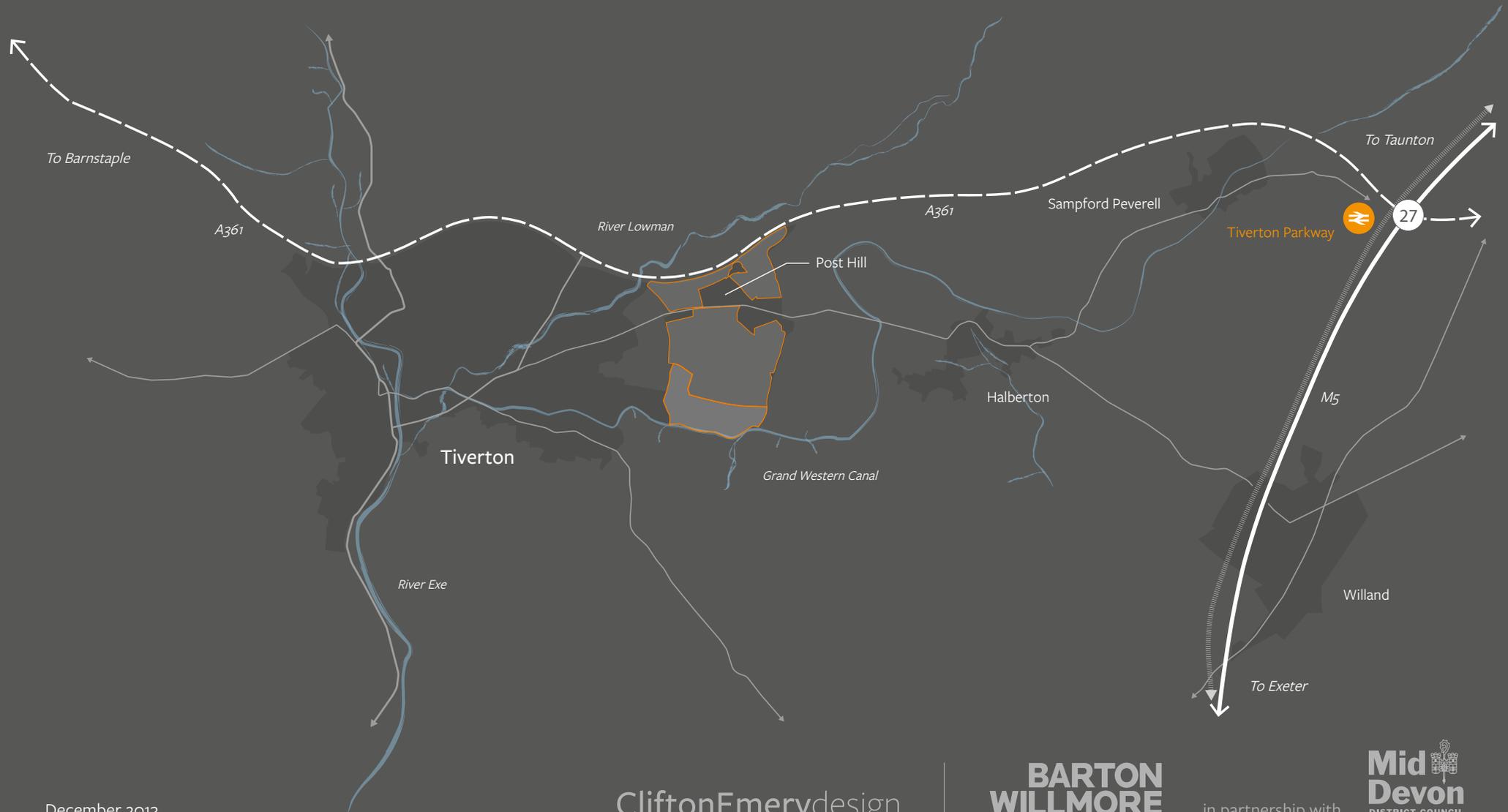


Tiverton's New Neighbourhood at Post Hill

A summary of the Consultation Draft of the Masterplan Supplementary Planning Document (SPD)



December 2013

CliftonEmerydesign

**BARTON
WILLMORE**

in partnership with

**Mid
Devon**
DISTRICT COUNCIL





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Introduction

This brochure provides a summary of the draft masterplan that has been prepared to guide development of the Tiverton Eastern Urban Extension planned for the Post Hill area. The area, to the east of Tiverton, is allocated in Mid Devon's Development Plan for mixed housing and employment – Policies AL/TIV/1 – AL/TIV/7 of the Allocations and Infrastructure Development Plan Document (AIDPD) refer.

The draft masterplan was put forward for consultation purposes by Mid Devon District Council at its Cabinet meeting on 28th November. The consultation period, within which people can review and comment on the plan, will take place between 9th December 2013 and 1st February 2014. This will be the second consultation about the masterplan this year.

The first consultation period took place during May of 2013. In response to this 141 representations were received. The design team has taken account of the views expressed at the initial consultation and has developed a draft masterplan for the Council to consider and consult upon.

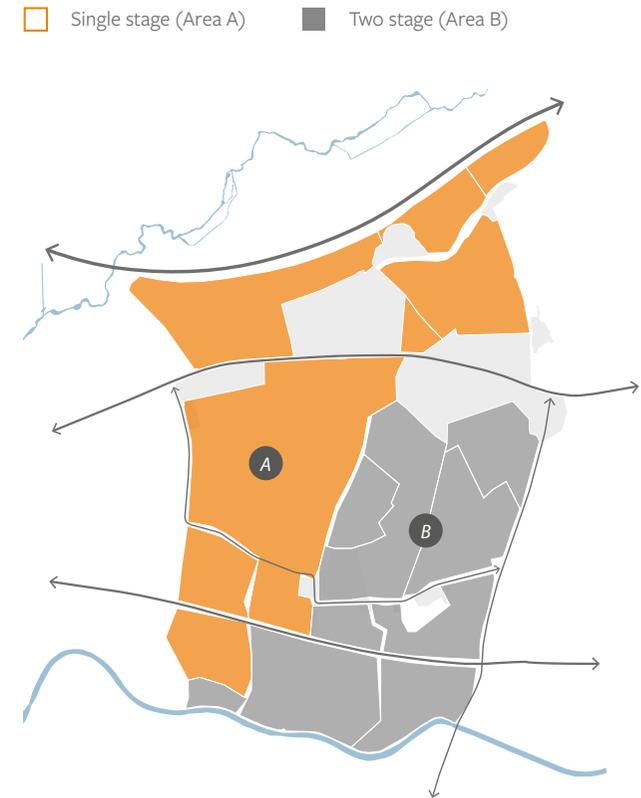
The plan comprises about 1,500 new homes and about 35,000sqm of employment space. It also includes; a new junction onto the A361, traffic calming along Blundell's Road, a new neighbourhood centre, a primary school, community facilities and shops, and green open space including land for sports pitches, allotments, and wildlife areas.

The full draft masterplan document provides guidance about how the objectives of the AIDPD policies for the Eastern Urban Extension can be delivered. It also identifies where the masterplan deviates from policy in response to representations received and to the findings of technical survey and analysis.

The shape and content of the masterplan has been informed by surveys and assessments that have considered the following issues: Ecology, Noise, Air Quality, Utilities, Flood Risk, Trees, Ground Levels, Ground Conditions, Highways and Access, Landscape Visual Impact, Topography and Heritage and Archaeology.

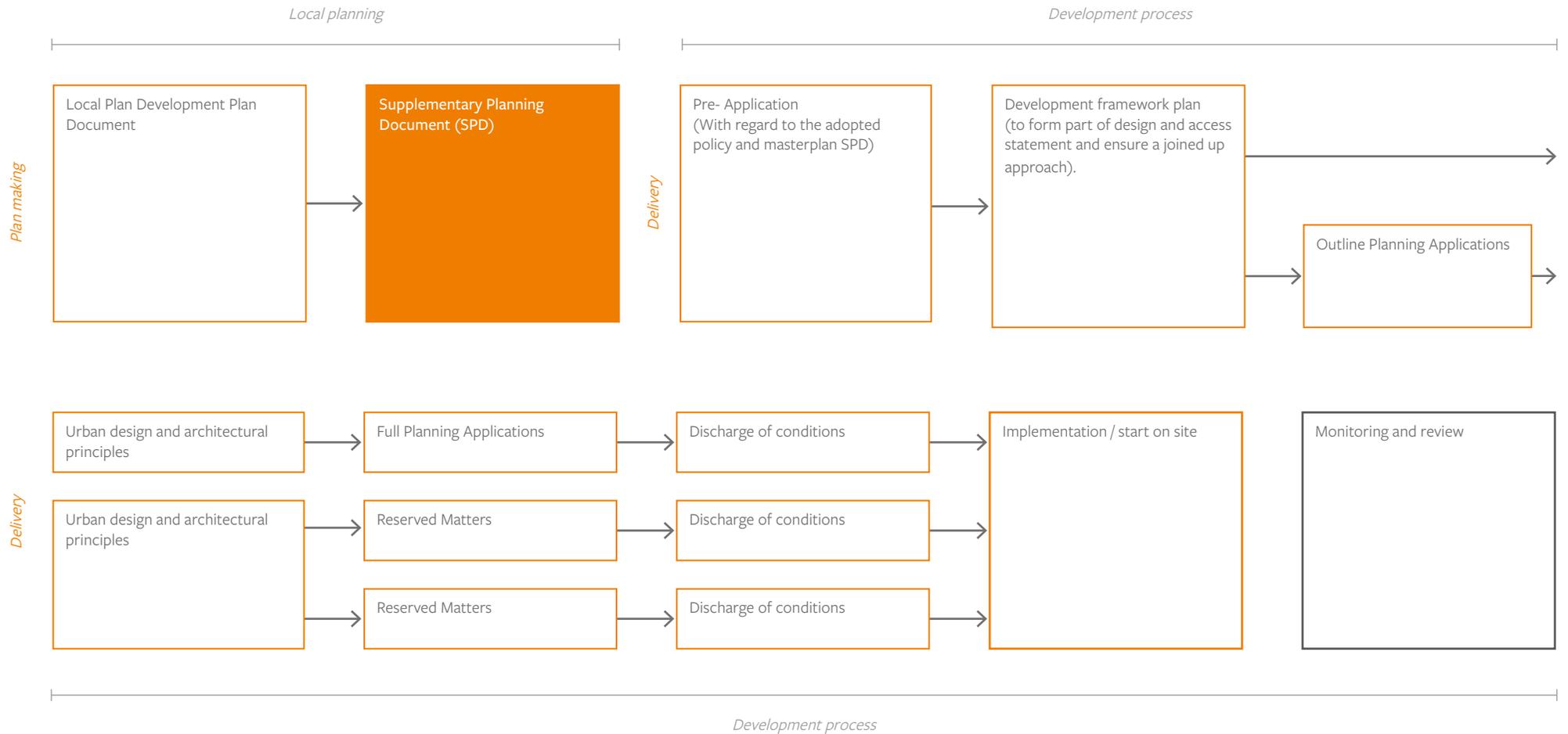
A two stage masterplan

The document provides guidance about how the urban extension should be designed and developed. It is informed by survey work and analysis that has been undertaken in relation to the two principal land holdings and the NHS land (Area A). Whilst it has been prepared to guide a comprehensive approach across the whole allocation, it is proposed that further work will be completed to inform the shape of the southeastern area of the site which is in multiple ownerships (Area B) as survey work has been less detailed in this area. This two stage approach is also set out in section 1.4. As such, this document provides comprehensive guidance in relation to the two principal land holdings and the NHS land and represents stage one of a two stage masterplanning approach for land to the southeast of the allocation.



Above: Plan showing Area A and Area B of the masterplan

Plan making and development process





Legend

- | | |
|------------------------------|------------------------|
| A A361 | Residential |
| B Blundell's Road | Employment |
| C Post Hill | Employment (care home) |
| D Grand Western Canal | Mixed-use |
| E Blundell's School | School |
| F Tiverton Golf Club | Landscape |
| G River Lowman | Area B |
| H Alsa Brook | |
| I Tidcombe Fen | |

Urban interventions

- 1** Neighbourhood centre
- 2** Primary school
- 3** Community facilities and shops
- 4** Employment at the heart of the community
- 5** Employment uses
- 6** A new junction onto the A361
- 7** Residential development at a varied densities
- 8** A clear hierarchy of streets and spaces
- 9** Possible location for Energy from Waste plant
- 10** Possible location for gypsy / traveller pitches
- 11** Possible link

Landscape interventions

- 12** Attenuation ponds throughout the area
- 13** Pedestrian and cycle connections
- 14** The Sustrans cycle route
- 15** Green Infrastructure area
- 16** Wetland habitat areas
- 17** Woodland
- 18** Sports and recreation areas
- 19** Children's play areas
- 20** Green corridors and routes formed around retained hedgerows
- 21** Landscape community hubs - a focus for the multi-functional landscape
- 22** Landscape spine
- 23** Buffer to Post Hill properties
- 24** Neighbourhood allotments
- 25** Community orchards

800m from
neighbourhood centre



Masterplan

Masterplan

The Masterplan provides a spatial representation of the Tiverton's new neighbourhood at Post Hill – a physical illustration of how the character areas, streets, parks and open spaces, land uses and transport corridors could be arranged in order to ensure that the vision, concept and guiding principles are delivered in the right way.

The plan is designed around a number of structuring elements that will define the quality and sense of place of the new neighbourhood. These are shaped and knitted together by the guiding principles.

In respect of Area B there will be a further stage in the development of the masterplan following more detailed survey and analysis of that part of the allocation. Refer to 1.7 Design process.

Terms of the masterplan

The plan is illustrative and as such is designed to provide guidance about the quantity and location of different land uses as well as where key connections should be made throughout the neighbourhood. The plan is intended as a flexible tool so that the shape of different aspects of the new neighbourhood can be designed in many ways to respond to different circumstances. The actual position and alignment of routes, shape of blocks, streets and open space will of course vary from what is illustrated in the plan.

The layout for the new neighbourhood has five key components which, structured appropriately, will help to achieve the vision and meet the policy objectives. The components are:

A mixed use neighbourhood centre – at the heart of the area, well connected and easily accessible by existing and new residents. The mixed use neighbourhood centre will have a public space focused around Blundell's Road, with shops, community uses and bus stops for routes into town and to the railway station;

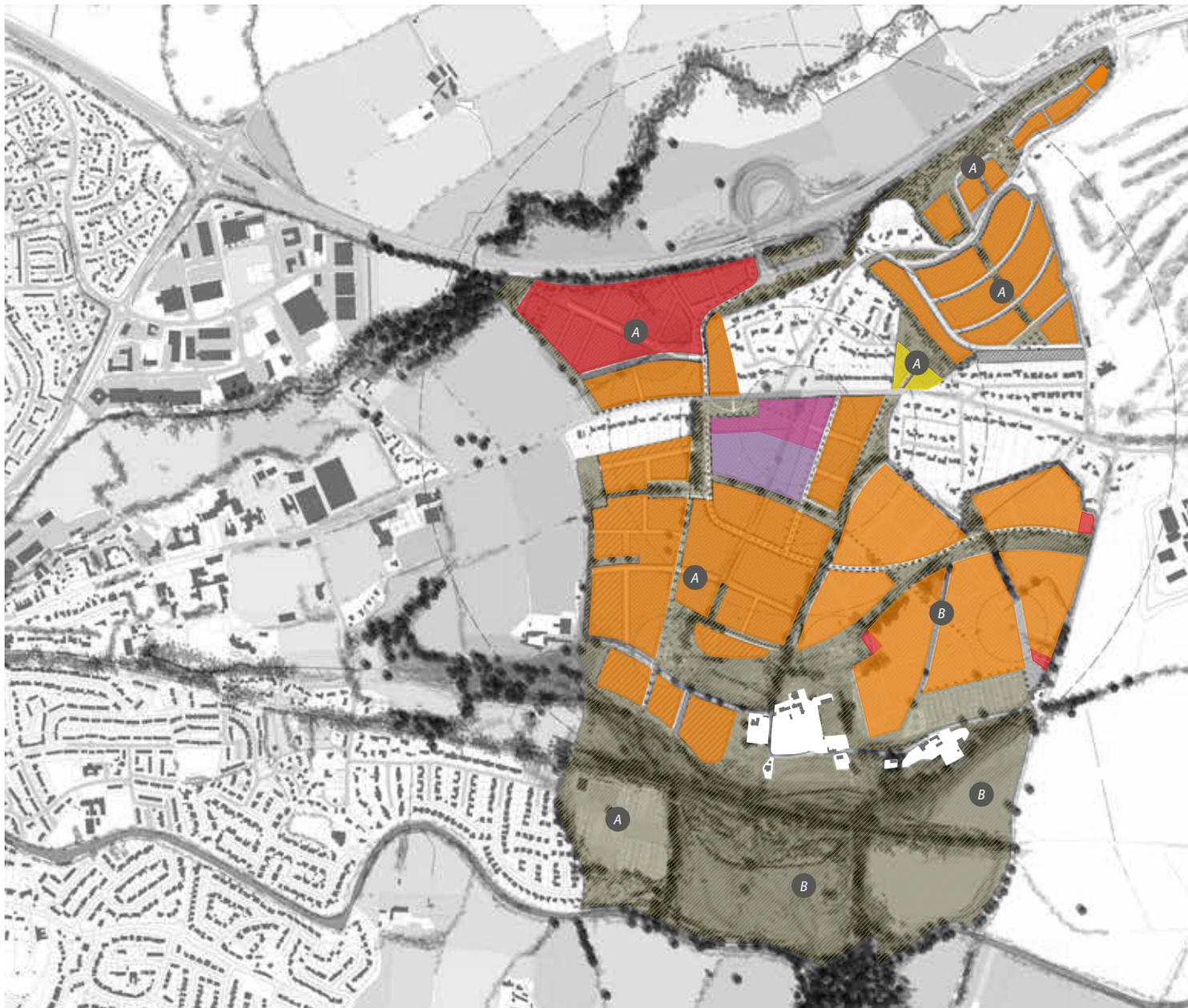
A new primary school – closely linked to the heart of the neighbourhood and easily accessible. It should be directly related to new areas of public open space for both recreational and learning benefits as well as enabling the school to be safely accessible by foot and bicycle from the whole neighbourhood. It should be positioned on relatively level ground and have suitable areas for sports pitches and play space;

Employment areas – should be on the most level ground and in locations visible from the road, that are directly accessible from the A361 following provision of the new junction. This will help to make them attractive to businesses and avoid lorries needing to gain access through residential areas. Smaller scale 'satellite' light employment should be considered within residential areas in order to provide opportunities for a range of employment types on a mixed use basis. The opportunity for employment in the local centre should be considered;

Public open space – should be multifunctional – retaining and enhancing the existing valued landscape and ecological features of the area, have informal and formal recreation opportunities and help to create a setting and identity for the new neighbourhood. Public open space should be used to link the various parts of the neighbourhood together, encouraging walking and cycling. The green space within the development should be complementary to and link with the Green Infrastructure area to the south;

Residential development – Residential development should be located around the other facilities and amenities in order that jobs, the school, shops and open space are all easily accessible. Development densities should reflect location, constraints and distance to the neighbourhood centre. The arrangement of uses should encourage sustainable modes of transport such as walking cycling and use of public transport;

A variety of house types and tenures should be provided helping to meet local housing need and ensure that a balanced community is developed.



The Amount

With the benefit of survey work and analysis that was not available at the time of policy formulation, it has become clear that the identified quantum of development would be difficult to achieve. The table opposite sets out the quantum that is achievable.

- Neighbourhood centre, shops and community and employment
- Employment
- Employment (care home)
- Education
- Residential and satellite employment
- Open space and landscape
- A Area A
- B Area B

Amount and use

Tiverton Eastern Urban Extension						
Area B						
Area A	Phase 1a	Phase 1b	Phase 1c	Total	Total	Total
Residential	5.9ha	11.8ha	10.8ha	28.5ha	16.26ha	44.76ha
Circa @34dph	200 dwellings	400 dwellings	367 dwellings	967 dwellings	553 dwellings	1520 dwellings *
Employment	4000sqm (circa 0.8ha @ 50%)	8,500sqm (circa 1.7ha @ 50%) [§]	21,000sqm (circa 4.2ha @ 50%)	33,500sqm (6.7ha) [§]	1,500sqm (0.3ha)	35,000sqm (7ha) [§]
Neighbourhood centre	n/a	0.5ha	1.5ha [±]	2ha [±]	n/a	2ha [±]
School	n/a	1.93ha (land / delivery of 1 st part)	(build out continues)	1.93ha	(build out continues)	1.93ha
Total	6.7ha	15.93ha	16.5ha	39.13ha	16.56ha	55.69ha
Allotments	n/a	n/a	2.25ha	2.25ha	0.2ha	2.45ha
POS including children's play	1ha	3.38ha	8.89ha	14.27ha	12.55ha	26.82ha
Sports	0	Possibly on school site	8.38ha	8.38ha	18.01ha	26.84ha
Water attenuation	1ha	0.4ha	0.78ha	2.18ha	0.72ha	2.9ha
Infrastructure	2ha	1.5ha	2.6ha	8.28ha	2.06ha	10.34ha
Total	4ha	6.28ha	22.9ha	33.18ha	33.54ha	66.72ha
Grand total	10.7ha	22.21ha	39.4ha	72.31ha	50.1ha	122.41ha

* Target quantum. Actual number delivered may vary subject to detailed understanding of constraints. Figure includes 5 gypsy pitches.

[§] Assumes 2500sqm care home on NHS land

[±] Quantum to be reviewed subject to market demand

Infrastructure requirements

Infrastructure required and triggers for delivery

The key elements of infrastructure required to support the vision and aims of sustainable development at Tiverton's new neighbourhood at Post Hill have been based on requirements set out in the Allocations and Infrastructure Development Plan Document together with information collected from stakeholders and the wider community.

The infrastructure necessary to support the urban extension must be delivered in a timely way in order to reduce the impact of the development. The key infrastructure requirements for the urban extension are identified within the Allocations and Infrastructure Development Plan Document. These are listed in the following table in relation to the anticipated phase of development and identified trigger point. This table concentrates upon infrastructure requirements common to different areas and ownerships where coordination over delivery is most required. Further site specific infrastructure will be required on a more local basis, for delivery under individual detailed planning permissions for the relevant phase of the development such as footpaths and streets and non-strategic habitat mitigation.

A range of utilities related infrastructure will also be required such as power, water and foul drainage. Provision for these will need to be made in step with the requirements of each phase of development and ensuring that provision is coordinated between phases. It is important that the necessary provision of utilities is borne in mind in considering the viability of the development.

Key infrastructure required	Anticipated phase for delivery and trigger point where known	Lead delivery organisation
Access and transport		
On and off slip roads south side of A361 to form construction access	Prior to any development	DCC
Left in / left out south section of junction to the A361 and highway link between this junction and Blundell's Road	Phase 1a - Prior to the occupation of any development	DCC
Phase 1 of traffic calming scheme at Blundell's School and improvements to roundabouts at Heathcoat Way and Lowman Way	Phase 1a - Prior to the occupation of no more than 200 dwellings or 4,000 sqm employment	Developer/DCC
Completion of full movement grade separated junction to A361 and phase 2 of traffic calming Blundell's Road (between Post Hill and Heathcoat Way)	Phase 1b - Prior to the occupation of no more than 600 dwellings or 10,000 sqm employment	Developer/DCC
M5 Junction 27 enhancements	Phase 1b	DCC/HA
Bus service enhancements	Phase 1b – prior to the occupation of no more than 600 dwellings	Operator / developer
Cycle and pedestrian links to the railway walk, Grand Western Canal and nearby public rights of way	Phased delivery from occupation of first dwelling	Developer

Key infrastructure required	Anticipated phase for delivery and trigger point where known	Lead delivery organisation
Education and early years		
Education provision - transfer of land for primary school and it's access to the Local Education Authority	Beginning of Phase 1b - prior to the commencement of construction south of Blundell's Road.	Developer/DCC
Provision of serviced site for primary school	Phase 1b - prior to the first occupation of development south of Blundell's Road	Developer
New primary school provision	Phase 1b - delivery of first phase prior to the occupation of no more than 400 dwellings	Developer/DCC – Contributions will be sought from all phases in accordance with DCC 'Education s106 infrastructure approach'
Enhancements to/extension of existing secondary school	Phased delivery according to need as development comes forward.	Developer/DCC – Contributions will be sought in accordance with DCC 'Education s106 infrastructure approach'
Community infrastructure		
A site of 2ha for a neighbourhood center (local shopping and community facilities including a community centre / hall, youth and child provision)	Phase 1b	Developer
Provision of local shopping and community facilities	Phases 1b and 1c	Developer
Open Space, recreation, play and green infrastructure		
Provision of open space to north of Blundell's Road	Phase 1a / 1b - delivery phased in step with housing	Developer
Provision of temporary open space on future school and neighbourhood centre site	Phase 1b - Prior to the occupation of 400 dwellings (as alternative temporary provision until GI to the south is provided)	Developer
Provision of green infrastructure to the west of Pool Anthony Bridge with necessary management / funding arrangements	Phase 1c – prior to the occupation of 600 dwellings	Developer
Provision of green infrastructure between Pool Anthony Bridge and Manley Railway Bridge with necessary management / funding arrangements	Phase 2a – prior to the occupation of 1000 dwellings	Developer
At least 2ha of children's play areas; 8ha of sports pitches; and 2ha of allotments	Phased delivery as development comes forward	Developer
Sustainable Urban Drainage Systems (SUDS)	Phased delivery as development comes forward	Developer

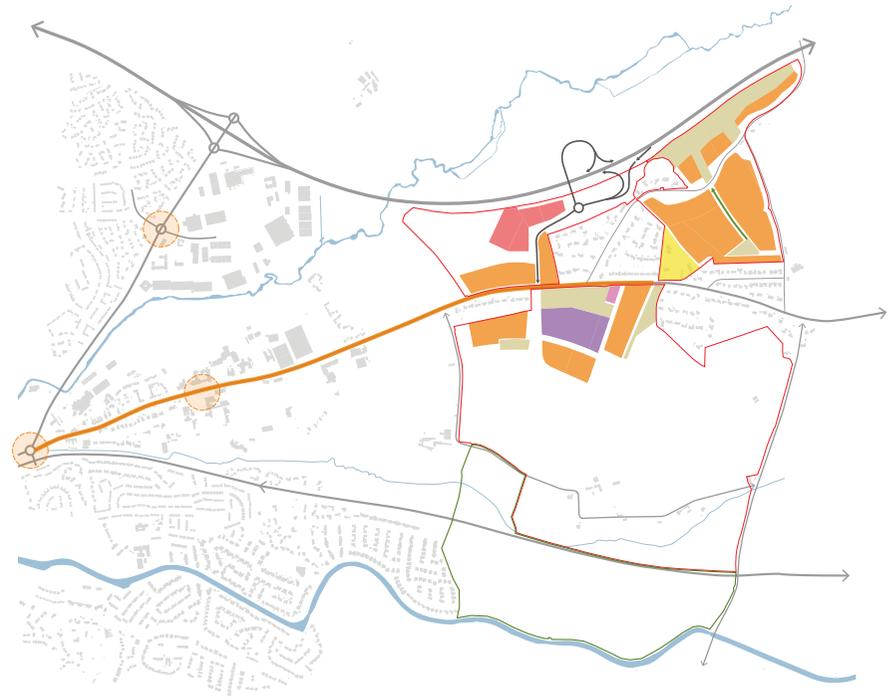
Development phasing and infrastructure

Area A Phase 1a



Area A Phase 1a
Commencement of development following enabling works phase. Provision of partial A361 junction, residential and employment development and associated infrastructure.

Area A Phase 1b



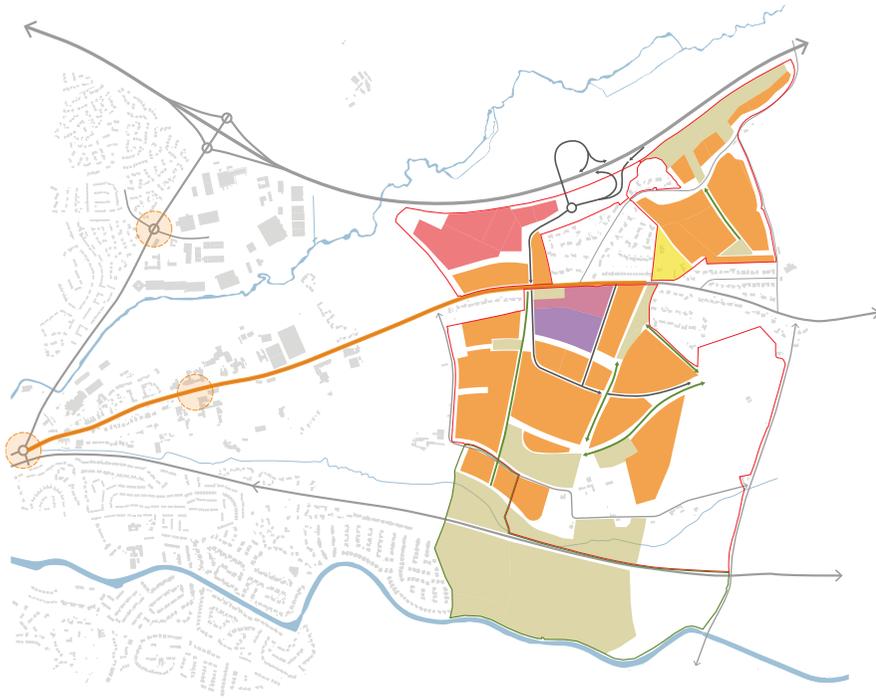
Area A Phase 1b
Second phase of the development - full junction to A361 completed, employment on NHS site, local centre commenced, further housing development north and south of Blundell's Road. School site laid out as temporary POS. School site transferred and serviced, school started.

Above: Plans showing the illustrative phasing sequence

Neighbourhood centre, shops and community
 Employment
 Employment (care home)
 Education
 Residential
 Open space

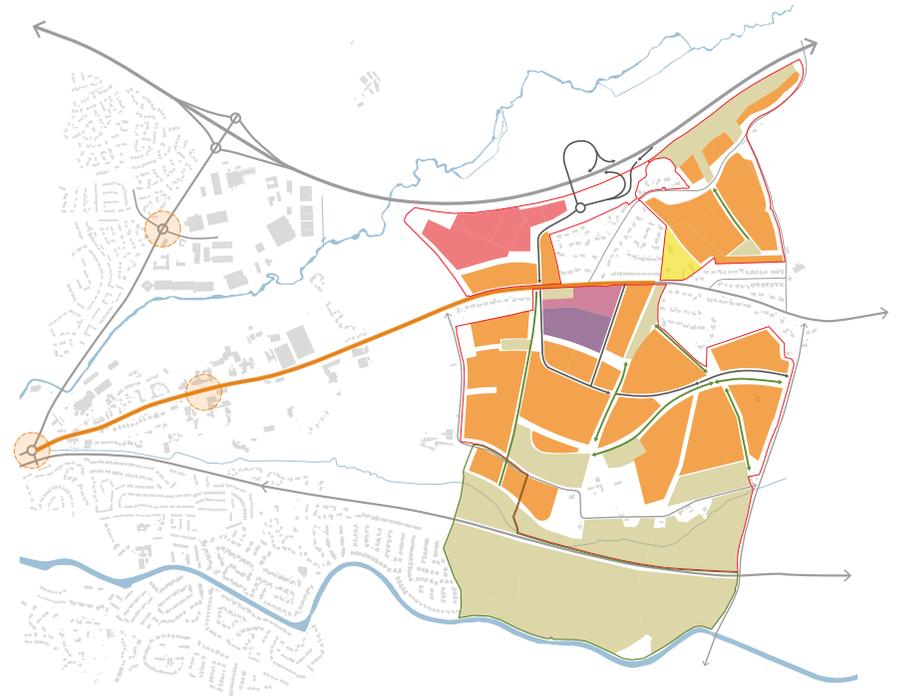


Area A Phase 1c



Area A Phase 1c
Completion of Area A development. Development mainly focused on area south of Blundell's Road and employment land to the north west.

Area B Phase 2a



Area B Phase 2a
Final phase of the development. Subject to review following two stage masterplanning process. The remainder of residential and employment development along with associated open space and infrastructure.

What happens next?

Following the consultation period MDDC will review representations received and consider how the masterplan might be adapted further so that it can be adopted as a full SPD to guide development of the Eastern Urban Extension into the future.

The full masterplan and associated documents will be available to view from 9th December on www.middevon.gov.uk/masterplanning and at the MDDC office – Phoenix House, Tiverton.

In addition there will be six separate public exhibitions:

Saturday 14 December

Council Chamber, Tiverton Town Hall
10am – 4pm

Monday 16 December

Jubilee Room, Halberton Village Hall
2pm – 8pm

Thursday 19 December

Council Chamber, Tiverton Town Hall
2pm – 8pm

Thursday 9 January

Crystal Suite, Tiverton Hotel
2pm – 8pm

Saturday 11 January

Council Chamber, Tiverton Town Hall
10am – 4pm

Wednesday 15 January

Jubilee Room, Halberton Village Hall
10am – 2pm

Any written responses should be submitted through an online survey at www.middevon.gov.uk/masterplanning, emailed to planningconsultations@middevon.gov.uk or posted / delivered to:

Masterplanning Consultation
Forward Planning
Mid Devon District Council
Phoenix House
Tiverton
EX16 6PP

Deadline for responses:

1st February 2014

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