

APPENDIX B

TIVERTON EMPLOYMENT ALLOCATIONS: Site summaries & current status

TIV1-TIV5 Tiverton Eastern Urban Extension	Available, Suitable, Achievable (B1-B8, C2, A1 uses)	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.	30,000 sqm	<u>Area A 'Chettiscombe Trust Land'</u> 14/00881/MOUT; outline approval June 2017. 700 dwellings, 22,000 sqm of B1/B8 employment land, care home, primary school and neighbourhood centre (including retail). First phase of A361 junction complete. Link to junction to be developer funded.

LPR 2017 Site Ref/name	Commercial Land Availability Assessment (SCLAA)	: 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 (sqm = square metres) (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.
TIV12 Phoenix Lane	Available, Suitable, Achievable (A1-A5, C1, D1-D2)	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.	7,000 sqm	Town Centre Regeneration Masterplan: stage 1 options public consultation April/May 2018.