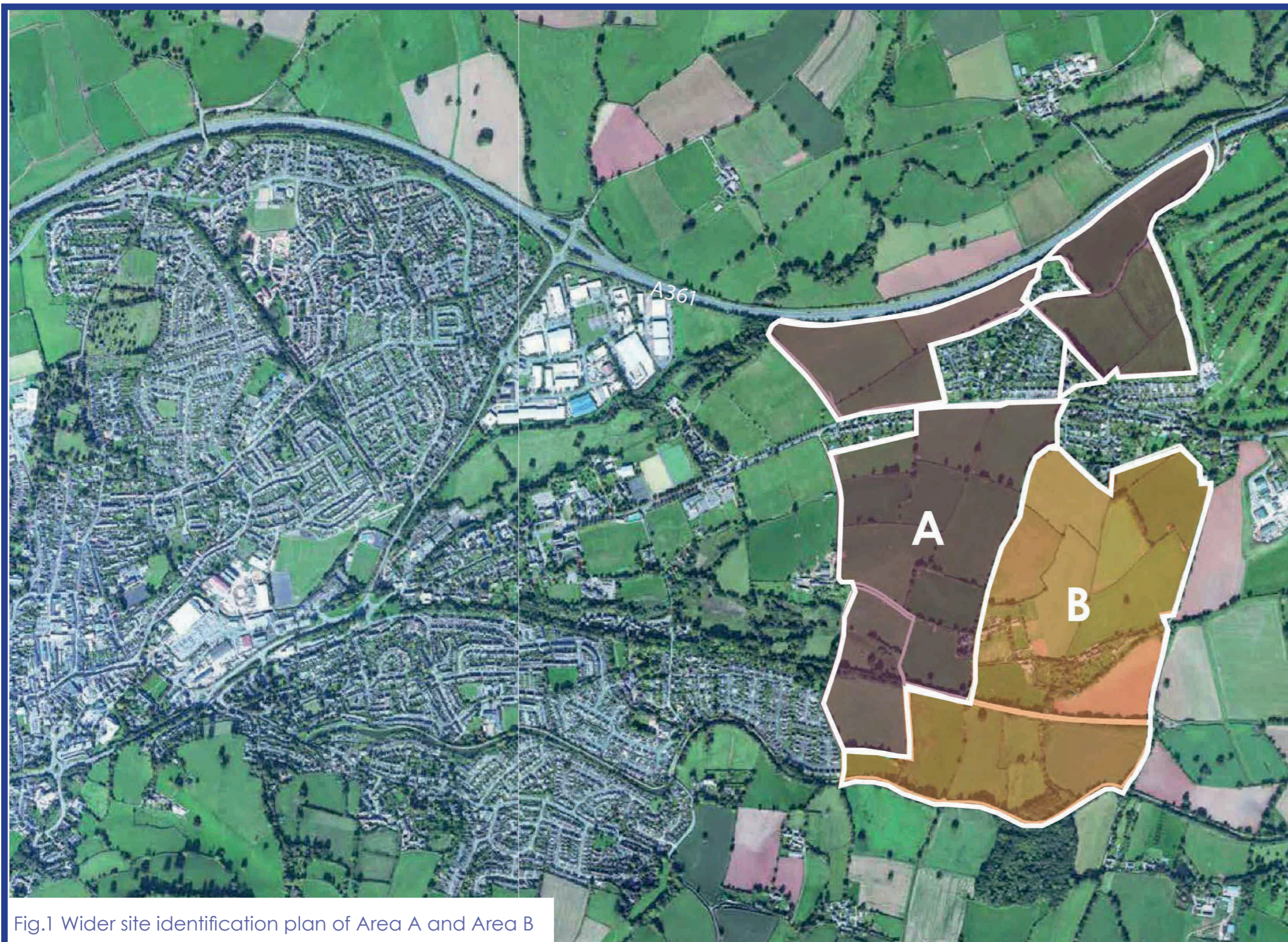


Fig.1 Wider site identification plan of Area A and Area B

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

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

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

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

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

Key aspects of this vision can be summarised as follows:

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

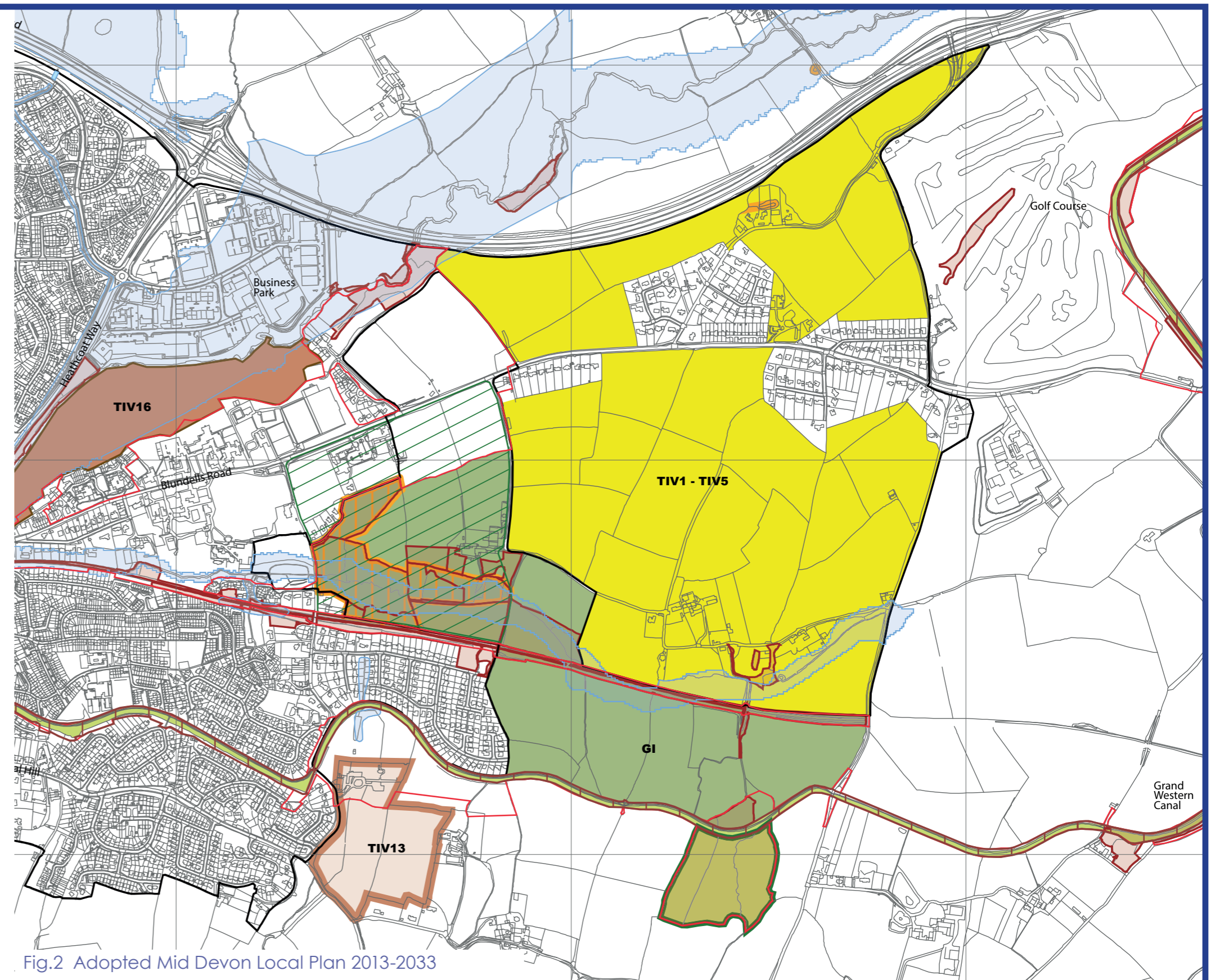


Fig.2 Adopted Mid Devon Local Plan 2013-2033

What is a garden neighbourhood?

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

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

For Further information and the history on the Tiverton Eastern Urban Extension please scan this code or visit www.middevon.gov.uk

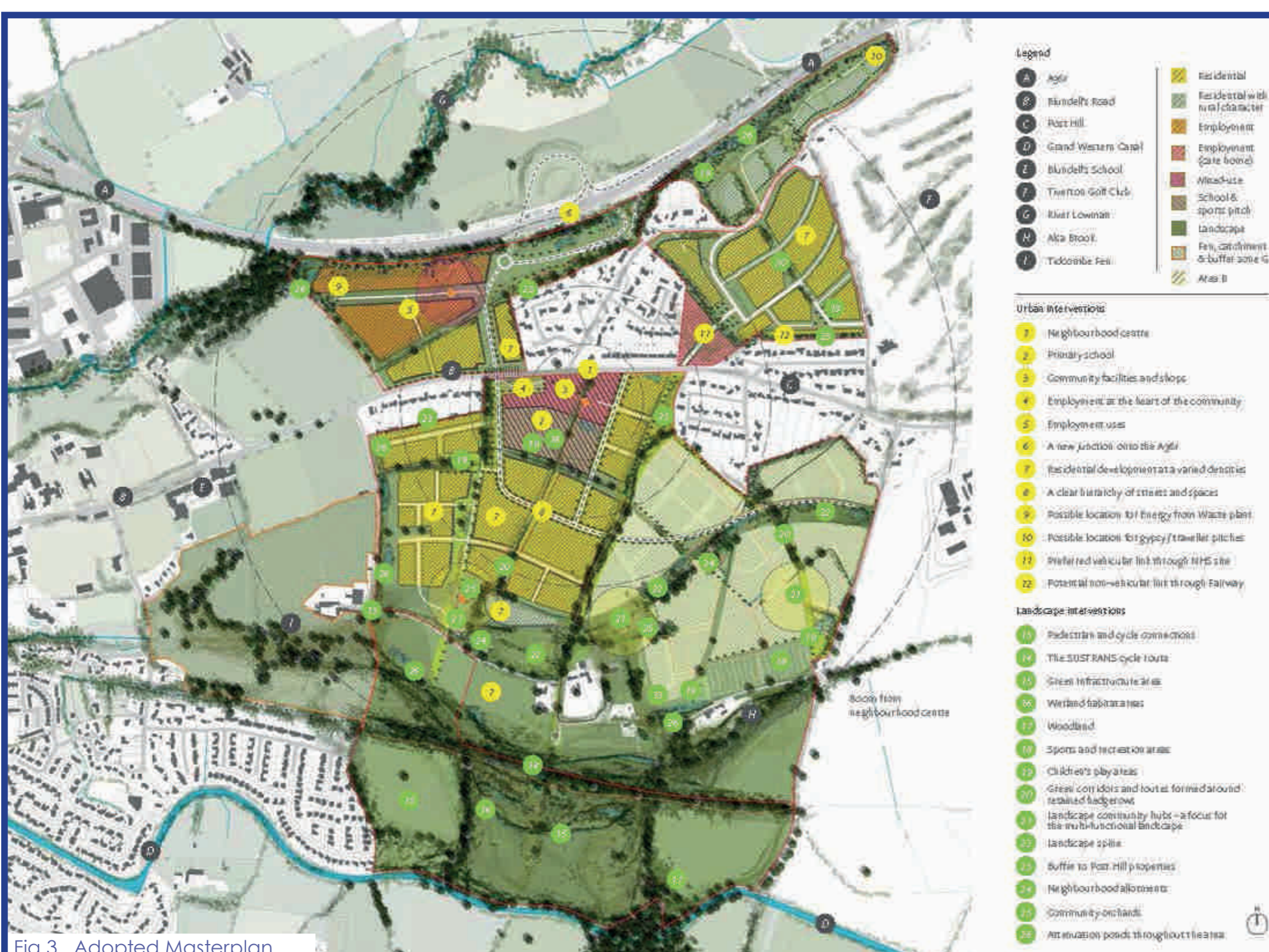


Fig.3. Adopted Masterplan

TIVERTON

EASTERN URBAN EXTENSION

WHAT IS APPROVED? - MASTERPLANS

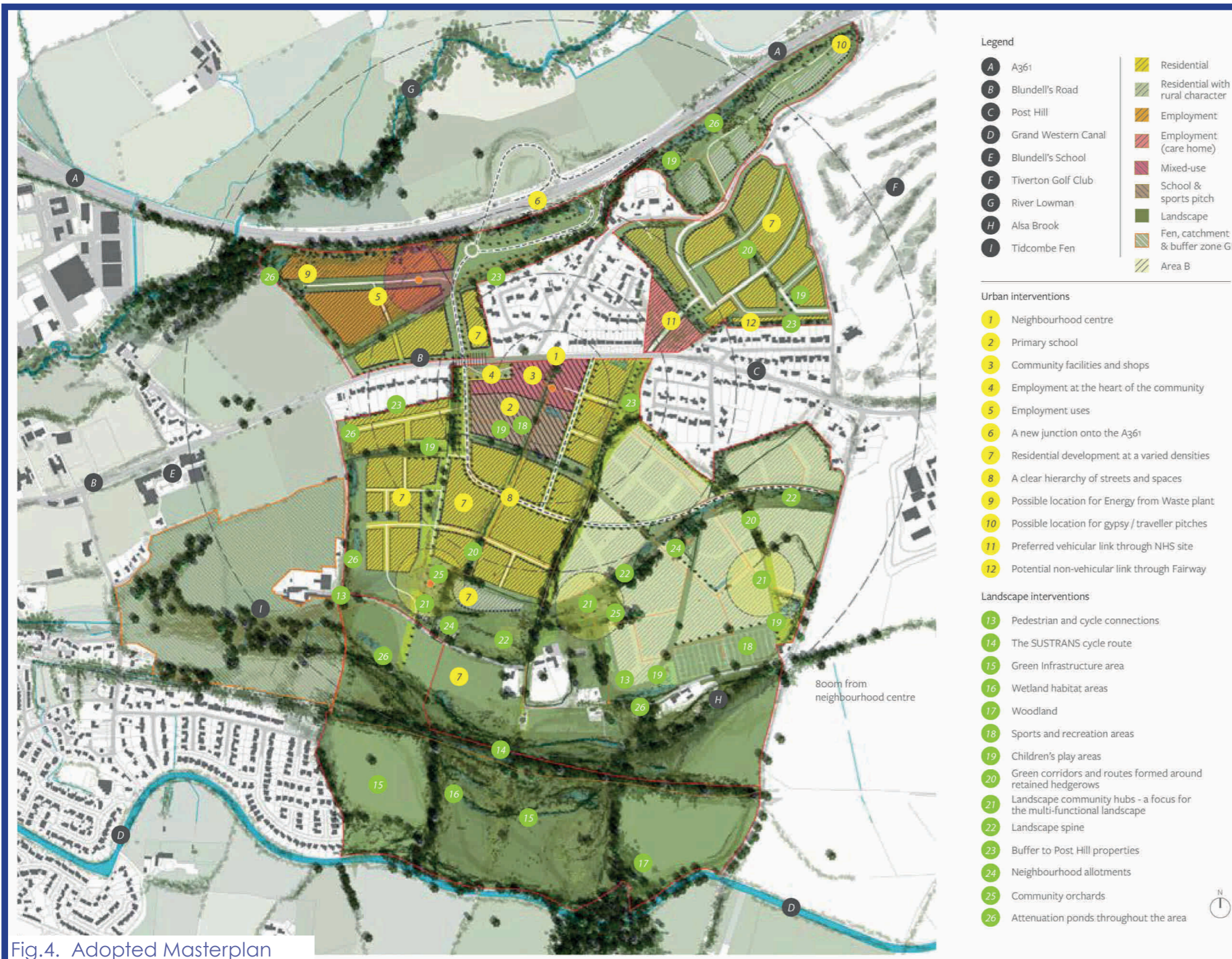


Fig.4. Adopted Masterplan

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

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

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

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

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

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

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

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



Fig.5. Adopted Masterplan with Existing Consents overlaid

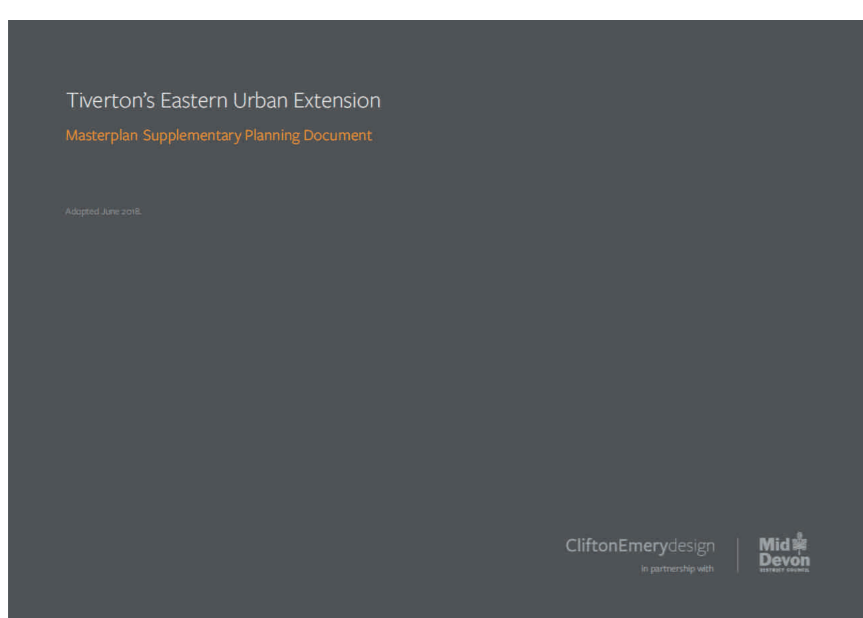


Fig.6. Existing streetscene images from new developments within Area A

TIVERTON

EASTERN URBAN EXTENSION

MASTERPLAN EVOLUTION - AREA B



Fig.7. Illustrative Masterplan prepared for Consultation in 2020

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

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

Mid Devon Planning Policy requires the whole area to be masterplanned prior to any development happening on this area.

Before a Masterplan can be adopted, two stages of public consultation are required.

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

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

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

We are interested in hearing your views on these changes.

* It was resolved at the MDDC Cabinet meeting on 10 October 2020 that the subject to a planning impact assessment alternative arrangements be considered as part of the site plan for this master plan. However, the potential impacts of access arrangements should not be those at Manley Lane or Manley Lane Hill Junction.

Key Masterplan Changes

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



Fig.8. Example of all weather sports pitch

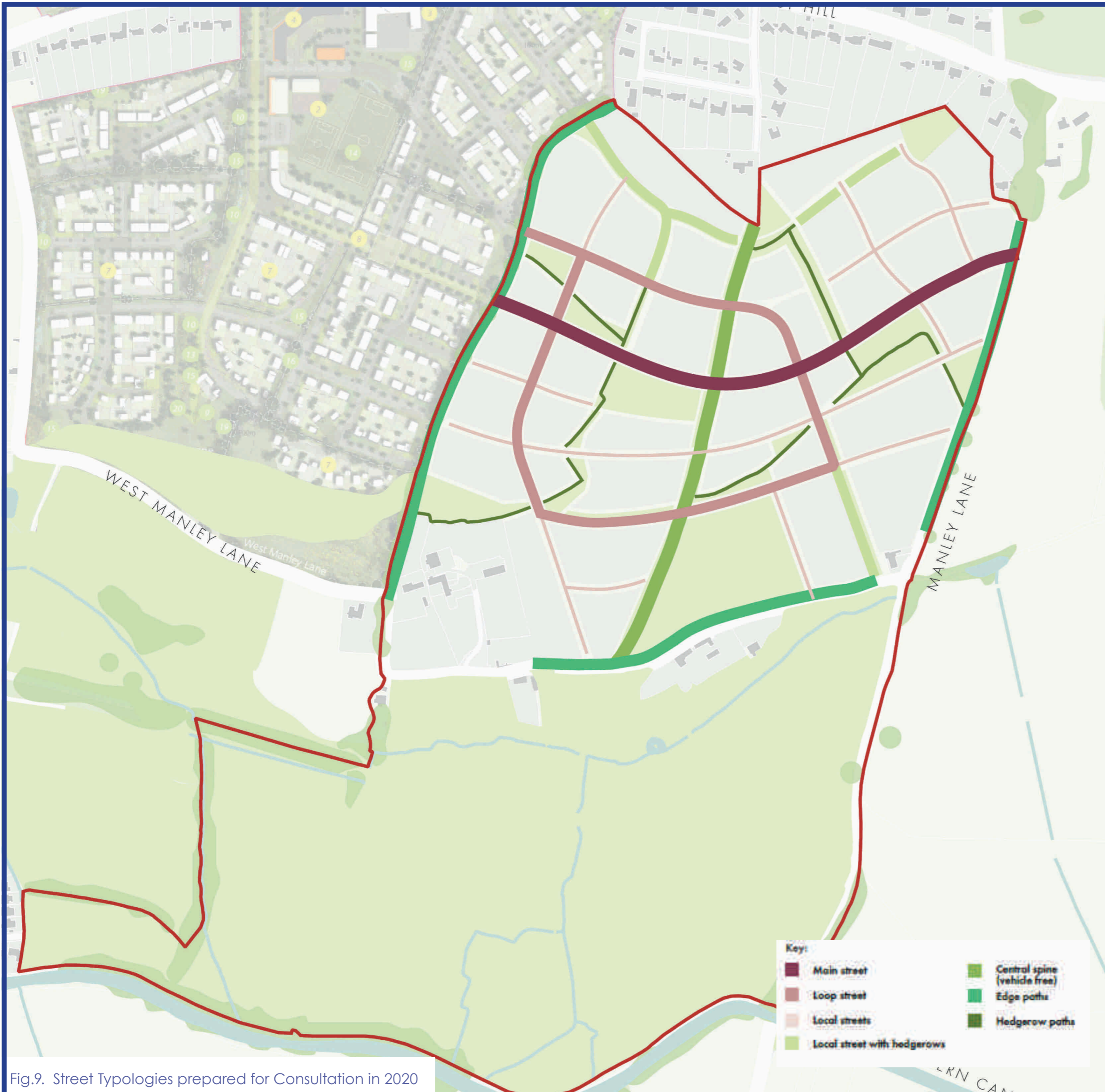
For Further information and the history on the Tiverton Eastern Urban Extension Area B Consultation in 2020, please scan this code or visit www.middevon.gov.uk



TIVERTON

EASTERN URBAN EXTENSION

MASTERPLAN EVOLUTION - AREA B



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

Key masterplan principles for these routes and connections include:

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

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

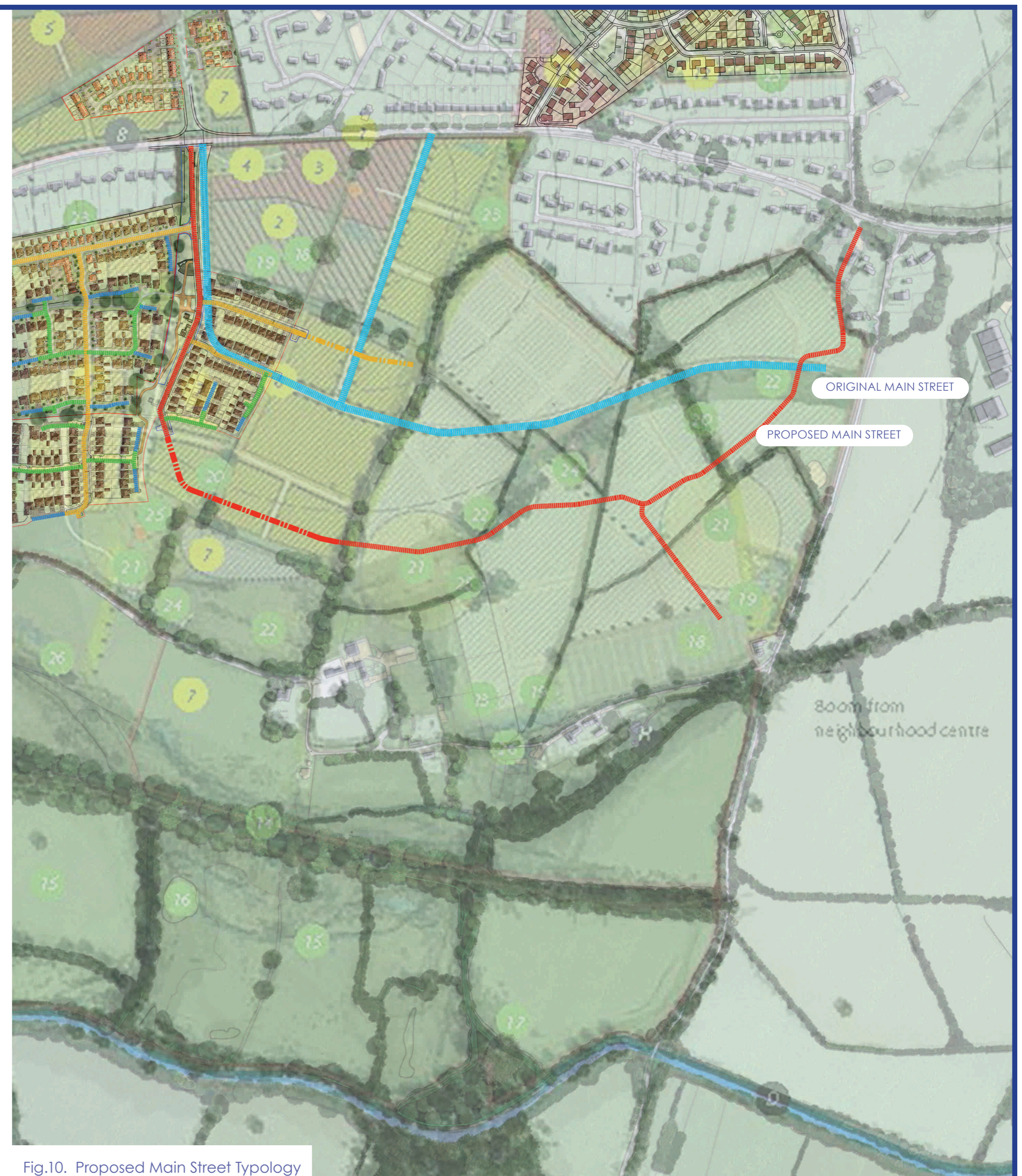
Evolving Masterplan

The previous consultation established the principle of a main street. This consultation Masterplan loops the main street, (indicated with a red line), through the whole garden neighbourhood and back up onto Post Hill.

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

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

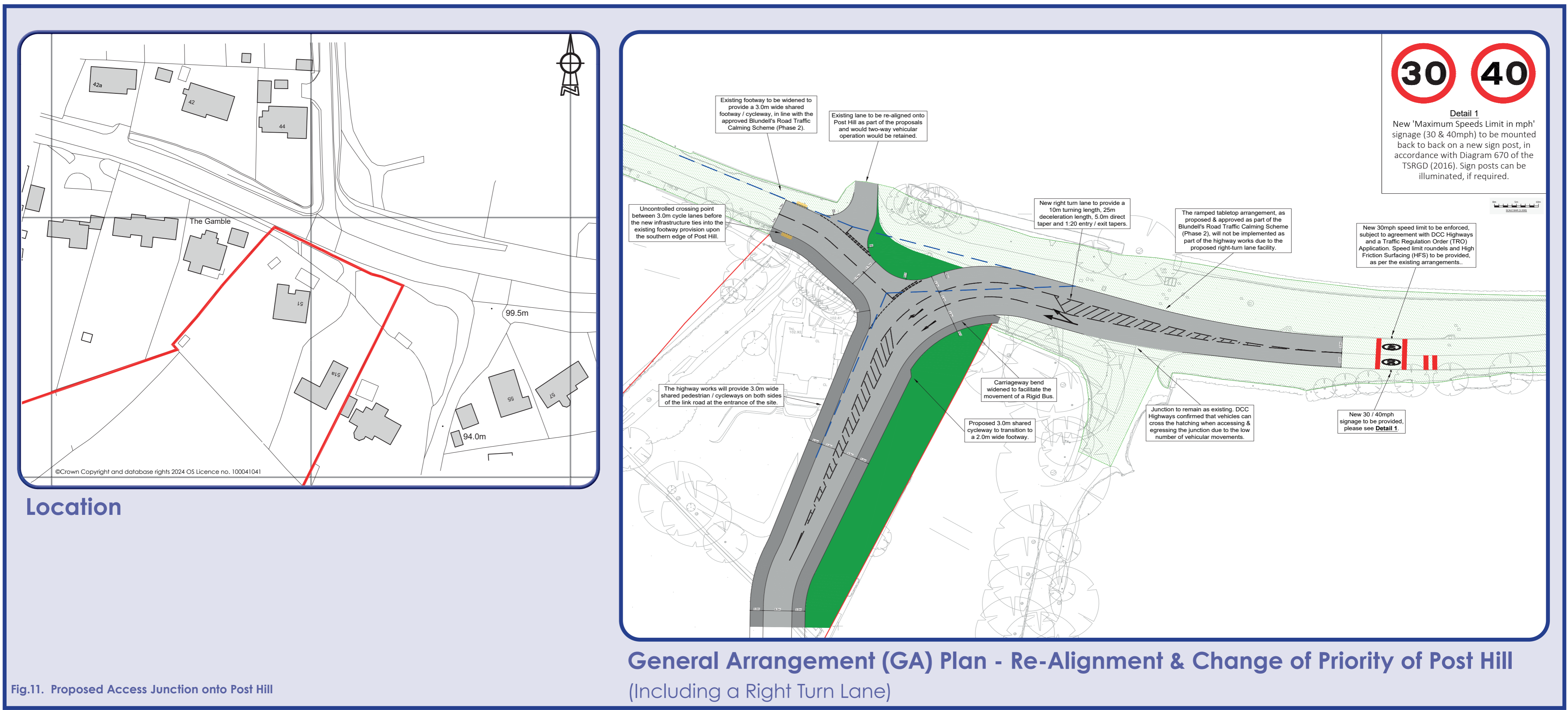
Existing planning consents and their street alignments, as well as possible future connections to Area A have been taken into account.



TIVERTON

EASTERN URBAN EXTENSION

ACCESS - AREA B



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

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

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

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

Key aspects of the new junction arrangement are:

- It's construction will be required ahead of any other development in Area B;
- It provides a suitable access into the site whilst facilitating a right turn lane for traffic continuing onto Blundell's Road to the west;

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

Questions:

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

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