

APPENDIX A

TIVERTON HOUSING ALLOCATIONS: Site summaries & current status

LPR 2017 Site Ref/name	Strategic Housing Land Availability Assessment (SHLAA)	Sustainability Appraisal (SA): summary of key issues	Consultation responses DCC = Devon County Council (Highways Authority); HE = Historic England; EA = Environment Agency	Response to consultation issues, other officer advice/ technical input and any additional information	Allocation Total (in plan period; includes commitments)	Current status of site Figures refer to situation at end of most recent full monitoring year (April 2017 – March 2018), unless stated.
TIV1-TIV5 Tiverton Eastern Urban Extension	Suitable, Available, Achievable	Makes significant contribution to housing need. Potential –ve impact on habitats and designated sites; mitigation will reduce effects but impact on character of area inevitable given level of development. Loss of agricultural land. Mixed use development provides significant employment land. Masterplan will aid good design principles, reducing impact on built environment. Various measures will address potential transport issues. Sustainable methods of travel encouraged; new and improved existing walking/cycle routes.	Support for green infrastructure provision; concern over what form this may take. Transport mitigation measures required; A361 junction and traffic calming measures on Blundells Road. EA raised issue of surface run off to Tidcombe Fen SSI	EUE design guide – adopted May 2016. Area A masterplan adopted 2016. Area B masterplanning underway. Transport and green infrastructure to be addressed as part of this process. Grade separated junction to be provided on A361 to serve development. Policy amendment requires provision of SUDS. Council considering options to accelerate delivery.	1580	1030 dwellings with permission across whole allocation as of March 2018. Excludes reserved matters approval outside monitoring year (see below). Information below provides current breakdown by area/site: <u>Area A 'Waddeton Park Land'</u> 13/01616/MOUT; outline approval September 2015, 330 dwellings. 18/00133/MARM; reserved matters approval October 2018, 248 dwellings + 3 G&T pitches. NB approval outside most recent complete monitoring year. Mid Devon District Council expected to deliver remainder of

LPR 2017 Site Ref/name	Strategic Housing Land Availability Assessment (SHLAA)	Sustainability Appraisal (SA): summary of key issues	Consultation responses DCC = Devon County Council (Highways Authority); HE = Historic England; EA = Environment Agency	Response to consultation issues, other officer advice/ technical input and any additional information	Allocation Total (in plan period; includes commitments)	Current status of site Figures refer to situation at end of most recent full monitoring year (April 2017 – March 2018), unless stated.
						<p>Outline permission.</p> <p>Not dependent on A361 junction.</p> <p><u>Area A 'Chettiscombe Trust Land'</u></p> <p>14/00881/MOUT; outline approval June 2017, 700 dwellings (includes signed S106)</p> <p>First phase of A361 junction complete. Link to junction to be developer funded.</p> <p><u>Area B</u></p> <p>No planning applications. Masterplanning underway; stage 1 consultation summer 2017. Approx. 550 dwellings.</p>

LPR 2017 Site Ref/name	Strategic Housing Land Availability Assessment (SHLAA)	Sustainability Appraisal (SA): summary of key issues	Consultation responses DCC = Devon County Council (Highways Authority); HE = Historic England; EA = Environment Agency	Response to consultation issues, other officer advice/ technical input and any additional information	Allocation Total (in plan period; includes commitments)	Current status of site Figures refer to situation at end of most recent full monitoring year (April 2017 – March 2018), unless stated.
TIV6 Farleigh Meadows	n/a – Existing Planning Permission	Wildlife/ecology impacts. Flood plain.		Allocation updated to reflect reserved matters approval (255 dwellings)	255	Outline & reserved matters approval, 255 dwellings. Subsequent ARM for revised layout approved: + 4 dwellings over allocation (259). Commencement on site April 2015: 160 completions, 47 under construction, 52 with approval (not started) as of March 2018.
TIV7 Town Hall/St Andrew Street	n/a – Existing Planning Permission	Flood plain; SUDS and other mitigation required. Urban brownfield site, proximity to town centre.	HE and EA support	Part of allocation completed under previous permission (14 affordable units on St Andrews Street).	59	Previous application for 44 retirement apartments superseded by new application (approved December 2017) for 39 units (reduces total units on site to 53). Commenced summer 2018 (outside most recent complete monitoring year).
TIV8 Moorhayes Park	Suitable, Available, Achievable	Loss of agricultural land	HE support; policy text amendments agreed with EA.		8	4 units completed March 2018; remainder of allocation now assumed not deliverable.

LPR 2017 Site Ref/name	Strategic Housing Land Availability Assessment (SHLAA)	Sustainability Appraisal (SA): summary of key issues	Consultation responses DCC = Devon County Council (Highways Authority); HE = Historic England; EA = Environment Agency	Response to consultation issues, other officer advice/ technical input and any additional information	Allocation Total (in plan period; includes commitments)	Current status of site Figures refer to situation at end of most recent full monitoring year (April 2017 – March 2018), unless stated.
TIV9 Howden Court	n/a – small part of site allocated by old Local Plan. Suitability, availability and achievability already determined.	Proximity to town centre shops and facilities. Developer contributions for highways improvements and other infrastructure/facilities required.	Transport concerns. Loss of open space and wildlife habitats.	DCC advise no transport impact. Mitigation measures will address ecological impacts.	10	Residual from previously allocated site; larger part mainly built out. No application yet. MDDC/ Three Rivers to deliver.
TIV10 Roundhill	Suitable, Available, Achievable	Brownfield site close to shops and services. Issues to address are topography and infrastructure provision.	Concern regarding deliverability (site topography). Objections due to flooding, drainage and sewerage. Concern regarding amenity impact, loss of parking and garages.	SW Water indicates capacity; some localised improvements may be required. Further details to accompany planning application. Right of access to rear of existing properties to be maintained. Parking issues to be addressed at design stage. MDDC own site	20	No application yet. MDDC/Three Rivers delivery.

LPR 2017 Site Ref/name	Strategic Housing Land Availability Assessment (SHLAA)	Sustainability Appraisal (SA): summary of key issues	Consultation responses DCC = Devon County Council (Highways Authority); HE = Historic England; EA = Environment Agency	Response to consultation issues, other officer advice/ technical input and any additional information	Allocation Total (in plan period; includes commitments)	Current status of site Figures refer to situation at end of most recent full monitoring year (April 2017 – March 2018), unless stated.
TIV11 Palmerston Park	Suitable and available; achievability uncertain at time due to site gradient.	Landscape and habitat impacts; appropriate mitigation measures will be required. Constraints on access due to site topography; developer contributions for infrastructure requirements, including school provision.	EA amendment regarding priority species and habitats agreed.	Development on lower part of site only to address site gradient issue.	25	Full approval July 2015, 26 affordable units (+1 over allocation). Commenced June 2017; 23 of 26 plots under construction as of March 2018.
TIV12 Phoenix Lane	Suitable. Available? – multiple land owners. Achievable but some viability concerns	Town centre location, brownfield site. Conservation area – design measures to mitigate impacts. Mixed use allocation will bring retail and employment benefits to town centre. Enhancement and redesign of bus station and pedestrian links.	Viability concerns.	Masterplanning exercise will analyse constraints and set out opportunities to deliver policy. Most land owned by MDDC/DCC and one other - reduces risk of land assembly.	60	Town Centre Regeneration Masterplan: stage 1 options public consultation April/May 2018.

LPR 2017 Site Ref/name	Strategic Housing Land Availability Assessment (SHLAA)	Sustainability Appraisal (SA): summary of key issues	Consultation responses DCC = Devon County Council (Highways Authority); HE = Historic England; EA = Environment Agency	Response to consultation issues, other officer advice/ technical input and any additional information	Allocation Total (in plan period; includes commitments)	Current status of site Figures refer to situation at end of most recent full monitoring year (April 2017 – March 2018), unless stated.
TIV13 Tidcombe Hall (Contingency Site)	Suitable, Available, Achievable	Reasonably well contained in landscape but localised impact on landscape, setting of 19C Tidcombe Hall and Grand Western Canal Conservation Area. Loss of Grade 1 agricultural land. Uncertainty over flood impacts. Highways constraints limit site capacity; improvements to Tidcombe Lane required.	Impact on setting of canal and Tidcombe Hall	Historic Environment Appraisal addressed impacts.	0	CONTINGENCY SITE
TIV16 Blundell's School	Suitable and available. Panel had deliverability concerns - flooding, access, site ownerships and land remediation	+ve: Mixed use development close to town centre. Minimum impact on landscape character; potential to improve area as site includes scrap yard and poultry handling factory. -ve: Majority of site in Flood zone 3- SFRA raised concerns. Brownfield site but contamination is an issue due to former and current land uses – remediation work required.	Viability concerns due to site ownership/existing uses. Flood risk concerns.	MDDC working closely with partners and site is confirmed to be deliverable within the plan period. Environment Agency support proposal as it provides opportunity to assist with wider flood mitigation measures. Development dependent on relocating scrapyards.	200	Recent consolidation of land into two ownerships (confirmed September 2018 prior to preliminary hearings). Letter from agent provided at hearings confirmed willingness of landowners to bring forward site.