

74/119.



ENGLISH HERITAGE

SOUTH WEST REGION



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

Your ref N/A
Our ref 1127
Direct line 0117 975 0680

28th May 2013

Dear Sir or Madam

TIVERTON MASTERPLANNING CONSULTATION

Thank you for your latest consultation on the preparation of the masterplan for the eastern urban extension.

This follows your consultation on the Environmental Impact Assessment Scoping Report which we responded to in our letter to your authority dated 7th February 2013 and which should be considered in conjunction with this letter (your refs 13/00053PE; -54PE; -55PE; -56PE; our refs 972/3/5 & 7).

Our previous advice set out the issues and considerations which we felt were appropriate to the development of this area. In addition to highlighting matters relevant to the immediate site we also drew attention to the desirability of considering how such development could be used to add value and provide support to the wider area, such as in the performance of the town centre which is currently a Conservation Area At Risk on our national Heritage At Risk Register.

In assessing the issues raised by the masterplanning process at this stage in its formulation our advice is essentially a reiteration of that which we offered previously. However, the following points may provide useful elaboration for more detailed consideration as the process continues.

1. We are pleased to note that the exercise has covered cultural heritage and archaeology and identified those designated and undesignated heritage assets whose significance should inform the development of the masterplan area. We are content to rely on the specialist input from your authority's own conservation team and the Devon County Archaeologist to confirm that relevant heritage assets are comprehensively and accurately accommodated in the masterplan process.

29 QUEEN SQUARE BRISTOL BS1 4ND

Telephone 0117 975 0700 Facsimile 0117 975 0701

www.english-heritage.org.uk

Please note that English Heritage operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available



2. The Options Report maps these assets on P8, and P11 summarises how these should be considered and reflected in the formulation of detailed development proposals. We would urge your authority to ensure that the settings of these assets have been fully understood in accordance with the approach contained in our guidance as our previous letter referenced. This will help confirm at the earliest stage that the developable area as represented can be delivered without compromising the significance of those assets, or that the quantum of development aspired to will not subsequently need to be subject to significant downward review in order that their significance be protected.
3. The Options Report also explores various access / transport options linked to the phased development of the site. These too may have the potential to impact on heritage assets and we would encourage your authority to identify and assess them as part of the options evaluation process as they may have a bearing on the efficacy of the eventual outcome.
4. The consultation exercise raises questions associated with the disposition of uses, amenities and infrastructure in the development area along with highlighting the potential to enhance environmental features of the site and its surroundings. We would take this opportunity to draw attention to the provisions of the National Planning Policy Framework (NPPF) in this respect, and particularly paragraph 137 of Section 12 on the Historic Environment.
5. Overall, development of such a scale represents a significant increase in the size of Tiverton as a settlement. From a place-shaping point of view thought must be given to the character, at all levels, of the place to be created, its relationship with the existing town to optimise on mutual and complementary benefits, and how the whole will come together as a coherent entity which builds upon, reinforces and enhances existing identity and local character. The potential scope and content of a draft masterplan document could therefore give specific thought to how it will promote the embodiment of best practice - as enshrined in CABE's extant "Creating Successful Masterplans" or BREEAM's "Communities" guidance for example. It can also start to give thought to the wider off-site benefits it is desirable to achieve, and how the development process can contribute towards these, through planning obligations such as Community Infrastructure Levy or Section 106 Agreements, or other mechanisms.

Yours faithfully

David Stuart
Historic Places Adviser

uk

29 QUEEN SQUARE BRISTOL BS1 4ND

Telephone 0117 975 0700 Facsimile 0117 975 0701

www.english-heritage.org.uk

Please note that English Heritage operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available

