



Masterplanning consultation
Forward Planning
Mid Devon District Council
Phoenix Lane
Tiverton
Devon
EX16 6PP

Planning, Transportation and Environment
County Hall
Topsham Road
Exeter
EX2 4QD

30 May 2013

Dear Mr Guscott



RE – Tiverton Eastern Urban Extension Masterplan Consultation

Thank you for the opportunity to comment on the Tiverton Eastern Urban Extension Masterplan Consultation document. The input which the County Council has had so far in informing the development of the masterplan, particularly in relation to the transportation elements, has been very useful.

Further to this input, there are a small number of points which the County Council would like to raise in relation to the draft masterplan as currently presented.

Transportation:

The County Council has undertaken significant traffic modelling and engineering feasibility work regarding the access strategy for the site. The original Mid Devon Allocations and Infrastructure Development Plan Document (the AIDPD) specified that the first new access to the development would be required after 200 dwellings. However, since this Plan was adopted, the County Council has developed a detailed traffic model of Tiverton and this suggests that in capacity terms, the current access along Blundell's Road can accommodate a larger proportion of the development traffic. Current figures suggest that a new junction onto the A361 is unlikely to be required until the delivery of between 500 and 1000 dwellings. The County Council is currently undertaking additional modelling to establish this trigger point more accurately. However, the County Council acknowledges that the highway capacity of Blundell's Road is not the only issue which informs the need for additional highway provision; issues of environmental quality and safety also need to be considered. As a result, the County Council will seek to deliver the junction earlier in the development if possible. This will largely be determined by the availability of funding. In this context, the County Council has prepared a bid to the Local Transport Board to

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front-load the provision of this infrastructure. There is also the potential to deliver the junction in two phases alongside development.

Engineering feasibility work has identified that the location of the junction onto the A361 is largely fixed by various constraints. A junction at the north-eastern edge of the development site (as specified in the AIDPD) is no-longer the preferred location as it is unlikely to be used for trips to North Devon; they are more likely to route into Tiverton and use the existing A361 junctions at Gornhay Cross and Bolham. A junction in this location would also require land outside of the allocated Eastern Urban Extension.

The location of the purple junction is shown indicatively in the masterplan. It is sited in the optimum location for a new access to the A361 as it will minimise the impact on the ancient long barrow site and can be developed on land which is controlled by the developers. In addition, the proposed location would maximise the weaving distance between the new junction and Gornhay Cross in order to adhere as far as possible to Government highway standards.

Traffic modelling undertaken by the County Council confirms that an additional access to Heathcoat Way would be required to support the latter stages of development. The County Council is currently undertaking additional modelling to establish a trigger point for this additional access more accurately.

Education provision:

The inclusion of a new primary school as one of the vital infrastructure requirements associated with the urban extension is welcomed, particularly in relation to its relatively central location in both development options. Further consideration will need to be given to potential development phasing and the trigger points regarding the delivery of, and/or contributions to the primary school. The County Council will work closely with the District Council to assess this in more detail as the masterplan is progressed. To support this assessment, reference should be made in the masterplan to the County Council Education Infrastructure Plan which identifies the commitment to the provision of a new primary school as part of this development. The County Council will seek to secure the provision of the school early in the development of the site, subject to the prevailing education provision at that time. This will help to support the initial delivery of a sustainable community to the east of Tiverton.

Further reference should be included regarding the approach to secondary education provision. This will be to secure contributions towards improvements at Tiverton High School. Currently, the only reference to secondary education provision is in the Vision which identifies the potential for children to easily access Blundell's School. Although this is the case, it is anticipated that the majority of children would attend Tiverton High School. This should be acknowledged specifically, alongside the need for the developers to provide contributions towards secondary education provision.

Energy and waste:

The County Council supports the inclusion of an energy centre within the northern part of the urban extension as this would provide the opportunity to economically improve the sustainability of the development whilst also ideally improving access to cheaper, renewable energy through a district heating network. A waste facility at the urban extension would be consistent with the emerging Devon Waste Plan which considers the potential for an energy recovery waste facility in this area. The precise location of a

potential waste facility has not yet been determined, however the County Council will work with the District Council and the landowners to consider this in more detail through the masterplan process. The County Council would support the provision of this facility close to, or as part of, the wider employment uses on site. It should be noted that the Waste Plan will not specify which waste technologies should come forward. However, policies within the Plan will support the delivery of emerging and innovative technologies to ensure that future waste management development is appropriate in its context.

Economy and regeneration:

The County Council supports the inclusion of employment space within the proposed Tiverton Eastern Urban Extension as it will potentially increase the self-containment of the town, help support the move to a low carbon economy and increase resilience to unstable fuel prices.

The delivery of employment land-use types should reflect local needs as identified by local economic evidence. The provision of infrastructure and employment land will help to enable higher value businesses to locate in Tiverton, and assist the development of more knowledge-based employment. Employment development should be supported by superfast telecommunications, a variety of transport modes for employees to reach work, the generation of heat and power on-site and potentially the provision of flexible live/work accommodation. The role of this infrastructure in supporting employment development in Tiverton should be articulated more clearly in the masterplan.

The County Council has an aspiration to deliver significant coverage of flexible workspace across the County, including in Mid Devon and Tiverton. Work hubs form a key element of this delivery and Tiverton would be an ideal location for such a facility. The County Council would welcome further joint-working with the District Council to deliver a work hub, and employment uses more generally, at this site going forward.

Historic environment:

The County Council supports the consideration within the masterplan of the setting of the Scheduled Ancient Monument at the north-east of the proposed urban extension. Further to the heritage assets which are identified on the plan on page 8, there are additional heritage assets which have been identified through aerial photography and evaluative archaeological excavations. These assets should be identified in, and considered further by, the development of future versions of the masterplan.

As a general point, the County Council would welcome further input into the preparation of the masterplan. This will help to ensure that appropriate mitigation of the impact of development upon the heritage assets within the urban extension area is secured. It would be helpful to state that further archaeological assessment work will be required in support of a future planning application and that appropriately worded conditions will be required as part of future planning consents.

I hope the comments in this response are helpful in moving towards the next stage of the masterplan. We will of course be happy to discuss these issues in greater detail, and look forward to working closely with the District Council in taking the masterplan forwards over the coming months.

If you have any questions please do not hesitate in contacting me.

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Yours sincerely,

George Marshall

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