



MID DEVON LOCAL PLAN REVIEW 2013 – 2033

Proposed Submission (incorporating proposed modifications) Examination

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Main Hearings - Hearing 2: Friday 15th February 2019

Matters and Issues

**Strategy and Site Allocations: Tiverton and
Cullompton**

Statement of Mid Devon District Council

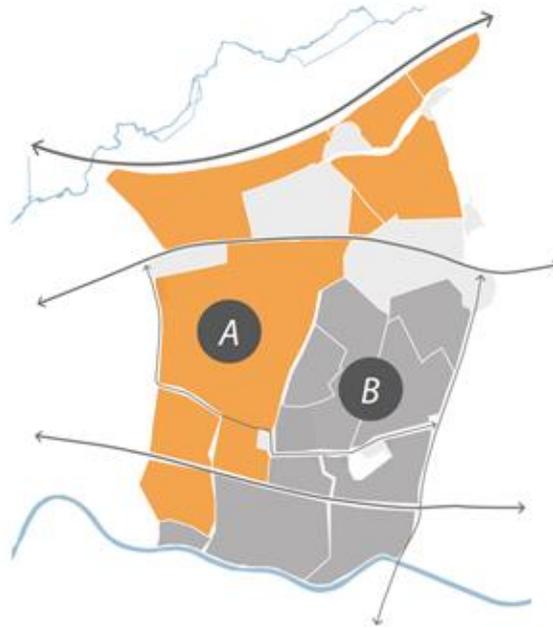
ISSUE 2	Are the allocations and draft policies relating to Tiverton (Draft Policies TIV1 to TIV15 workable?)
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2) Are the allocations and draft policies relating to Tiverton (Draft Policies TIV1 to TIV15) workable?

- 2.1 Yes, the allocations and draft policies relating to Tiverton (Draft Policies TIV1 to TIV15) are workable. The allocations relate to land that is available for development and can come forward within the plan period. Each policy includes criteria that clearly set out what is expected from each development and can hence deliver the outcomes sought. Many of the allocations within Tiverton have been implemented and completed. Others are substantially completed, or subject to an adopted masterplan. A table of the Tiverton allocations and their current development status is set out in Appendix A.
- 2.2 As set out within the Council's response to Hearing 3 Matter 1, the majority of the plan requirement for Tiverton will be accommodated within an eastern urban extension (Policies TIV1 – 5), with the remainder provided by smaller allocations (TIV1 – TIV16). One contingency site (TIV13) is also proposed as an allocation within the town, forming part of the strategy for providing flexibility within the plan.

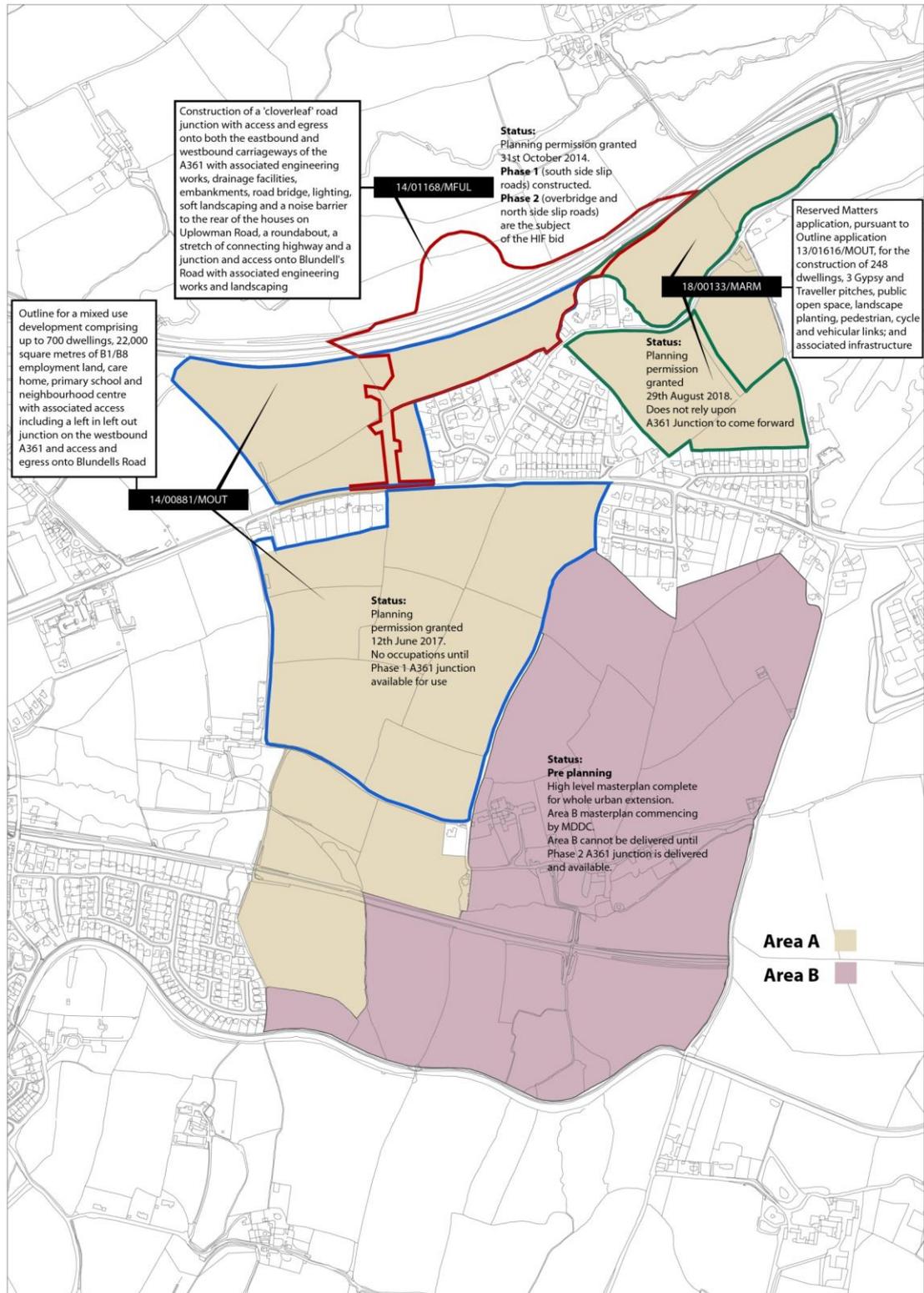
TIV1-5 – Tiverton Eastern Urban Extension

- 2.3 Policies TIV1-5 of the Local Plan Review **[SD01]** carry forward the Tiverton Eastern Urban Extension from the Allocations and Infrastructure DPD. The masterplan for the Tiverton Eastern Urban Extension was adopted in April 2014 **[SSE01]**. It includes provision for 1522



dwellings, 30,000 square metres mixed commercial floor space and a target of 35% affordable housing (subject to viability as each phase comes forward). The adopted masterplan includes a detailed analysis and survey work across much of the allocated land forming the principal land holdings and the NHS land (Area A). However, further more detailed work is required for the south eastern area of the allocation (Area B) which may lead to refinement of the plan. The shape of the masterplan in relation to the south eastern area is based upon an overview of site constraints but this needs to be explored in more detail. Accordingly, a second stage of masterplanning work is required in Area B before planning applications are made for this part of the site.

- 2.4 The Council is seeking to complete an additional masterplanning process with an intention to adopt a further masterplan covering Area B. It will form an addendum to the existing Masterplan SPD. Since the adoption of the existing masterplan in 2014 the Council has undertaken initial survey work in order to understand Area B and resolve some of the land use issues in more detail. This was financed from the Government's land site capacity fund and included assessment work in relation to topography, arboriculture, ground conditions, ecology, noise, air quality and highway access options. Masterplanning work in relation to Area B is ongoing.
- 2.5 A number of planning applications have been approved by the Council for Area A, totalling 1030 dwellings. These are set out below:



Proposed non-strategic housing allocations and delivery considerations

- 2.6 There are also a number of non-strategic proposed allocations for residential development throughout Tiverton. These ensure that Tiverton will continue to develop in a balanced way as a medium sized town. All sites have been identified as deliverable (suitable, available and achievable) and were consulted on during the options consultation [OCP01]. In addition, they have undergone a detailed Sustainability Appraisal against realistic alternatives and have had mitigation measures identified and included in their respective policy [SD04a-e].
- 2.7 Allocations at Howden Court (TIV9) and Roundhill (TIV10) relate to Council owned sites and are deemed deliverable within five years. Policies TIV6 Farleigh Meadows and TIV7 Town Hall/St Andrew Street are subject to an implemented planning permission and are currently under construction. Land at Moorhayes Park (TIV8) has been built out and completed. Policy TIV11 Palmerston Park is subject to a full planning permission and is currently under construction. Evidently, a number of these sites are already allocated in the adopted local plan and already have planning approval, but are either not yet under construction or only recently implemented. They were retained as proposed allocations to ensure that the policy criteria still applied in the event that revised schemes are submitted or planning permission lapsed. The 2015 proposed submission version of the plan included a proposed contingency allocation at Wynnards Mead (Policy TIV14). However, the Council's Historic Environment Appraisal [ENV25] indicated that the developable area was much reduced once full consideration was given to the setting of various heritage assets and the significance of the re-rating of Gotham Farmhouse to grade II*. The site could no longer support the quantum of development required to be effective as a contingency allocation and was therefore proposed for deletion. An up to date assessment of the planning status of allocation sites in Tiverton is provided in Appendix A.

Proposed commercial allocations and delivery considerations

- 2.8 There are only two proposed commercial allocations in Tiverton, at the Eastern Urban Extension and at Phoenix Lane.
- 2.9 Policy TIV12 allocates a site of 1.4 hectares at Phoenix Lane, Tiverton for redevelopment as a high quality shopping, leisure and residential area with accessibly public space. The Mid Devon Retail Study 2012 [ECO03] identifies Phoenix Lane as an area suitable for retail development. There are also opportunities to improve the bus station, links to Pannier Market and the multi-storey car park. Indeed, construction works are currently underway to develop a Premier Inn in place of part of the multi-storey car park.
- 2.10 Mid Devon District Council is in the process of developing a masterplan for Tiverton Town Centre which includes land at Phoenix Lane as a short/medium term priority, but also extends beyond the proposed allocation. This is a key regeneration project that aims to enhance the economic prospects of the town and provide a clear strategy to make sure Tiverton builds on its existing qualities and assets to meet its full potential as a thriving market town. A 'Stage 1' consultation took place between April and June 2018 and a wide range of comments were received on options for town wide initiatives and key development

areas for the masterplan. It is currently envisaged that a draft masterplan will be published for public consultation during May/June 2019¹.

Tiverton Infrastructure

- 2.11 Policy TIV15 sets out the transport infrastructure required to support development in Tiverton. In particular, the policy requires the provision of a new grade separated junction to the A361 to support the Eastern Urban Extension. The masterplan for the site [SSE01] stipulates the phasing requirements and triggers for the timely delivery of infrastructure. Principally, this includes:
- On and off slip roads south side of the A361 to form construction access;
 - Left in/left out south section junction to the A361 and highway link between this junction and Blundells Road;
 - Traffic calming scheme at Blundells School and improvements to roundabouts at Heathcoat Way; and
 - Completion of a full movement grade separated junction to A361.
- 2.12 Contractors for Devon County Council have completed the southern side slip roads to the A361 which was required prior to any development taking place. Provision has been made for the connecting link to Blundells Road within an outline permission covering the site. Outline planning permission (14/00881/MOUT) was granted for a mixed development comprising up to 700 dwellings, 22,000 sq.m of B1/B8 employment land, care home, primary school and neighbourhood centre with associated access including a left in left out junction on the westbound A361 and access and egress onto Blundells Road in June 2017. A reserved matters application is forthcoming which will enable the delivery of these necessary infrastructure works (Please note that the northernmost application within EUE (18/00133/MARM) was granted planning permission for 248 dwellings in August 2018 and is not reliant upon the delivery of the A361 junction).
- 2.13 Phase 2 of the improvements will complete the full junction with the provision of an overbridge and north side slip roads and stage 2 traffic calming on Blundells Road. This is required prior to the occupation of no more than 600 dwellings or 10,000sq.m of employment floor space. However, Mid Devon District Council applied to the Government in September 2017 to receive money as part of its Housing Infrastructure Fund (HIF). The Council was successful in securing £8.2 million of funding to implement the second phase of the new A361 junction², subject to a due diligence process with Homes England.
- 2.14 Other transport infrastructure required includes M5 J27 enhancements and bus, cycle and pedestrian links, which include phasing requirements as appropriate. It is a key objective of Policy S10 to enhance walking and cycling opportunities and bus services around the town,

¹

<https://democracy.middevon.gov.uk/documents/s12980/Tiverton%20town%20centre%20masterplan%20Nov%2018%20Cabinet.pdf>

² <https://www.gov.uk/government/publications/housing-infrastructure-fund>

particularly improving access via these more sustainable modes to the town centre, Tiverton Parkway Station, Exeter and Taunton, and their interchange in the town centre.

- 2.15 Reference to enhanced library provision was included following comments from Devon County Council to ensure consistency with the Council's Infrastructure Plan **[SOC04]**, along with policy requirements for bus service enhancements, expansion and improvement of primary/secondary education facilities, public open space and green infrastructure, expansion of fire and rescue services, healthcare facilities, community facilities and provision of works to reduce flood risk. The Draft Regulation 123 List also sets out the mechanism that will be used to fund infrastructure, excluding any provision required due to the development of Tiverton Eastern Urban Extension.

Infrastructure Delivery / Viability Considerations

- 2.16 As set out in the supporting text for Policy TIV15, strategic Local Plan sites will be required to pay for specific items of infrastructure that are necessary to make the development acceptable. Other development (if eligible) will be charged the Community Infrastructure Levy (CIL) rate per square metres. CIL funds will be spent according to a prescribed list of infrastructure projects or types of infrastructure.
- 2.17 The 2018 Viability assessment **[HOU07]** update reaffirms previous studies that for strategic sites, it is likely that there is insufficient viability to support any level of CIL. The study suggests that section 106 represents a more adaptable and effective means for securing necessary planning obligations. However, for non-strategic sites, the Council's viability evidence has tested a range of scheme typologies, taking into account the Council's proposed affordable housing requirements and CIL Charging Schedule and confirms that development remains viable. Indeed, the 2018 update concludes an overall improvement to viability relative to the 2016 **[HOU05]** and 2014 **[HOU04]** viability studies.

Conclusion

- 2.18 Overall, policies TIV1-15 are positively prepared, in that they meet objectively assessed development and infrastructure requirements, justified when assessed against reasonable alternatives and based on proportionate evidence, effective and deliverable over the plan period. Finally, the policies are consistent with national policy as they enable the delivery of sustainable development in accordance with the policies within the Framework (2012).

Appendix A: Tiverton Housing Sites Summary and Updates

Appendix B: Tiverton Employment Sites Summary and Updates