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ENGLISH HERITAGE

SOUTH WEST REGION

Masterplanning Consultation
Forward Planning
Mid Devon District Council
Phoenix House
Tiverton
Devon EX16 6PP

Your ref
Our ref 1478
Direct line 0117 975 0680

30th January 2014

Dear Sir / Madam

EAST OF TIVERTON URBAN EXTENSION MASTERPLAN



Thank you for your consultation on this document.

We note that the masterplan has developed in response to feedback on the previous consultation exercise in May last year. In this respect we are pleased to see that specialist heritage advice has been sought to help identify relevant heritage assets and issues with which to inform the masterplan agenda. However, the evidence document prepared by Cotswold Archaeology is incomplete in its key findings (particularly on settings) – a point noted in section 7.10 (Cultural Heritage and Archaeology) of the masterplan itself - which makes it difficult to be sure that emerging proposals or aspirations at even a strategic level are suitably informed by relevant aspects of heritage significance as required by the National Planning Policy Framework.

The scope of such work – either within this study or elsewhere - should also embrace an assessment of the significance of the historic landscape and townscape setting of Tiverton as a settlement but we are unable to identify where such evidence may exist.

We are pleased to see that the masterplan in section 7.15 (Character and Building Traditions) does draw positively upon the existing built character of Tiverton to reference development pattern, layout and building typologies.

Otherwise, we would reiterate the point made in previous advice about exploring through the masterplan process what mechanisms should be developed for ensuring that such expansion of the town and the level of inward investment and inward

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migration associated with it can be sustainably exploited to help deliver the revitalisation of the town centre, and address the issues which are responsible for it being a Conservation Area At Risk.

Yours faithfully

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