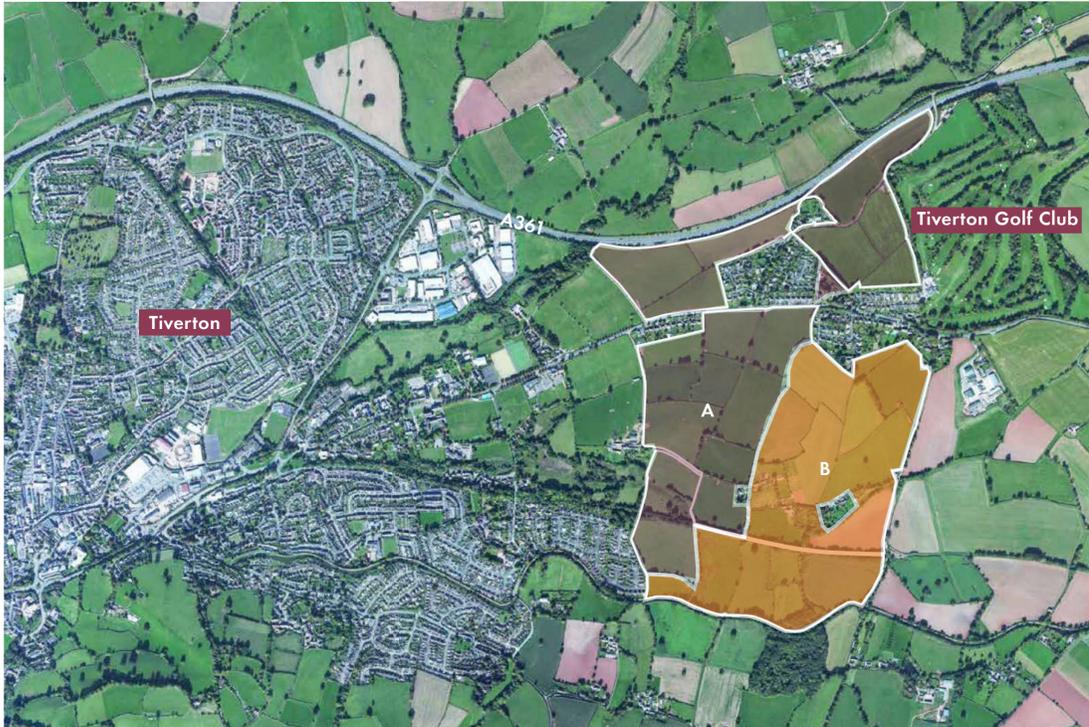


# TIVERTON

## EASTERN URBAN EXTENSION - AREA B

### WELCOME

Thank you for taking time to visit this exhibition regarding Area B of the Tiverton Eastern Urban Extension (EUE)



site location with Area B highlighted

Since its formal allocation in January 2010, the area around Post Hill to the east of Tiverton has been earmarked for mixed use development including houses, employment, school and a neighbourhood centre together with a new Country Park and other open spaces. To help guide and control this major development, a masterplan was adopted in 2014, updated in 2018, by Mid Devon Council.

The above masterplan, together with an associated Design Guide, provides general guidance for the site as a whole and more detailed guidance for the western part of the site, referred to as Area A. Work has already commenced on the first phases of development north of Post Hill.

The Council is now preparing guidance for the eastern part of the site, Area B, to ensure the same level of guidance is in place for the entire area. This exhibition provides an overview of this work and seeks your feedback to this emerging guidance.



looking east from the end of Follett Road



former railway line, West Country Way (National Cycle Network Route 3)



existing cottage on West Manley Lane adjacent to Area A



view looking east along the Grand Western Canal



looking north towards Post Hill properties from Manley Lane



typical view along West Manley Lane



historic cottages along West Manley Lane

### Vision and objectives for a new garden neighbourhood

The Draft Supplementary Planning Document provides a vision statement which captures all aspects of the unique opportunity to establish a new garden neighbourhood at Tiverton.

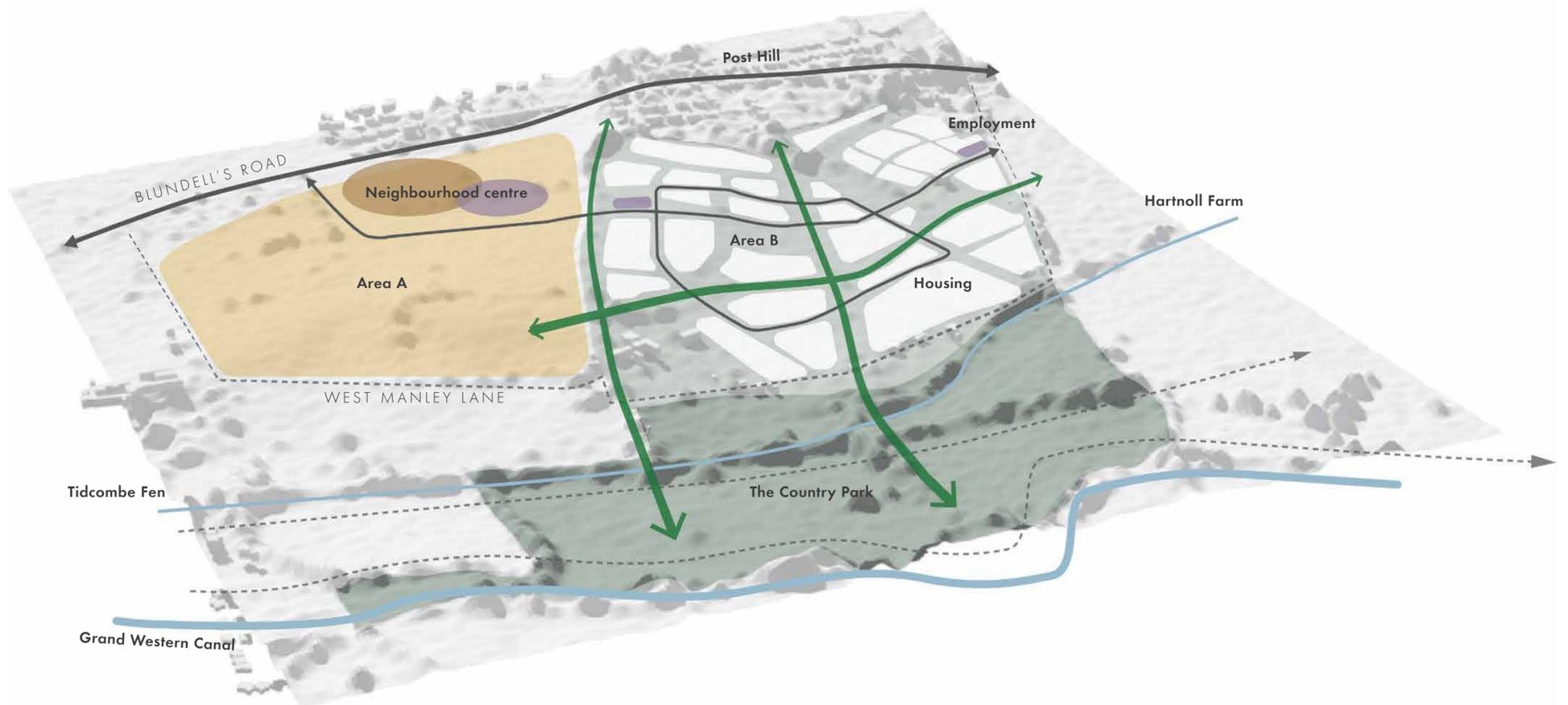
Key aspects of this vision can be summarised as follows:

- The extension to Tiverton will create a new garden neighbourhood with a character and appearance inspired by the defining characteristics of Tiverton and its immediate surroundings and that is reminiscent of a garden city environment.
- Living in the garden neighbourhood at Post Hill means being able to enjoy the best of Devon rural living, whilst also being close to the heart of Tiverton.
- At Post Hill, it is possible to live a life where all aspects of everyday living are available nearby.
- What really sets Post Hill apart is the ability for people to live a modern lifestyle in an area that is part of Tiverton and where a parkland scene meets the countryside.
- When the new homes are available, people will be choosing to live in what has become a mature and thriving garden neighbourhood set within a quintessentially Devon landscape.



### THE DEVELOPMENT CONCEPT

In order to deliver this vision, it is important to establish a number of key development objectives



The key development objectives are as follows:

- The masterplan and development framework for Area B is defined by green corridors – these corridors will principally be defined by existing landscape assets such as mature hedgerows.
- The new garden neighbourhood for Area B will be set within, but discrete from, the surrounding country lanes – the built extent of the garden neighbourhood is to be contained within the area bounded to the north side by the existing properties along Post Hill and Mayfair, and to the south by West Manley Lane (other than that associated with Green Infrastructure uses).

- The new garden neighbourhood should support the establishment of a new Country Park – well connected to existing and new neighbourhoods, a Country Park south of West Manley Lane will provide areas of diverse ecology and a focus for community and educational activities.
- Creation of a series of connected, integrated and distinctive neighbourhoods – linked and connected by generous landscaped routes and spaces, distinctive new neighbourhoods will be designed to respond positively to local topography and existing landscape features whilst providing a mix of housing types and densities.

The Area B Masterplan carries forward area-wide guidance included in the already approved Tiverton EUE Masterplan, Development Plan policies and the associated Tiverton EUE Design Guide.

This area-wide guidance is organised under the following headings:

- Character;
- Urban design, placemaking and quality design;
- Movement;
- Landscape, open space and recreation;
- Socially equitable;
- Economy and employment; and
- Energy and resource efficiency.

Please note that the draft Masterplan for Area B carries forward some of the most relevant area-wide guidance from previously prepared reports and studies.



### THE MASTERPLAN

The Masterplan for Area B of the Tiverton EUE provides a clear but flexible development framework to assist and support phases of development to come forward



\* It was resolved at MDDC Cabinet (26th October 2017) that subject to acceptable planning impacts, alternative access arrangements may be considered as part of the scope of this master planning. However, these potential amended access arrangements should not include those at Mayfair and/or Manley Lane / Post Hill Junction.

Guidance is provided on the following issues:

**Built character** – housing layouts, boundary treatments, building types, densities, heights and car parking.

**Street typologies** – the range of types of streets that will join up to provide a permeable and accessible street network.

**Open spaces** – green spines connecting the site to the Grand Western Canal, new allotments, sports provision and the proposed Country Park.

- Key:
- Urban extension Area B boundary
  - Waterway
  - Green area
  - Mature trees
  - Hedgerow
  - ➔ Vehicular access
  - ⊗ Illustrative - no direct access from Manley Lane
  - Pedestrian/cycle access
  - approx. 50 dwellings per hectare
  - approx. 40 dwellings per hectare
  - approx. 30 dwellings per hectare
  - approx. 25 dwellings per hectare
  - Employment / mixed employment
  - Primary road frontage
  - Landscape frontage
  - Residential frontage

### LAND USE AND THE AMOUNT OF DEVELOPMENT

Emerging Policy TIV1 in the Mid Devon Local Plan Review updates the allocation of the Tiverton Eastern Urban Extension site for 1580 to 1830 dwellings, at least 30,000 sqm of commercial space, 47 ha of open space and associated community and transport infrastructure

Key land use principles underpinning the masterplan include:

- Residential uses will be the primary development land use across the site allocation
- Housing and other forms of built development will only be permitted on land north of West Manley Lane
- Small clusters of employment uses will be located within the masterplan
- There will be a centrally located public open space with play equipment
- Land for allotments will also be provided in a location easily accessible to new residents
- Provision for formal sports pitches will be made, with the flatter parts of the site being considered the most appropriate location



illustrative land use plan

- Key:
- Development / new homes (including some custom and self build)
  - Development / employment
  - Three Gypsy and traveller pitches
  - Main equipped play space
  - Waterway
  - Green area and play spaces
  - Allotments
  - Sports
  - SUDs

The amount of land given over to different forms of land uses must be carefully considered in the context of the guidance already contained in the adopted Tiverton EUE Area A SPD. The table below provides an overview of the areas considered appropriate.

Tiverton Eastern Urban Extension						
Area B						
Area A	Phase 1a	Phase 1b	Phase 1c	Total	Total	Total
Residential	5.9ha	10.6ha	8.55ha	25.05ha	<b>14.26ha</b>	39.31ha
Avg resi density 36dph	200 dwellings (34dph)	445 dwellings (42dph)	290 dwellings (34dph)	935 dwellings	<b>684 dwellings (35dph)</b>	1,619 dwellings *
Employment	4000sqm (circa 0.8ha @ 50%)	8,500sqm (circa 1.7ha @ 50%) <sup>§</sup>	15,000sqm (circa 3ha @ 50%)	27,500sqm (5.5ha) <sup>§</sup>	<b>2,050sqm (0.41ha)</b>	29,550 sqm (5.91ha) <sup>§</sup>
Neighbourhood centre	n/a	0.5ha	1.5ha <sup>±</sup>	2ha <sup>±</sup>	n/a	2ha <sup>±</sup>
School (inc sports pitch)	n/a	1.93ha (land / delivery of 1 <sup>st</sup> part)	(build out continues)	1.93ha	(build out continues)	1.93ha
<b>Total</b>	<b>6.7ha</b>	<b>14.73ha</b>	<b>13.05ha</b>	<b>34.48ha</b>	<b>14.67ha</b>	<b>49.15ha</b>
Allotments	n/a	n/a	2.25ha	2.25ha	<b>0.38ha</b>	2.63ha
POS including children's play	1ha	5.38ha	20.73ha	27.11ha	<b>29.96ha</b>	57.07ha
Formal sports	0	On school site (circa 0.4ha) accounted for above	0	0	<b>1.95ha</b>	1.95ha
Water attenuation	1ha	0.4ha	0.78ha	2.18ha	<b>1.11ha</b>	3.29ha
Infrastructure	2ha	1.5ha	2.6ha	6.1ha	<b>7.89ha</b>	13.99ha
<b>Total</b>	<b>4ha</b>	<b>7.28ha</b>	<b>26.36ha</b>	<b>37.64ha</b>	<b>41.29ha</b>	<b>78.93ha</b>
<b>Grand total</b>	<b>10.7ha</b>	<b>22.01ha</b>	<b>39.41ha</b>	<b>72.12ha</b>	<b>55.96ha</b>	<b>128.08ha</b>

Area B land use budget table

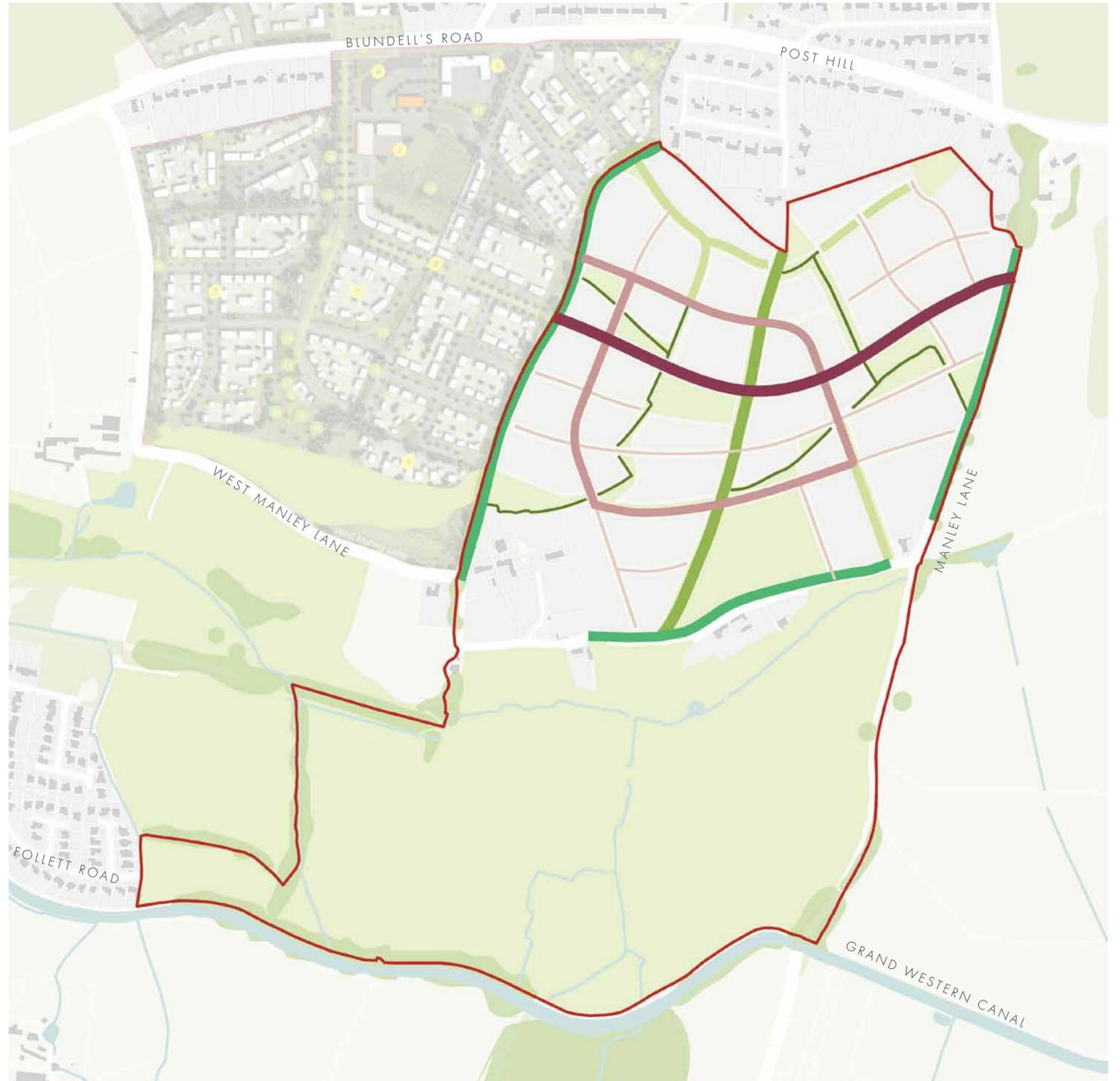
This updated land use budget reflects the revisions to the original masterplanning exercise that have resulted from this Area B masterplanning work

### MOVEMENT AND CONNECTIONS

New streets should ensure Area B is fully integrated with and connected to Area A, but vehicular access will not be permitted from existing country lanes surrounding the site

A network of streets will be provided across Area B which form natural extensions to those provided within the adjacent Area A. Key masterplan principles for these routes and connections include:

- No vehicular access will be provided to the site from West Manley Lane, Manley Lane or Mayfair (although emergency access might be provided from Mayfair)
- A main street will traverse the site east-west as a natural extension of the main street providing access to Area A
- A network of 'green' routes - defined in part by existing hedges and trees across the site and including a 'central spine' connection down to the canal corridor - will define a series of development parcels
- A loop street will provide direct connections between the majority of the proposed new neighbourhoods, providing opportunities for a serviced bus route
- Local streets will provide access to individual properties
- Every effort should be made to retain existing hedgerows and trees across the site given their inherent ecological value



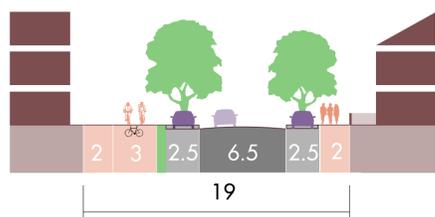
street typologies

Key:

- Main street
- Loop street
- Local streets
- Local street with hedgerows
- Central spine (vehicle free)
- Edge paths
- Hedgerow paths

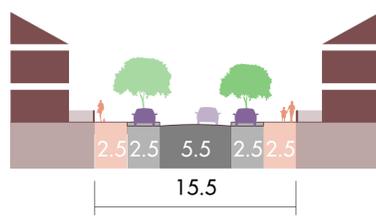
#### Main street

Provides an east-west tree-lined spine capable of accommodating two-way bus movements



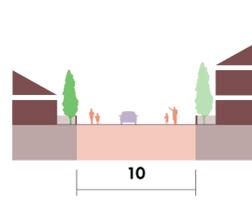
#### Loop street

Provides for two-way movements, including by large delivery vehicles, as well as providing a circular route enabling bus permeability into the heart of the masterplan area



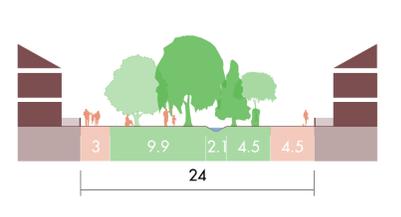
#### Local streets

With generally shared-space and low speed characteristics. On the whole, car parking will be provided within each plot



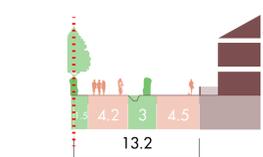
#### Central spine

Running through the centre of the site along an existing hedgerow, proving safe and direct off road access to the new country park and sports facilities at the south and the canal



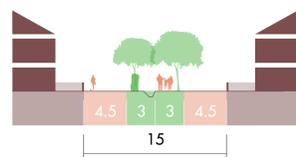
#### Edge paths

Where an existing path runs between two existing mature hedgerows. Edge paths provide generous spaces for recreation and sustainable access



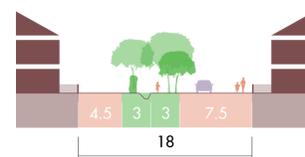
#### Hedgerow paths

Existing hedgerows within the site should act as the centre of a connected green infrastructure network



#### Local street with hedgerows

Shared space streets, abutting residential frontages would sit alongside new green corridors running parallel with existing hedgerows



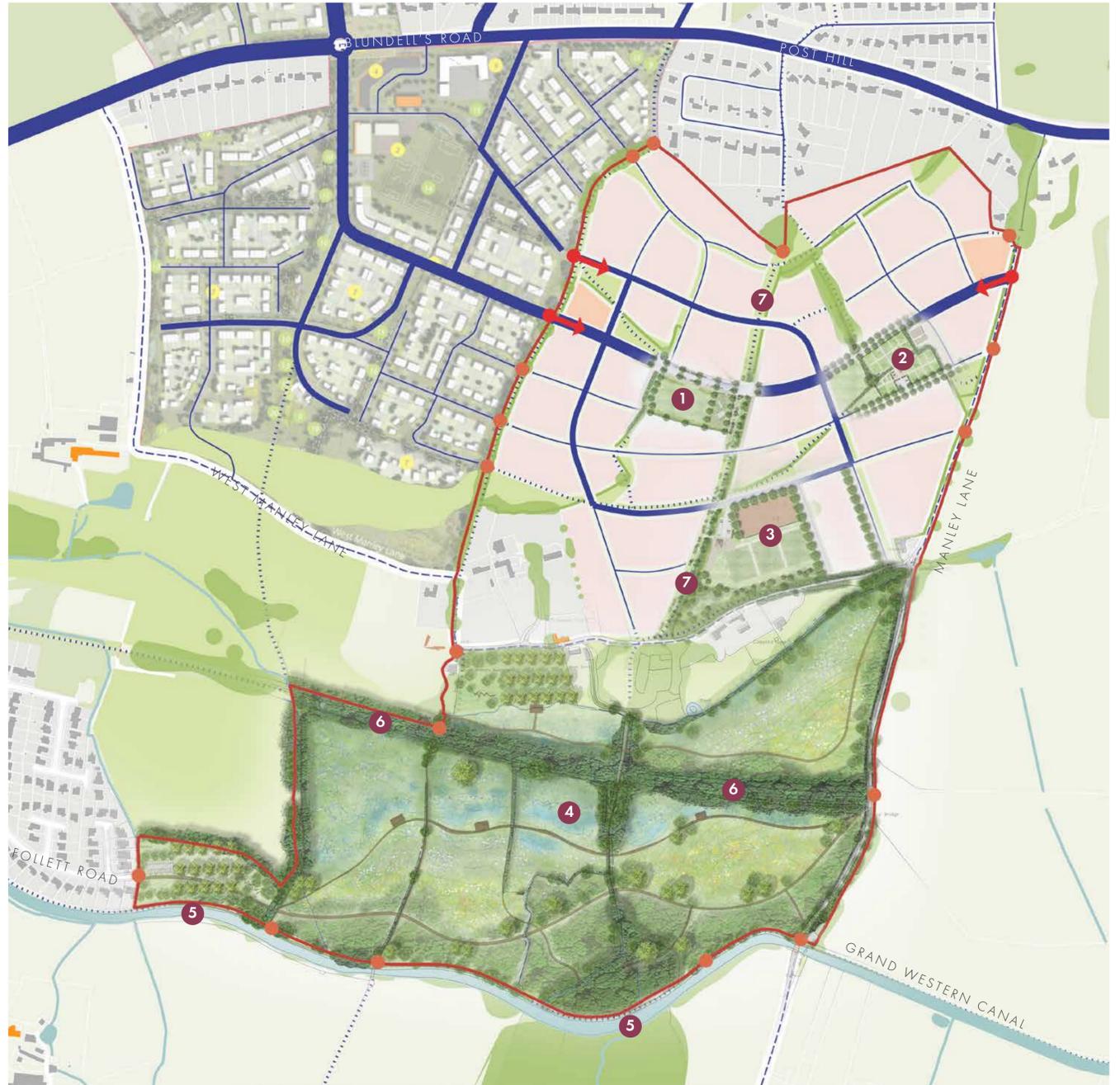
Precedent: Saxmundham, Suffolk - showing how new homes can address open space away from a road frontage

### OPEN SPACES

The opportunity to establish a new Country Park is an exciting one. Green spaces will provide an important amenity for new residents.

Key landscape principles for the masterplan include the following:

- The streets and open space network will need to respect existing landscape features such as hedgerows and trees
- A network of new open spaces will help to connect houses and neighbourhoods together
- A range of different types of spaces will be provided, to meet different needs
- These types will include equipped play space, allotments, formal sports provision and the Country Park
- Open spaces will be designed so that they are beautiful, durable and easy to maintain
- The Country Park will be a major resource and amenity for new and existing residents, benefiting from an agreed management plan



open spaces plan

Key:

- 1 The Green
- 2 Allotments
- 3 Sports area
- 4 Country Park
- 5 Canal
- 6 Disused railway / cycleway
- 7 Green spine

#### 1 The Green

A central community and play space with scope for archaeological interpretation and with easy access to the green spine route



Key:

- 1 Informal grass area
- 2 Main street
- 3 Existing archaeology feature
- 4 Play area
- 5 Green spine
- 6 Existing hedgerow

#### 2 Allotments

Located centrally, to create an opportunity to bring the community together, the allotment spaces will be a visible and accessible resource for the whole community



Key:

- 1 Half plots
- 2 Starter plots
- 3 Sheds
- 4 Parking and bikes
- 5 Existing hedgerow

#### 3 Sports area

Providing a range of facilities including all weather and pitches which will be open to wider community use - designed carefully to minimise impact on existing residents



Key:

- 1 Grass sports pitches
- 2 Multi Use Games Areas
- 3 Informal space for outdoor gym and informal sports
- 4 Changing rooms
- 5 Parking and bike store
- 6 Existing hedgerow
- 7 Green spine
- 8 No vehicular access to West Manley Lane

#### 4 Country Park

The Country Park presents an exciting opportunity to provide open space which strengthens links with the nearby Tidcombe Fen SSSI, the canal corridor and the existing cycleway (disused railway line)



Key:

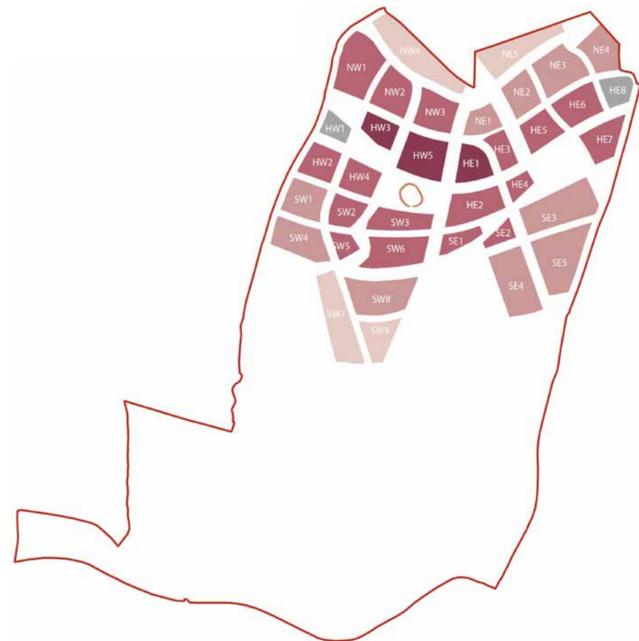
- 1 Existing cycleway (disused railway)
- 2 Existing canal tow path
- 3 Car parking
- 4 Orchard and picnic area
- 5 Informal and natural play
- 6 Wet meadow to be extended and protected
- 7 Wetland scrape-ephemeral pond
- 8 Boardwalk
- 9 Bird hide
- 10 Spring meadow
- 11 Summer meadow
- 12 Canal car park

# TIVERTON

## EASTERN URBAN EXTENSION - AREA B

### BUILT CHARACTER

Working carefully with the natural topography across the site, new houses will be providing a range of dwelling types including much needed affordable homes



- Approx. 50 dwellings per hectare (small blocks of apartments or town houses)
- Approx. 45 dwellings per hectare (town houses and terraced homes)
- Approx. 30 dwellings per hectare (terraced and semi detached homes)
- Approx. 25 dwellings per hectare (detached or semi-detached homes)
- Employment - small offices or light industrial space



**C A lower density residential neighbourhood/block**

summary characteristics: detached and semi-detached homes, bigger plots, larger gardens, on-plot parking.

**B A medium density residential neighbourhood/block**

summary characteristics: semi-detached and terraced homes, medium sized gardens, on-plot parking.

**A A higher density residential neighbourhood/block**

summary characteristics: terraced homes and small blocks of apartments or town houses, smaller gardens or balconies, on-street parking with some integrated garages or small landscaped private parking areas only where on-street parking not possible.

illustrative residential density plan - densities will respond positively to the street hierarchy

indicative plan for residential neighbourhood - showing how different types of housing can be accommodated



sketch designed to illustrate the scale and design of the higher density buildings and spaces in Post Hill. Their detailed design will follow as part of future planning applications.

Local residential streets will have a shared surface environment with an integrated green infrastructure network that provides space for trees and sustainable urban drainage

The main street is slightly wider than in other areas of the masterplan so that it could accommodate a bus route if required. A segregated cycle route and generous pavements provide a comfortable environment for pedestrians

Delivering a range of types of dwelling will meet the needs of a wide cross section of people. Slightly higher densities at key locations along the main tree lined boulevard, such as opposite the park will help improve legibility and create a more varied character. Lower densities will be located at the edges of the site

Ground floors that provide the street edge with overlooking and activity - to help make streets and spaces feel safer for all uses

High quality cycling infrastructure will help to encourage residents and commuters to choose other means of transport than the private car

These new homes face 'the green'. This is a central play and green space which will be central and well overlooked, at the heart of the new community to help build community spirit



sketch designed to illustrate the scale and design of the mid and lower density buildings and spaces in Post Hill. Their detailed design will follow as part of future planning applications.

Topography has influenced the route of the street and the roofline and design of properties

A range of building typologies are illustrated here including terraced houses, semi-detached and detached homes in the lower density areas

Boundary treatments help to formalise the definition between public and private areas. The space between dwellings and the public highway will be used in a carefully designed way to accommodate bikes and bin storage, and in some areas, parking spaces for private vehicles

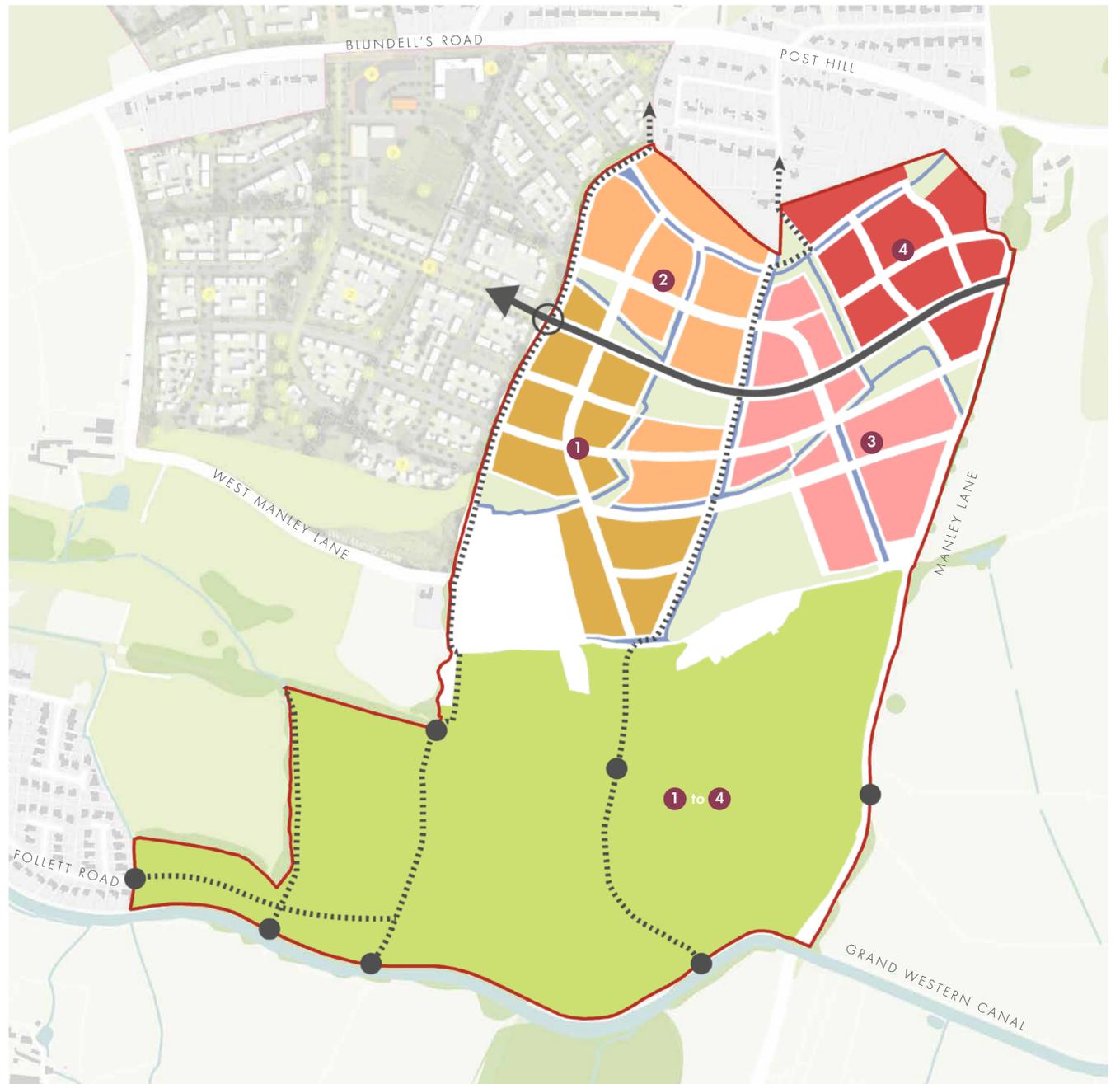
This greened route provides a direct connection from the existing homes at Post Hill, through area B to the country park and canal. This will be a safe, attractive and car free route that will have new homes facing onto the space

### DELIVERY AND PHASING

The Tiverton Eastern Urban Extension will be delivered in a series of phases which will be brought forward alongside associated transport and community infrastructure

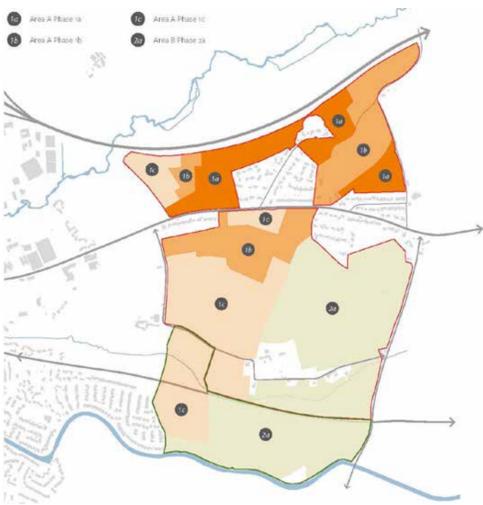
Policy TIV5 of the Local Plan Review requires a phasing strategy to ensure the development and infrastructure comes forward in step. Area B will include the provision of strategic green infrastructure for the whole Tiverton EUE area, plus the required roads, utilities, public transport improvements, affordable housing, gypsy and traveller pitches and other community facilities. These provisions will be secured through Section 106 planning legal agreements or planning conditions.

The developers of the site will be required to provide a development framework to demonstrate that the scheme will be delivered in a coordinated manner to ensure that the infrastructure provisions are made at the appropriate times. In addition, details of the future management of the community and green infrastructure will be required prior to any development on the site. The proposed neighbourhood centre within Area A to the west will provide local retail and community facilities, including primary school provision.



Area B phasing and infrastructure plan - indicative only. Four potential phases of development. Phasing will be determined by the developer for approval by the Council

- Key:
- Phasing:**
    - 1 Phase 1
    - 2 Phase 2
    - 3 Phase 3
    - 4 Phase 4
  - Access and transport:**
    - Access into Area B from Area A
    - ← Key route through Area B
    - - Delivery of cycle and pedestrian links to the railway walk, Grand Western Canal and nearby rights of way
  - Open space, recreation, play and green infrastructure:**
    - Provision of green infrastructure between Pool Anthony Railway Bridge and Manley Railway Bridge
    - 2ha of children's play area, 8 ha of sports pitches (or equivalent); and 2ha of allotments.
    - Sustainable Urban Drainage Systems (SUDS)



Area A phasing plan

### Next steps

Thank you for taking the time to read this exhibition.

It is important that you let us know your views on the Tiverton Eastern Urban Extension.

The full document is now out for consultation and can be viewed, downloaded and printed from this location:  
[www.middevon.gov.uk/TivEUEAreaBMasterplan](http://www.middevon.gov.uk/TivEUEAreaBMasterplan)

Please complete the associated questionnaire and let us know your views. Copies of the questionnaire are available alongside this exhibition.

Written responses may be posted/delivered to:  
 Tiverton EUE (Area B) Public Consultation, Growth Economy and Delivery,  
 Mid Devon District Council, Phoenix House, Tiverton EX16 6PP.

Or emailed to:  
[econdev@middevon.gov.uk](mailto:econdev@middevon.gov.uk)

When submitting a comment please include your post code, otherwise your comments cannot be registered.

We look forward to hearing from you.