

Safeguarding our historic built environment and designing new places

Heritage assets

Mid Devon has many heritage assets, including over 2,600 listed buildings and scheduled monuments, 51 conservation areas, and 3 registered parks. These assets are invaluable and irreplaceable, and give our landscapes, towns and villages their character, identity and sense of place. Assets like the Knightshayes historic park and garden in Tiverton, and Grand Western Canal, are of particular significance to the future strategic planning of the district given their scale, location and wider setting.



Knightshayes, Tiverton

Grand Western Canal



Parts of the Grand Western Canal are under pressure through planned new development. The Eastern Urban Extension and other sites in Tiverton, as well as developments in Halberton and Sampford Peverell are in close proximity to the Canal's conservation area.



A need has been identified to review the Grand Western Canal Conservation Area and this could provide an opportunity to undertake a canal sensitivity study. This study could consider a number of different objectives, including mitigating impacts of new developments on the character and setting of the Conservation Area. An up to date appraisal of the Conservation Area could guide future planning of development in the proximity of the canal, inform planning applications submitted to the Council, and assist in determining the outcome of applications.



Grand Western Canal

Design quality

High quality design is not just about aesthetics, it can help us prepare for changes to our climate, reduce energy needs, boost our economy, enhance biodiversity, and improve overall quality of life. National Planning Policy places a strong focus on the creation of beautiful buildings, while the National Model Design Code (NMDC) provides detailed guidance on the production of local design codes, guides and policies to promote successful design. Mid Devon District Council is one of 14 councils in England chosen to take part in a fully-funded pilot programme to test how the Government's new NMDC could be applied within the area to inform planning decisions.

Policy DM1 'High Quality Design' in the current Local Plan, and the recently adopted Mid Devon Design Guide, are firmly rooted in an assessment of the design characteristics of buildings and places within the district. They contain guidance on how development can be carried out in accordance with good design practice.

Plan Mid Devon could help to ensure that the bar for design quality is set high, that new homes are built to a much higher standard, and that developments are visually attractive, function well and add to the overall quality of the area. Development that is not well-designed can be refused, especially where it fails to reflect design policies, the Mid Devon Design Guide and Government guidance on design.

Strategic allocations, such as Culm Garden Village, will need a comprehensive approach to delivering high quality development, with coordinated infrastructure provisions. A key element of this is achieved through masterplanning and parcel plans. Plan Mid Devon will have an opportunity to set out expectations for masterplanning, phasing and partnership working.

