

Appendix D:
Site Assessment Tables

SITE 1: PHOENIX LANE, TIVERTON	
ASSESSMENT CRITERIA	COMMENTS
A. SITE DESCRIPTION	
Location	Tiverton town centre
Site area / size	3 hectares
Existing land-uses	Multi-storey car park, retail uses, Council offices, highway infrastructure, bus station and landscaped public open space
Adjoining land-uses	Retail and commercial land uses within the central part of Tiverton town centre (including Marks & Spencer Simply Food store and car park)
B. PLANNING POLICY ISSUES	
Planning Policy Status	Northern part of site is allocated in AIDPD for 2,400sq m of retail, office and/or leisure development, a remodelled Tourist Information Centre, new coach parking spaces plus improved public space (including remodelled war memorial)
C. ACCESSIBILITY	
Accessibility by private car	Excellent, given role of site as existing main town centre car park
Accessibility by public transport	Excellent, given existing bus station within the site
D. CONSTRAINTS TO DEVELOPMENT	
Access	No fundamental constraints, given proximity to Great Western Way (A369), although there is only one main vehicle entrance into this area and this access needs to serve the multi-storey car park, bus station and retail units
Parking	Site is large enough to accommodate a significant amount of car parking and already does so in the form of a multi-storey car park. Proposals which affect the number of available car parking spaces will require careful consideration and liaison with Devon County Council Highways.
Impacts on neighbouring properties / land	This area provides access to a number of surrounding properties and therefore any redevelopment proposals will need to maintain this access.
Visual Impact	Gateway site on the southern entrance to Tiverton town centre.
Servicing	This area provides access to a number of surrounding properties and therefore any redevelopment proposals will need to maintain this access.
Difficulties with displacing existing uses	Existing car parking, retail, TIC and bus station uses will all need to be re-accommodated if they are affected by redevelopment proposals.
Environmental impacts	A watercourse runs along the eastern and southern edge of the site and therefore redevelopment proposals will need to take into account drainage and flood risk issues
E. DEVELOPMENT CHARACTERISTICS & IMPLEMENTATION	
Land Uses	Suitable for a wide range of land uses including retail, residential, leisure, office, community and transport-related uses.
Development Costs	No significant abnormal costs, unless proposals include redevelopment of existing car park.
Timescale	Short to medium term opportunity
Commercial Attractiveness	In order to increase commercial attractiveness, the potential development area should be maximised.
F. ADDITIONAL CONSIDERATIONS	
Ability to Meet Identified Need	This site presents an excellent opportunity to meet the identified need for additional retail floorspace in Tiverton.
Impact	Additional retail floorspace on this site has the potential to provide a positive impact on Tiverton town centre.
CONCLUSIONS	
<p>Overall Conclusions:</p> <p>A key retail/mixed use development site within Tiverton town centre, whose potential has already been (partially) acknowledged with existing development plan documents. Redevelopment of this area has the potential to improve the southern entrance into the town centre and provide new floorspace along with improved public transport facilities within a high quality urban environment.</p>	

SITE 2: WILLIAM STREET CAR PARK, TIVERTON	
ASSESSMENT CRITERIA	COMMENTS
A. SITE DESCRIPTION	
Location	Located within Tiverton town centre
Site area / size	0.14ha
Existing land-uses	Surface level pay and display public car park
Adjoining land-uses	Retail uses to the west, residential uses to the south and east and the former Tiverton District Hospital to the north
B. PLANNING POLICY ISSUES	
Planning Policy Status	Site is not allocated for development, although it lies within the defined town centre boundary. Land to the north and east is allocated for residential and retail development (AL/TIV/13 in AIDPD)
C. ACCESSIBILITY	
Accessibility by private car	Access by private car is reasonably good given existing use of the site as a public car park.
Accessibility by public transport	There are no bus stops immediately adjacent to the site, although these are within a short walking distance elsewhere in the town centre
D. CONSTRAINTS TO DEVELOPMENT	
Access	There are no fundamental constraints to accessing this site, although it does sit within the context of a busy town centre highway network
Parking	This site currently provides for a relatively large amount of car parking and any proposals for loss of provision will need to ensure that overall parking provision within the centre is not damaged.
Impacts on neighbouring properties / land	This site lies adjacent to a number of residential uses and also provides servicing to a number of adjacent commercial properties. Therefore any redevelopment proposals will need to take this into account.
Visual Impact	There are opportunities to improve the visual appearance of this area, which currently underperforms and does not contribute to the overall attractiveness of the town centre.
Servicing	This site is large enough to provide on-site servicing, although the impact on servicing arrangements for surrounding properties will also need to be considered.
Difficulties with displacing existing uses	Dependant on car parking capacity access Tiverton town centre as a whole and the need to continue to service adjacent commercial properties.
Environmental impacts	No onerous environmental impacts envisaged.
E. DEVELOPMENT CHARACTERISTICS & IMPLEMENTATION	
Land Uses	This site is likely to be suitable for a range of main town centre uses, including retail, leisure, residential, office and community uses. It would be desirable to provide commercial and active frontages at the ground floor, with commercial/residential uses above.
Development Costs	No abnormal development costs envisaged.
Timescale	Short to medium term opportunity
Commercial Attractiveness	This site lies in a secondary retail location and therefore is unlikely to come forward for a significant amount of retail development. Commercial property market is likely to favour a mixed use approach to development.
F. ADDITIONAL CONSIDERATIONS	
Ability to Meet Identified Need	This site may have the potential to meet some of the identified need for additional retail floorspace in Tiverton although it is unlikely to be the main retail development site. However, commercial attractiveness may increase as the surrounding sites are redeveloped.
Impact	Where retail floorspace can be provided, this is likely to have a minor positive impact upon the town centre, although this impact will need to be balanced against loss of car parking provision.
CONCLUSIONS	
<p>Overall Conclusions: The William Street car park site is an area of the town centre in need of improvement. Whilst the site provides a valuable car parking use, the open nature of site does not contribute to this part of the town centre in a positive manner. With the planned redevelopment of surrounding sites, the car park area is the next logical development site for the Council to concentrate upon. Key constraints to redevelopment will be the need to main access to surrounding properties and the impact of redevelopment on car parking provision across the town centre.</p>	

SITE 3: FORMER TIVERTON AND DISTRICT HOSPITAL, TIVERTON	
ASSESSMENT CRITERIA	COMMENTS
A. SITE DESCRIPTION	
Location	Lying on the northern edge of Tiverton town centre
Site area / size	0.3ha
Existing land-uses	Former healthcare uses
Adjoining land-uses	Mixture of retail, commercial, residential and car parking uses, plus a primary school to the east
B. PLANNING POLICY ISSUES	
Planning Policy Status	Allocated in the AIDPD (AL/TIV/13) for mixed use development comprising 45 dwellings, 1,000sq m of retail and/or office space
C. ACCESSIBILITY	
Accessibility by private car	Good access by private car with highways abutting the western, southern and eastern sides of the site
Accessibility by public transport	Good, with town centre bus stops within easy walking distance of the site.
D. CONSTRAINTS TO DEVELOPMENT	
Access	No significant constraints to development, although care will need to be taken with regards to vehicular access into the site given the proximity of a number of junctions within the surrounding highway network. Redevelopment proposals may also have to consider amendments to surrounding highway infrastructure.
Parking	Site is large enough for a small amount of on-site parking, which will need to be shared between residents and, potentially, visitors to the site.
Impacts on neighbouring properties / land	This site abuts a number of properties and therefore a careful and sensitive approach to design/site layout will be required.
Visual Impact	Site lies within a Conservation Area and contains a Listed Building and therefore the design and appearance of redevelopment proposals will be a key consideration. Site currently makes a poor contribution to the surrounding area and therefore improvements can be achieved. Site also contains a TPO tree.
Servicing	No significant constraints although consideration will need to be given to whether some on-street servicing is acceptable.
Difficulties with displacing existing uses	Site is vacant, so no significant constraints.
Environmental impacts	No onerous constraints envisaged.
E. DEVELOPMENT CHARACTERISTICS & IMPLEMENTATION	
Land Uses	As per the allocation in the AIDPD and a recent planning permission, this site is well suited to a mixed use development which can take advantage of residential use in a number of the former hospital buildings which are worthy of retention, with retail and other uses at the ground floor.
Development Costs	Costs may well be increased given the need to retain and improve the Listed Building and the high quality design required for its position within the Conservation Area.
Timescale	Short term development opportunity.
Commercial Attractiveness	We consider this to be an attractive site for a modest sized mixed use development. This site is unlikely to provide a significant amount of Class A1 retail floorspace and the approved ground floor space is likely to provide a mixture of small-scale A1-A5 uses.
F. ADDITIONAL CONSIDERATIONS	
Ability to Meet Identified Need	This site is likely to may a small contribution to the identified need for additional retail floorspace within Tiverton and we have taken account of the approved retail floorspace within the assessment of comparison goods floorspace capacity.
Trade Draw	Likely to have a minor positive impact upon the retail performance of Tiverton town centre.
CONCLUSIONS	
<p>Overall Conclusions: This site has the potential to make a positive contribution to the northern part of Tiverton town centre and offers the potential for significant improvement. The allocation of this site mixed use development, including retail uses, will sustain and enhance the vitality and viability of Tiverton and will set an example of the high quality development which can be achieved on a constrained town centre site.</p>	

SITE 3: PANNIER MARKET AND CAR PARK	
ASSESSMENT CRITERIA	COMMENTS
A. SITE DESCRIPTION	
Location	Located within the heart of Tiverton town centre. This assessment concentrates on the area surrounding the Pannier Market and not the market buildings.
Site area / size	0.5ha
Existing land-uses	Pannier market (including retail uses) and surface level car park
Adjoining land-uses	Retail and commercial uses surround this area on all sides
B. PLANNING POLICY ISSUES	
Planning Policy Status	Not allocated for any specific land uses in the development plan, although this area lies within the defined town centre boundary
C. ACCESSIBILITY	
Accessibility by private car	Reasonable accessibility given current use as a public car park.
Accessibility by public transport	Area is located a short walking distance to bus services visiting Tiverton town centre
D. CONSTRAINTS TO DEVELOPMENT	
Access	Access into the car park is via a one-way system with an entrance via Newport Street and exit via Bampton Street.
Parking	Site is large enough to accommodate parking and existing provision serves the town centre as a whole and particularly the adjacent Market Walk / Pannier Market area. If new retail development is promoted, Council will need to consider whether there are opportunities for loss of parking space provision
Impacts on neighbouring properties / land	This area provides access to a number of adjacent properties and therefore any redevelopment proposals will need to keep an access route through the site.
Visual Impact	This is a key area of Tiverton town centre and any redevelopment proposals to provide new floorspace will need to consider the impact on the market hall and surrounding listed buildings
Servicing	This area provides access to a number of adjacent properties and therefore any redevelopment proposals will need to keep an access route through the site.
Difficulties with displacing existing uses	The ability to remove existing car parking provision and/or access/servicing will need to be considered by the Council at an early stage.
Environmental impacts	No significant environmental impacts envisaged
E. DEVELOPMENT CHARACTERISTICS & IMPLEMENTATION	
Land Uses	In principle, this area has the potential to accommodate a range of uses which should complement the adjacent Market Walk and Pannier Market areas. Acceptable uses will include new retail units.
Development Costs	Likely to be increased by the need for high quality design and the need to remodel access, servicing and parking areas
Timescale	Medium term opportunity.
Commercial Attractiveness	We consider that this area has the potential to be a commercially attractive proposition, although given the complex nature of the area it will be important for the Council to take the lead on any development proposals.
F. ADDITIONAL CONSIDERATIONS	
Ability to Meet Identified Need	If the Council wishes to proceed with new development in this area, then it has the potential to soak up some of the identified capacity for new retail floorspace, although it is unlikely to be able to meet the entire identified need.
Impact	New development in this area has the potential to provide a positive impact on the health and attractiveness of the town centre, subject to car parking and access issues being resolved.
CONCLUSIONS	
<p>Overall Conclusions: A considerable amount of time and money has been invested within the Pannier Market area in recent years and the Pannier Market is a key contributor to the health and attractiveness of Tiverton town centre. The potential for further improvements to this area lie in the surface level parking areas and there may be opportunities to provide new modest sized retail units. However, this potential will ultimately be controlled by the ability to loss parking spaces and not affect access through the site and to adjacent commercial property.</p>	

SITE 4: LAND TO THE REAR OF THE TOWN HALL	
ASSESSMENT CRITERIA	COMMENTS
A. SITE DESCRIPTION	
Location	Located in the western part of Tiverton town centre
Site area / size	0.34ha
Existing land-uses	A mix of terraced residential and vacant property along St Andrews Street and a large area of undeveloped land between St Andrews Street and the river.
Adjoining land-uses	Tiverton Town Hall, residential and commercial property to the north, east and south and the River Lowman to the west.
B. PLANNING POLICY ISSUES	
Planning Policy Status	Allocated in the AIDPD for residential development (55 units, including the conversion of buildings on St Andrews Street). A planning permission for residential development on this site has also been granted in 2009. Entire site is within the defined Tiverton town centre boundary.
C. ACCESSIBILITY	
Accessibility by private car	Access is available via St Andrews Street, which is a narrow highway with restricted on-street parking.
Accessibility by public transport	Site lies a short walk from bus services visiting Tiverton town centre
D. CONSTRAINTS TO DEVELOPMENT	
Access	St Andrews Street is narrow and would not be suitable for town centre uses which generate a large volume of trips. In order to gain access into the undeveloped part of the site, existing properties along St Andrews Road will need to be demolished
Parking	Site is large enough to accommodate on-site parking. On-street parking in the vicinity of the site is restricted due to narrow nature of St Andrews Road.
Impacts on neighbouring properties / land	A key consideration for redevelopment proposals for this site will be the impact on neighbouring residential properties along St Andrews Road.
Visual Impact	Whilst this area has little visibility from the core retail area of the town centre, it is very prominent from the direction of the river. As set out in the AIDPD, development schemes should enhance the views of the Conservation Area from this direction.
Servicing	See access comments above.
Difficulties with displacing existing uses	No onerous constraints envisaged.
Environmental impacts	Western part of site lies within a 1 in 100 year flood event area and therefore redevelopment proposals will need to deal robustly with this constraint.
E. DEVELOPMENT CHARACTERISTICS & IMPLEMENTATION	
Land Uses	Whilst this site could in principle accommodate a range of main town centre uses, it is unlikely to be appropriate for retail and leisure uses. Residential uses, as per the allocation in the AIDPD, are the most approach to development of this area, which can add further vitality to the town centre as a whole.
Development Costs	Likely to be increased due to the need for flood prevention measures and high quality design.
Timescale	Short to medium term opportunity
Commercial Attractiveness	Unlikely to be commercially attractive for retail and leisure uses.
F. ADDITIONAL CONSIDERATIONS	
Ability to Meet Identified Need	This site is unlikely to be required to meet the identified need for additional retail floorspace in Tiverton.
Impact	Redevelopment will not affect the retail market share of Tiverton, although residential development can add vitality which is a positive effect on the town centre.
CONCLUSIONS	
Overall Conclusions:	
<p>This area has long been allocated for development and we consider that residential development is the most appropriate form of land use. Retail development proposals are unlikely to be commercially attractive and will be hampered by poor access and street frontage.</p>	

SITE 6: BAMPTON STREET, TIVERTON	
ASSESSMENT CRITERIA	COMMENTS
A. SITE DESCRIPTION	
Location	Located within Tiverton town centre
Site area / size	0.07ha
Existing land-uses	Post Office sorting office unit on Bampton Street
Adjoining land-uses	Retail and other commercial uses
B. PLANNING POLICY ISSUES	
Planning Policy Status	Allocated in the AIDPD for retail development (900sq m) under Policy AL/TIV/20
C. ACCESSIBILITY	
Accessibility by private car	Constrained by the location of this site in the heart of the town centre. Limited vehicular access to the rear of this unit.
Accessibility by public transport	Central town centre location, within short walking distance of bus stops.
D. CONSTRAINTS TO DEVELOPMENT	
Access	Site has limited vehicular access, which will constraint how uses on this site can operate.
Parking	No opportunity for on-site car parking.
Impacts on neighbouring properties / land	Site abuts terraced retail properties on Bampton Street and therefore it is likely that this will be a refurbishment rather than a redevelopment opportunity. Re-use will need to consider both neighbouring properties on Bampton Street and also properties to the rear.
Visual Impact	Prominent retail unit on Bampton Street with opportunities for improvement.
Servicing	Limited opportunities for servicing this property from Bampton Street and therefore servicing from the rear is the more likely option.
Difficulties with displacing existing uses	Refurbishment/development of this property can only take place when the existing sorting office use relocates.
Environmental impacts	No significant environmental impacts envisaged.
E. DEVELOPMENT CHARACTERISTICS & IMPLEMENTATION	
Land Uses	This site is ideally suited for re-use for Class A1 uses or, depending on the Council's primary retail frontage policies, other Class A retail uses. Alternative uses on the upper floors may also be acceptable.
Development Costs	On-site development costs unlikely to be prohibitive, although attempts to make this site available may be constrained by relocation costs for the sorting office use.
Timescale	Dependant on relocation of post office sorting office use.
Commercial Attractiveness	An attractive site for retail use, although there is no certainty that it will attract a prime retail use given its location which is slightly separated from the core retail area in the town centre.
F. ADDITIONAL CONSIDERATIONS	
Ability to Meet Identified Need	This site has the potential to meet part of the identified need for additional comparison goods floorspace in Tiverton.
Trade Draw	An important opportunity to improve the overall attractiveness of Tiverton town centre.
CONCLUSIONS	
<p>Overall Conclusions:</p> <p>With the opportunity to relocate the Post Office sorting office use to another less central location within Tiverton, we support the identification of this site within the AIDPD. In principle, this site/premises can offer a relatively large retail unit and therefore the Council should support its marketing and assist in any way it can in making it more commercially attractive. This may be through taking some proactive steps in considering land use/refurbishment/access potential. We consider that public sector assistance may be required as this site lies within or on the edge of what is likely to be the primary retail area in Tiverton town centre and therefore is not an obvious site for national multiple retailers to locate to. Indeed, it may be that the Council give consideration to the benefits of other Class A uses, although the first choice use should always be Class A1 retail. Overall, a good retail development opportunity which would benefit from public sector assistance.</p>	

SITE 6: OLD ROAD DEPOT SITES, TIVERTON	
ASSESSMENT CRITERIA	COMMENTS
A. SITE DESCRIPTION	
Location	Located on the eastern edge of Tiverton town centre
Site area / size	0.21ha (north site) and 0.24ha (south site)
Existing land-uses	Two Industrial/commercial sites, on either side of Great Western Way
Adjoining land-uses	Surrounded by other commercial/industrial units, with the Tesco supermarket to the north
B. PLANNING POLICY ISSUES	
Planning Policy Status	Neither site is allocated in the development plan for a specific land use, although the Adopted Proposals Map indicates that both lie within the floodplain.
C. ACCESSIBILITY	
Accessibility by private car	The northern depot site is accessed via Blundells Road, whilst the southern site is accessed via Old Road which runs in parallel to Great Western Road. Both sites therefore benefit from reasonable access by private car.
Accessibility by public transport	There are bus stops available on Blundells Road, making the northern site more accessible by public transport.
D. CONSTRAINTS TO DEVELOPMENT	
Access	Access into the northern depot is poor with a lack of road frontage. Access into the southern site is slightly better although Old Road is narrow and is not conducive to use which generates a high volume of trips.
Parking	Both sites can accommodate a modest amount of car parking alongside new development.
Impacts on neighbouring properties / land	Neither site is likely to be unduly constrained by impacts on neighbouring property.
Visual Impact	Both sites are located on a main route into Tiverton town centre and both sites offer considerable room for improvement in terms of their visual appearance
Servicing	See access comments above
Difficulties with displacing existing uses	Both sites are in the control of the Council and therefore relocation is unlikely to pose a significant constraint.
Environmental impacts	No onerous environmental impacts envisaged, although both sites lie within the floodplain.
E. DEVELOPMENT CHARACTERISTICS & IMPLEMENTATION	
Land Uses	These two sites are likely to be classified as out of centre in relation to the definition in the NPPF and are therefore not first choice locations for retail development in Tiverton.
Development Costs	Unlikely to be abnormal given the location and current state of the sites.
Timescale	Short to medium term development opportunities
Commercial Attractiveness	Whilst both sites are visible from Great Western way, access into the sites is not and this will constrain commercial attractiveness
F. ADDITIONAL CONSIDERATIONS	
Ability to Meet Identified Need	Given access constraints and low commercial attractiveness, along with their out of centre location, it is not considered that these depot sites are likely to meet the identified need for additional retail floorspace in Tiverton.
Impact	Unless it is complementary to the town centre offer, retail development on these sites has the potential to exhibit a negative effect upon Tiverton town centre
CONCLUSIONS	
Overall Conclusions:	
<p>These two depot sites are not favoured as first choice locations for retail development in Tiverton. They lie in out of centre locations and retail development on these site, which may not be commercially attractive in any event, may have a negative impact on the town centre.</p>	

SITE 13: MAGISTRATES COURT, CULLOMPTON	
ASSESSMENT CRITERIA	COMMENTS
A. SITE DESCRIPTION	
Location	Relatively large site located in the southern part of Cullompton town centre
Site area / size	0.14ha
Existing land-uses	New library building, on the site of a former health centre and the former Magistrates Court building
Adjoining land-uses	A mixture of residential, retail and other commercial uses.
B. PLANNING POLICY ISSUES	
Planning Policy Status	The Magistrates Court site, along with the adjacent library is allocated for community uses under Policy AL/CU/12 in the AIDPD.
C. ACCESSIBILITY	
Accessibility by private car	Good access, via Exeter Hill, which is the main route into the town centre from the south.
Accessibility by public transport	Site lies close to bus stops on Exeter Hill, thus giving excellent access via public transport.
D. CONSTRAINTS TO DEVELOPMENT	
Access	No significant constraints envisaged, with new development likely to utilise existing access from Exeter Hill.
Parking	Opportunities for a modest amount of on-site car parking available, possibly shared with the adjacent library use. As noted in Policy AL/CU/12 in the AIDPD, provision of public car parking on this site would provide benefit to the overall attractiveness and operation of the town centre.
Impacts on neighbouring properties / land	No significant constraints envisaged, although there are residential properties to the north of the site whose amenity will need to be protected. This may influence the height of development and its location within the site.
Visual Impact	Prominent location on the southern entrance to Cullompton town centre, which has recently been improved by the new library development. Redevelopment of the Magistrates Court offers further opportunities for improvement.
Servicing	The need for servicing will obviously depend upon the land uses provided although this site is large enough for a limited amount of on-site servicing.
Difficulties with displacing existing uses	n/a
Environmental impacts	No onerous environmental constraints envisaged.
E. DEVELOPMENT CHARACTERISTICS & IMPLEMENTATION	
Land Uses	Site is allocated for community and parking uses within the AIDPD and we consider that these are entirely appropriate for this site. In terms of alternatives, we consider that a mixed use development comprising residential, commercial and retail uses could also be appropriate, so long as any retail uses complemented town centre provision and the site was able to act as an extension to the town centre.
Development Costs	Redevelopment costs associated with this site are unlikely to be abnormal.
Timescale	Short term development opportunity.
Commercial Attractiveness	A high profile site on a main road frontage into Cullompton town centre, which should boost attractiveness, although general property market conditions in Cullompton may act as a constraint.
F. ADDITIONAL CONSIDERATIONS	
Ability to Meet Identified Need	Limited need for additional retail floorspace in Cullompton and therefore development of this site for non-retail uses is unlikely harm the retail strategy for the town centre.
Trade Draw	See comments on 'need' above.
CONCLUSIONS	
<p>Overall Conclusions: The Magistrates Court site lies at the southern gateway to Cullompton town centre and is in an area which has recently been improved by the development of the new library. Redevelopment of the Magistrates Court site will provide further improvement, although we do not see there is an overriding need for retail uses on this site due to the lack of quantitative capacity for additional floorspace in Cullompton. The allocation of this site for community uses and car parking is entirely appropriate and we would support the provision of additional car parking capacity as it would improve the attractiveness of the town centre and remove some through traffic from the town centre.</p>	