

MID DEVON LOCAL PLAN REVIEW
OPTIONS CONSULTATION



Response from Roger G Harman – A member of the public

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Through the Mid Devon Local Plan Review, the Eastern Urban Extension, M5 Junction 27 proposals, and the proposed housing expansion, Tiverton and District has a once in a generation opportunity to create growth and prosperity for the local area.

An enlightened approach should envisage what Tiverton, within the district, should look and feel like in the future – a modern, thriving, local hub, a centre for the community and for tourism, with significant retail opportunities, with arts, cultural, sport and leisure facilities matched with employment opportunities - following significant housing development.

The Council and the community have to come together to produce an integrated development strategy for the locality for implementation during the Plan period. This involves creating a vision with leadership and direction, and aims and objectives.

Taken together, and individually, all of the current proposals for development in the district have merit but planning approvals must be granted in accordance with the strategic blueprint. Piecemeal development outside a strategic plan is not an option. Co-ordinated and integrated developments will ensure towns, villages and the rural environment all have their respective needs, and their protection guaranteed.

STRATEGIC DEVELOPMENT THROUGH THE LOCAL PLAN REVIEW

As a key objective Tiverton should be developed as a District Hub. Developments outside Tiverton should be integrated and compliment developments in Tiverton to maximise prosperity for all.

Housing – high quality housing development will take place complementing existing housing provision. The additional housing provided will be in accordance with how and where other strategic development takes place.

Employment – how much, where and what type of employment is required to meet the needs over the Plan period to meet the significantly increasing local population is an inherent part of a strategic development plan. A generous mix of all employment types is necessary to support the predicted housing provision.

The Retail Environment - that increasingly encourages local people to shop locally increasing prosperity through increased footfall and shopping choice and that also encourages visitors to the vicinity. Retail options include Outlet shopping, retail park(s), additional significant retail spaces and shopping mall (eg Tiverton Market Walk). Create a larger Tiverton Indoor Market.

Non Retail Environment – improving town(s) amenities including development of Exe riverside, parks and recreation facilities, community hub/welcome/visitor centre, exhibitions, and additional town centre features /unique selling point(s) leading to choice and modernisation.

Tourism – a central plank for the future of Mid Devon and Tiverton in particular. Tiverton's geographical position lends itself to significant growth potential. In particular a policy for tourism development over the Plan period is essential. Strategic planning should include identifying where new hotel/accommodation and family restaurant provision should be sited together with addressing in particular the wider needs for the expansion of tourism.

Arts and Culture – the community lacks any coherent plan for the provision of the arts in the local area and a local Community Arts Centre providing for all performance, exhibition and supporting spaces, and cinema (probably replacing the Tivoli in Tiverton) needs to be developed through a local policy for the Arts. Conflicting bids to provide Arts provision must be rationalised through a policy for the Arts.

Sport and Leisure – a policy for the expansion of sport and leisure in Tiverton and the local area is essential. There is scope for the expansion of sports facilities including Tiverton Leisure Centre and enhancing provision will meet increasing population growth and improve health and wellbeing. Create an environment where walking and cycling become central to peoples movements around the district.

Sites Development /Redevelopment – The Policies Map – Options – Tiverton Centre identifies both existing retail allocations and local plan review mixed use consultation sites. There are additional potential consultation sites (shown on the attached plan in red) which should be considered over the Plan period. Any development/redevelopment potential must be addressed within a strategic plan and incentivising change/relocations should be part of the economic plan.

Local community needs - the strategic plan will address the continuing needs of local communities especially within new developments.

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LOCAL PLAN -THE WAY FORWARD

A Strategic Plan will provide a vision and aims and objectives for future development in Tiverton and the locality, and will involve

Business Hub – Industry, commerce, retail, trade, finance, investment, infrastructure

Stakeholders – Education, health, arts and culture, science, sport and leisure, tourism, retail, business

Agencies – Regional Development, Europe, Devon County Council, Government agencies

Key Players – MDDC Officers and Members, Town Council, industry and business, potential developers, retail, and community representatives.

Communication – MDDC key resource, review/establish “Tiverton” websites, press, newsheets

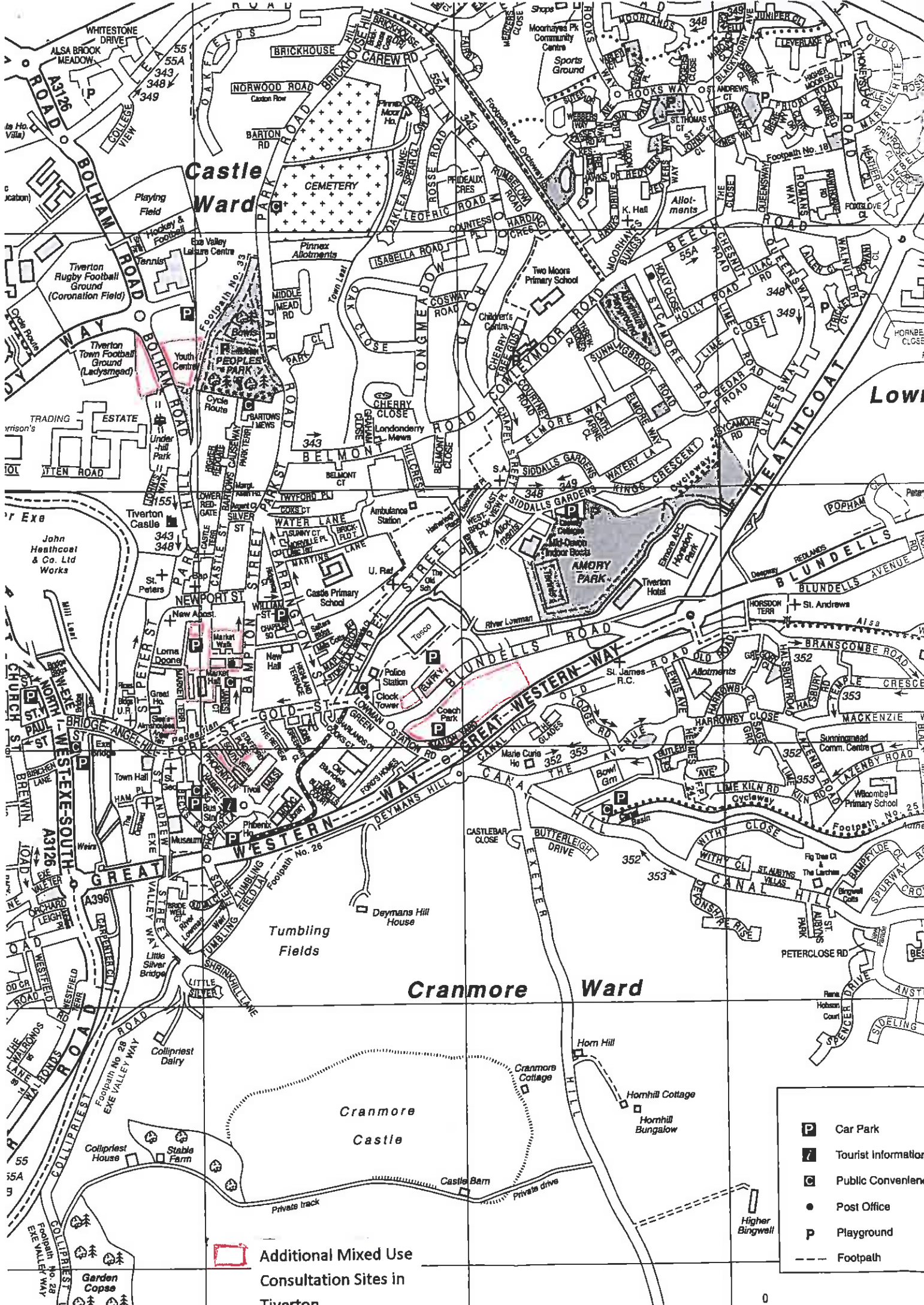
Finance – Project driven, infrastructure investment, developers, retail, Government, Local Government, agencies, grants, lotteries, Arts Council, sport and recreation. Establish bidding processes.

Process – Establish vision and aims and objectives. Establishing policies for the development of employment, retail, non-retail, tourism, arts and culture, and sport and leisure will guide the formation of a Strategic Plan. Carry out feasibility studies where needed. Establish a draft programme for developments. Establish a key projects programme. Consult with the community/stakeholders. Consider developing a Neighbourhood Plan and/or establish a Representative Consultative Forum.

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Castle Ward

Lowville

Cranmore Ward

- P** Car Park
- T** Tourist Information
- C** Public Convenience
- PO** Post Office
- p** Playground
- Footpath

Additional Mixed Use Consultation Sites in Tiverton

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