



Tiverton Neighbourhood Plan 2020 to 2033

For Formal Public Consultation

(Regulation 14)



**Prepared by the
Tiverton Neighbourhood Plan Steering
Group on behalf of Tiverton Town Council
April 2021**

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FOREWORD BY THE TIVERTON TOWN MAYOR

This document has been almost a decade in the making. It represents the third attempt to draw together a Neighbourhood Plan for Tiverton town and parish. The difficulties in producing a plan drawn up by the community for the community are readily apparent from the time taken to draw up this plan. There are many different organisations, groups and individuals who feel they have a right and something important to contribute. It is also difficult because it is a planning document and many of the concerns of local people do not involve planning as much as community effort and co-operation across different authorities, landowners and landlords.

Our Neighbourhood Plan begins with the recognition that our community must be sustainable and as carbon neutral as soon as possible. There is no point in working towards a well-planned town and community if the town is highly polluted and unsustainable. However, this plan also recognises our historical architectural heritage, the importance of reflecting this in future developments and our need for accessible shops, and leisure facilities.

Hopefully, over the coming ten years we shall see “The Walk of 100 Trees” developed in the town, sustainable housing and our splendid situation on the confluence of two rivers developed and made increasingly accessible to all our residents.

I congratulate Ian Johnson and Richard Ives for taking up the challenge, setting the structure for consultation and producing the first plan for the parish. I thank all those who have contributed and look forward to seeing the TIVVY standard applied to all future planning.

It will be reviewed in five years and we have a sound basis from which to work in the future.

Councillor Colin Slade
Mayor of Tiverton
March 2021

1 INTRODUCTION

1.1 This document presents the Tiverton Neighbourhood Plan ('the Neighbourhood Plan' or 'the Plan') for Tiverton parish. It represents one part of the Statutory Local Plan for the parish over the period 2020 to 2033, the other part being the Mid Devon Local Plan Review, adopted in 2020, which sets out a development strategy for the district up to 2033.



Grand Western Canal

1.2 As the local planning authority, MDDC designated a Neighbourhood Area for the whole of the Tiverton parish on 12 November 2018 to enable Tiverton Town Council to initiate the Plan. The Plan has been prepared by the community, led by the Tiverton Neighbourhood Plan Steering Group (the Steering Group) and associated Focus Groups.

1.3 The Plan is being prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012 (as amended). It will establish a vision for the future of the parish and set out how that will be realised through planning land use and development change over the plan period 2020 to 2033.

1.4 The purpose of the Plan is to structure development within the parish and provide guidance to any interested parties wishing to submit planning applications for development. The process of producing the Plan has sought to involve the community as widely as possible and the different topic areas are reflective of matters that are of considerable importance to Tiverton parish, its residents, businesses and community groups.



Knightshaves

1.5 Each section of the Plan covers a different topic. Under each heading there is the justification for the policies presented, which describes what the policy is seeking to achieve and further information on how it might be applied. The policies themselves are presented in the **green** boxes. It is these policies against which planning applications will be assessed. It is advisable that, in order to understand the full context for any individual policy, it is read in conjunction with the supporting text. In addition to the policies, a series of Non-Policy Community Actions have been identified during the process, which support the delivery of the vision and objectives, but which do not constitute planning policies. The Plan also sets out the Community Infrastructure Priorities for the parish, which may be delivered through the Parish Precept, developer contributions or via other sources of funding.

1.6 Figure 1.1 shows the boundary of the Tiverton Neighbourhood Plan designated area, which shares its boundary with Tiverton Parish.

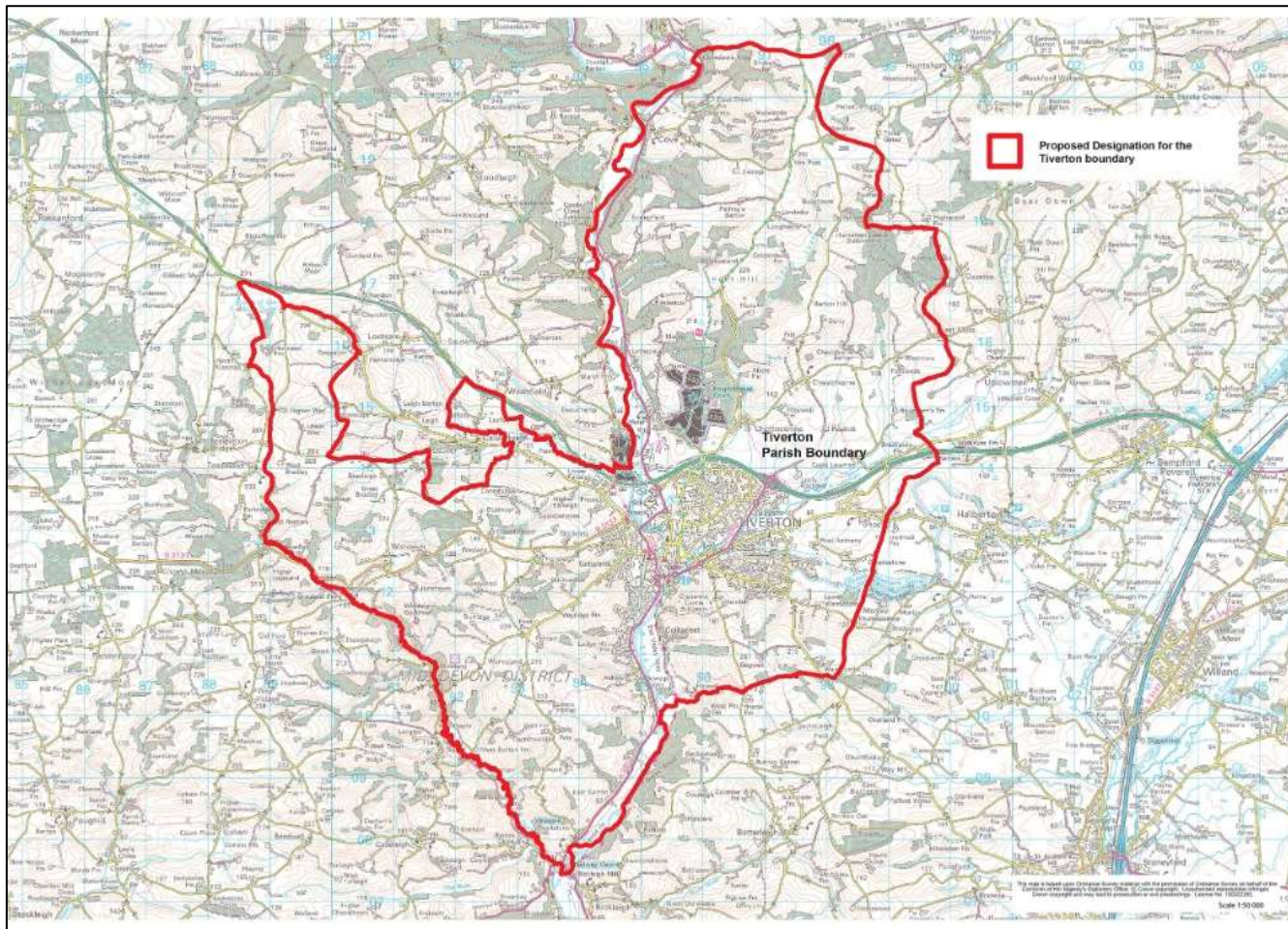


Figure 1.1: Tiverton Neighbourhood Plan designated area

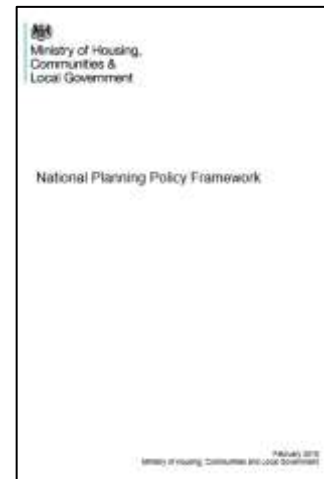
The Planning Policy Context

National Planning Policy

- 1.7 The Neighbourhood Plan has been prepared and submitted to Mid Devon District Council in accordance with the revised National Planning Policy Framework (NPPF) published in February 2019.
- 1.8 The NPPF states at paragraphs 29 and 30:

“Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies¹.

Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.



Local Planning Policy

- 1.9 The Mid Devon Local Plan Review was adopted in July 2020. It sets out, to 2033, where the development, including new homes, shops, schools, employment and infrastructure can take place and which parts of Mid Devon will be protected. It forms part of the Development Plan for the district, alongside Devon County Council's Waste and Minerals Local Plans.
- 1.10 Following the Mid Devon Local Plan Review, a new Local Plan will be prepared by the District authority. It will include strategic policies and non-strategic policies for the use and development of land and buildings in Mid Devon. It will supersede specified parts of allocations, infrastructure and development management policies within the Local Plan Review 2013-2033. The Local Development



¹ Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.

Scheme² sets out the projected timetable for the new Local Plan, with the plan expected to be adopted in November 2023.

- 1.11 The Local Plan Review is seeking to deliver approximately 7,860 new homes and 147,000m² of commercial floorspace between 1 April 2013 and 31 March 2033. Development will be concentrated in the core settlements of Tiverton, Cullompton and Crediton, with Tiverton allocated 2,258 new homes and 29,400m² commercial floorspace, to be delivered largely through the development of the Tiverton Eastern Urban Extension (EUE).
- 1.12 The Tiverton Neighbourhood Plan must be in general conformity with the strategic policies of the adopted Local Plan Review.

Consultation

- 1.13 The Tiverton Neighbourhood Plan Steering Group has made efforts to engage local residents, businesses and others with an interest in Tiverton. A Steering Group was established to lead the work, with Focus Groups exploring the individual topic areas in more detail. Engagement has comprised local events and presentations, press and PR activity, a dedicated website, social media and face-to-face discussions with local community groups, businesses and individuals.



Early consultation event

- 1.14 Regular contact with officers at Mid Devon District Council (MDDC)^f has taken place on each of the topic areas covered by the Neighbourhood Plan.
- 1.15 A Consultation Statement will be submitted alongside the Neighbourhood Plan Submission document, which will set out the engagement process fully.



Tiverton Neighbourhood Plan website

² <https://www.middevon.gov.uk/media/346417/cabinet-report-lds-final-nov-18.pdf>

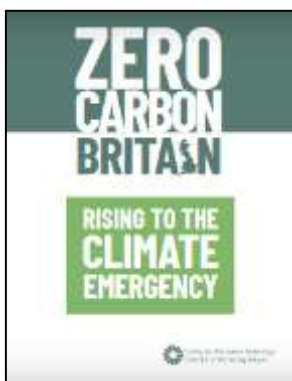
Responding to the Climate Emergency

1.16 The potential impact of development on climate change is an issue that has been at the forefront of the development of the Plan. In October 2018 the scientific community of the Intergovernmental Panel on Climate Change (IPCC) advised that carbon emissions must reduce globally by at least 45% by 2030 from 2017 levels and be carbon neutral (net-zero) by 2050 or earlier to give the world its best chance to avoid the worst effects of climate change by keeping warming below 1.5 degrees. They warn that unless we make radical changes to the way we live we will face catastrophic climate breakdown, food shortages and societal collapse by the end of the century.



1.17 On 26 June 2019 MDDC declared a climate emergency³ and agreed to work to the Devon-wide target of Zero carbon emissions by 2050 but will aim for 2030 in the light of the climate crisis. MDDC became a signatory to the Devon Carbon Plan⁴ and is a member of the Devon Emergency Response Group which includes a range of public, private and voluntary organisations from across Devon.

1.18 Zero Carbon Britain: Rising to the Climate Emergency, published by the Centre for Alternative Technology in 2019, sets out an evidence-based blueprint for achieving net zero carbon (NZC) in Britain by 2030. By making changes to our buildings, transport systems, land use and behaviour, and by investing in a variety of renewable energy technologies, we can achieve a zero-carbon transition while building in a wide range of additional benefits. The basis to their approach is 'powering down' by 60% by using energy more efficiently particularly in buildings and transport and at the same time 'powering up' with renewable and carbon-neutral energy sources and land use changes. The use of land explored in the Zero Carbon Britain model will offer a healthier mix of food, backup energy supply, and natural carbon capture, which allows the UK to be truly net zero carbon.



1.19 The Neighbourhood Plan Steering Group is keen to ensure that decisions taken regarding planning and land-use within the parish contribute to the delivery of the zero-carbon strategy. This has included a dedicated workshop on the emerging draft Plan using the Centre for Sustainability Energy's How Green is my Plan? Toolkit⁵.

³ <https://www.middevon.gov.uk/mid-devon-commits-to-climate-change-target/>

⁴ [Home – Devon Climate Emergency](#)

⁵ [how-green-is-my-plan-rural \(cse.org.uk\)](http://how-green-is-my-plan-rural(cse.org.uk))

- 1.20 Whilst the Tiverton Neighbourhood Plan has been screened by MDDC as not requiring a Strategic Environmental Assessment or a Habitats Regulations Assessment, a Sustainability Report has been developed to accompany the Pre-Submission Regulation 14 Plan.
- 1.21 The Sustainability Report has considered the contribution of each of the policies to the climate change agenda, using the One Planet Living sustainability framework⁶ – comprising ten simple principles and detailed goals and guidance as shown in Figure 1.2. The assessment seeks to avoid adverse environmental and socio-economic effects resulting from the Neighbourhood Plan, and identify opportunities to improve the environmental quality of the area covered by the Neighbourhood Plan and the quality of life of residents.



Figure 1.2: One Planet Living sustainability framework

- 1.22 The assessment has concluded that the current version of the Neighbourhood Plan is unlikely to lead to significant negative impacts.

Considering the potential impacts of Covid-19 (the Coronavirus)

- 1.23 The Covid-19 pandemic started while the Neighbourhood Plan was being developed. Whilst the potential lasting impacts of the virus are unknown, it is considered that could have an effect on topics covered by the Neighbourhood Plan, for instance, the future role and function of the town centre, approaches to working in the future, and the need to consider the way that people interact with open, shared spaces and paths.
- 1.24 In developing the Plan, consideration has been given to these potential impacts, and any future review of the Plan will need to take these into account as the impacts become clearer.

⁶ <https://www.bioregional.com/one-planet-living>

2 LOCAL CONTEXT

Geography

2.1 Tiverton is a large parish in Mid Devon. It comprises the main market town of Tiverton with a population of around 21,000 people and a rural hinterland, extending from Bickleigh Bridge in the south to beyond Cove in the north, and from west of Withleigh to East Mere. The parish is roughly shaped as a backwards capital L with Washfield parish cutting deeply into it. Other hamlets include Bolham, Chettiscombe, Chevithorne and Cove. The River Exe flows south through the west of the parish, carving out the river valley with steep, wooded sides. Apart from the lowland areas to the east, and the flood plains, the greater part of the parish comprises rolling farmland and wooded hilltops and valleys.



Bickleigh Bridge

2.2 The town stands at the confluence of the rivers Exe and Lowman; the name 'Tiverton' derives from "Twy-ford-ton" or "Twyverton", meaning "the town on two fords", and was historically referred to as "Twyford".



River Exe in spring

2.3 Tiverton is located to the south of the A361, which provides direct access five miles to the east to the M5 and to Tiverton Parkway Railway Station. This is on the region's main line, with frequent trains to Bristol, London, the Midlands and the North, as well as Exeter, Plymouth and Cornwall. Beyond the A361, much of the road system in the parish comprises narrow, often single-track lanes bordered by hedgerows and trees.

History

2.4 Human occupation dates back to the Stone Age, with many flint artefacts found in the area and an important Neolithic long barrow. An Iron Age hill fort, Cranmore Castle, stands at the top of Exeter Hill above the town, and in 1978 a Roman fort, or rather marching camp, was discovered on the hillside below Knightshayes Court near Bolham, just to the north of the town.



Cranmore Castle

- 2.5 Tiverton originated as a small market town surrounding the early 12th century



Old Blundell's

Norman castle, for several centuries the seat of the Earls of Devon. In the late 16th Century the town prospered and grew rapidly because of the expansion of the woollen cloth trade, which largely relied on exports to the continent. Many fine buildings date from this period. They include St Peter's Church (largely 15th century), notable for its spectacular Greenway Chapel and Porch (1517), as well as Old Blundells (1604), now owned by the National Trust and recently

refurbished on the 150th anniversary of the publication of Lorna Doone by R D Blackmore, who was a pupil there. Other notable buildings are Chilcot School (1611) and The Great House, built for a wool merchant in 1614. Later buildings include Amory House (1708); St George's Church, now only occasionally used for services (1714-1733) and Gotham House (1739).

- 2.6 The woollen cloth industry declined in the late 18th century, largely as a result of competition and the Napoleonic Wars, but a notable development occurred when John Heathcoat moved his successful lace-making business from Loughborough in 1816. John Heathcoat, as well as his family successors, were philanthropists, providing housing, schools, shops and recreational and other facilities for the workforce, largely in West Exe, which is now considered to be an important example of an early industrial town.



Workers' cottages

- 2.7 In 1874 John Heathcoat's grandson completed the building of Knightshayes Court, the Heathcoat-Amory family home, to the north of the town. Now owned and managed by the National Trust, the House is an important example of Gothic Revival architecture, designed by William Burges with fine interiors by John Diblee Crace. Surrounding the house are impressive gardens, with woodland walks and a walled vegetable garden.



Knightshayes Court

- 2.8 Heathcoat's, which remained under the control of the Heathcoat-Amory family until 1969, continued to expand and considerably extended its range of

products, branches also being opened elsewhere in South-West England. However, it was sold during that year to Coats Patons. The present company, Heathcoat Fabrics, which was set up after a management buy-out, is on the site of the original factory, and produces high performance textiles. It continues to be an important source of local employment.



Heathcoats

- 2.9 During the 19th Century several other important industries were established. These included Ford's brewery which was established in the town centre in 1852, soon becoming the largest brewery in Devon and Tiverton's second most important employer. As Starkey, Knight and Ford it was taken over by Whitbread in 1962 and was closed in 1981, although the bottling plant in West Exe was retained; and Stenners, which eventually joined several other engineering firms to form the Lowman Manufacturing group of companies. From the 1960s onwards the Howden and Tiverton Business Parks were established, expanding and diversifying Tiverton's employment base by attracting a wide range of companies, including Kaba Locks and Hepco.
- 2.10 Transport links have always been important to the town. The Grand Western Canal reached Tiverton from Lowdells on the Somerset border in 1816, but this was only a branch of a much larger system, never completed, which was originally intended to link Taunton to Topsham, and brought very little economic benefit to the town.

- 2.11 More significantly, a branch of the Great Western Railway was built to the town from Tiverton Junction, on the main line from Bristol to Exeter, in 1848, and this was followed by the Exe Valley Branch which linked Tiverton to Exeter and Dulverton by 1885. Both branch lines closed to passengers in the 1960s, and the closest railway station, five miles away at Tiverton Parkway, was opened in 1986. However, road links to other parts of the country were greatly improved with the building of the M5 by 1977, and during the 1980s, the A361 dual carriageway, which passes close to the town.



Tiverton Parkway

Tiverton today

- 2.12 Tiverton has expanded over the years but has managed to retain a largely unbroken green horizon to the north and south of the town, which provides a reminder of the rural nature of the area. Outside the main town the civil parish is very sparsely populated with mixed agricultural farms and small communities

of residents who see Tiverton as their main centre. The Exe Valley Way passes through the town.

2.13 Tiverton has seven primary schools and eleven nurseries, as well as a number of registered child minders. There is one mainstream secondary school, Tiverton High School, and a new secondary level special school. Petroc College provides higher education, which is also available in Exeter and Taunton. The high school, built in the 1960s, is no longer fit for purpose and plans are being prepared for a new school in 2022. Castle Primary School recently moved into new buildings while the other schools are all housed in satisfactory accommodation. The independent, long established Blundell's School lies to the east of the town.



Petroc College

2.14 Tiverton has two GP practices, both of which provide a range of services and a Community Hospital with 32 beds, a pharmacy and an Urgent Care Centre.

2.15 Within the parish there are many small businesses, both manufacturing and service industries, including cider and food production, information service activities and manufacturing of textiles, paper and chemicals. There is also a high proportion of self-employed workers.

2.16 Agriculture remains a significant influence on the economy. Within Mid Devon as a whole there are 1,374 agricultural holdings and 522 agricultural businesses. Livestock farming is the dominant land usage, with 70% of holdings managed as grassland for dairying, lowland cattle and sheep, and a further 10% under mixed usage.



Mid Devon Show, Tiverton

2.17 Approximately 8% of the workforce is directly involved in agriculture and 20.6% of Mid Devon businesses are dependent on agriculture, either as primary producers, processors, manufacturers or retailers. Food processing is a major element of the manufacturing sector. This is reflected at the Tiverton level.



Pannier Market

2.18 The ancient pannier market in Tiverton's historic town centre is open most days of the week and hosts a variety of specialist events during the year. The town centre, like many others, has faced numerous challenges over the years.

largely the result of falling footfall due to the increasing competitiveness of out-of-town retail, nearby shopping centres and the internet, and during 2020 hastened by the economic downturn caused by COVID-19 several lessees have struggled to make the supermarket in the centre of town viable, denying this facility for those without transport, and several High Street brand names have recently closed.



Gold Street

2.19 However, there is a growing independent sector, notably in Gold Street reaching round into Bampton Street, most major banks and pharmacies, and the anchor department store Banbury's, maintain street front premises. Mid Devon District Council (MDDC) is putting together a Masterplan and investment strategy to regenerate the town centre, including improving the public realm, the Pannier Market and its access, and providing a craft and art focus.

2.20 Several supermarkets serve the town, all with adequate parking and access, with the most recent opening in early 2021.

2.21 West Exe has a thriving community in its own right. It has a small shopping centre adjacent to the factory on the West bank of the River Exe. Over the years the community has grown as development has spread up the hill to the west with many bungalows dating from the 1970s and 1980s.



Westex Park

There are small retail outlets outside the main part of the town and West Exe, including at Moorhayes and Wilcombe.

2.22 As well as the community theatre, part of the high school, there are several good quality sports facilities, a sports centre, tennis courts and rugby, football and cricket facilities.

2.23 Tiverton has a number of tourist attractions including: Knightshayes Court, which attracts some 300,000 visitors each year drawn from local people and more widely; the Grand Western Canal, with popular attractions including the horse-drawn narrow boat, as well as walking, cycling and fishing; and Tiverton Museum of Mid Devon Life, housing exhibits about the social and economic history of the Mid Devon region.



Grand Western Canal

2.24 The western end of the canal is largely bordered by late 20th century residential developments. These provide valuable housing, but a lack of local amenities means that car use is high while parking is expensive and at times difficult to access in the town. Commuters often park in this area to avoid charges at the multi-storey, adding to congestion.

2.25 Plans are being prepared for the development of J27 of the M5 as a major tourist attraction, comprising a large leisure/retail development, for those travelling to Devon and Cornwall. There are fears that this development could damage the local economy within Tiverton and a considerable effort will be needed to ensure that it enhances the town.

2.26 There has been major residential development in Tiverton in recent years, firstly at Moorhayes then at Farleigh Meadows. Expansion is due to continue, but physical restrictions, especially flood plains and steep slopes, mean that there are few available sites suitable for residential expansion, and the main area for future growth will be the Eastern Urban Extension, where there are plans for up to 2,000 new homes. The first of these, at Braid Park, are now under way.



Farleigh Meadows development

2.27 There is a strong and developing consciousness regarding sustainability in the town and a real desire to see Tiverton develop as a leader in zero carbon housing developments and an increase in more sustainable farming methods. With the increasing size and speed of agricultural machinery and public and private vehicles, many residents in settlements in the parish feel apprehensive about walking or cycling in the lanes connecting communities, and this adds urgency to the need to make separate provision for them.



*Tiverton Community Arts
Theatre*

2.28 The increasing proportion of older people in the town and the growing number of young families moving to it create a thriving community enriched with a long history of manufacturing and agriculture. This is reflected in the award-winning museum, cinema, Tiverton Community Arts Theatre and the many community activities that thrive in the town.

People in the parish

- 2.29 A detailed profile for the Parish is contained in Appendix A (published as a separate document). Information from the Census was collected in 2011 so is now quite out of date, however updated information is unlikely to be available until at least 2022, following the 2021 Census.
- 2.30 In 2011 the population of Tiverton parish was recorded as 21,335, representing between a third and a quarter of all those living in the local authority area. This was a 15% increase compared to the previous Census in 2001.
- 2.31 Compared to the district as a whole, the population has rapidly increased, and there are more children and those in the 25 to 44 age-bracket living in Tiverton, perhaps indicating the popularity of the area for young families.
- 2.32 As with many more rural parts of England, however, the number of residents aged 60+ is increasing and this has implications for types of housing and access to local facilities in the parish.
- 2.33 The population is more than 98% white, with 95% of people born in the UK. 26% of people did not have a passport in 2011, perhaps indicating that they did not intend to travel out of the country.
- 2.34 Of the 60% who declared that they had a religion, the overwhelming majority were Christian.
- 2.35 At the time of the census there were 9,471 'household spaces' (roughly equating to the number of houses and flats in the parish). There was a slightly higher proportion of 1, 2 and 3 bedroom dwellings compared to the proportion in Mid Devon as a whole, or in the South West region.
- 2.36 Home ownership is the most common form of housing tenure in Tiverton, followed by social and private rented accommodation. Over the inter-census period the number of those renting privately has increased dramatically, potentially flagging an affordability issue. There are relatively few second homes in Mid Devon.
- 2.37 There are currently (at May 2019) 1236 homes owned by MDDC in Tiverton, as well as a number of homes owned by housing associations (1448 rented and 251 shared ownership in Mid Devon as a whole in April 2019). About half of MDDC's stock of housing has been sold to tenants under the Right to Buy scheme since the 1980s. The private rented sector has increased in recent years with 'Buy to Let' investors. There are no large private landlords in the town, with the most dwellings in one ownership being about five or six. There are 13 Houses in Multiple Occupation.
- 2.38 Devon Home Choice had 875 households in housing need at April 2019, a number which has stayed roughly the same in the last three years, despite

approximately 300 lettings. Over half of the households in need require one bedroom accommodation.

- 2.39 MDDC is working to improve the energy efficiency of its housing stock. 39% of its Tiverton homes have solar panels, 100% meets the Decent Homes Standard, and about 75% has an Energy Performance Certificate (EPC) rating of A to C.
- 2.40 As set out in the previous section, the majority of jobs in the area are in sectors with traditionally low productivity, such as retail, agriculture, public sector and distribution. This is reflected in the low average earnings for those who live and work in the district, which are 11% lower than the national average.
- 2.41 A higher proportion of people in Tiverton had no educational qualifications at the time of census, than in Mid Devon or the South West, and fewer people in Mid Devon have a degree or higher qualification when compared to Devon or South West averages, indicating that it has a predominantly low waged, low skilled economy. It will be important in the future to seek to bring more high value-added jobs to the area, and to retain a greater proportion of the most able school leavers and graduates in the area.
- 2.42 The Census showed that 22% of households had no access to a car. Of those in work, almost 70% of people commuted to work by car. The Census also showed that most people commuted less than 2km, with walking being the next most common form of commuting.
- 2.43 The average scores from the English Indices of Multiple Deprivation (2010) imply a low level of social deprivation in the parish as a whole, though this does not take into account pockets of deprived areas which have a much lower score within Tiverton. Of 43 LSOAs⁷ in Mid Devon, the top six most deprived LSOAs are all in Tiverton.

Challenges and opportunities for Tiverton

- 2.44 To inform the underlying Principles, Vision and Objectives of the Neighbourhood Plan, it is helpful to consider the opportunities and challenges it is seeking to address. In summary these are:
- The area will be subject to significant housing growth in the coming years. Additional housebuilding will need to be designed and sited in a way that protects the rural setting and historic character of the area, focussing on the town of Tiverton itself.
 - A shortage of adequately sized affordable homes, particularly for couples and young families exists in the parish. Homelessness, including young persons, is also high compared to the national average and there is a general lack of both temporary accommodation and lower cost rental housing.

⁷ Lower Super Output Areas (LSOAs) are a sub-ward geography averaging approximately 1500 people

- There is a need to revitalise Tiverton's historic town centre to make sure it is vibrant and continues to attract businesses, residents and visitors. This includes maintaining the public realm and general upkeep of properties.
- Being located on the River Exe, Tiverton is well-placed to capitalise on tourism, with good access to transport links and a range of both natural and historic attractions to entice visitors. It will be important to provide an attractive mix of facilities for visitors in a way that encourages longer-stay visits in a sustainable way.
- Pedestrian and cycle connectivity within the town and to the nearby smaller hamlets – and in particular to the Eastern Urban Extension – is restricted and needs to be improved, if car usage and its associated issues are to be reduced.
- Whilst the existing provision of leisure and recreational facilities is good, there are pockets where either access or quality is inadequate and needs addressing. It will be important to ensure that provision is adequate to serve the population as it continues to grow.
- There is a lack of community facilities compared with the growth in housing over the years and this will continue to be a challenge as further housing is delivered in the future.
- Employers have stated there is a lack of starter units and low cost, flexible workspaces. The amount of office space in the area too is dwindling. Providing employment spaces will encourage fewer local residents to commute out for work. In addition, there may be opportunities to attract more high value-added jobs – including the fast-growing technology sector - which will retain a greater proportion of the most able school leavers and graduates in the area.
- The future planning of Tiverton provides a valuable opportunity to contribute to the mitigation of climate change, an issue of great importance to many residents. This will include exploring innovative ways to design housing to reduce the carbon footprint, identifying ways to generate sustainable energy at a local level, considering the future role of agriculture in the parish and encouraging sustainable modes of transport.

3 VISION, OBJECTIVES AND UNDERLYING PRINCIPLES

Vision for Tiverton in 2033

3.1 In consultation with the community, the following vision for the Neighbourhood Plan has been agreed:

It's 2033, and the target of net zero carbon emissions set by Tiverton Town Council in 2019 has been achieved, with changes to transport, new building, energy production and efficiency, and agriculture.

Tiverton is a great place to live, set in beautiful countryside and with access to excellent employment opportunities, schools, shops, amenities and transport links. The rural part of the parish retains scattered hamlets among highly productive farmland supplying produce locally.

Frequent electric buses run from all parts of the parish to the centre, and to Parkway station and Exeter, and soon driverless taxis will be in place, summoned by an app. Charging points for vehicles (including e-bikes) are widely available.

There are easy off-road cycle and separate pedestrian routes into and around the town, with undercover cycle storage in the town centre, at the bus station and station, and key bus-stops. There are safe cycling routes into Exeter along the Exe Valley, and to the station. There is one parcel delivery service, using electric vehicles or drones. Mobile and fast broadband connectivity are universal.

A network of local shops ensures that people do not have to drive to buy food and household items.

The town centre is thriving, with vital services such as banks and pharmacies, but also many innovative independent shops and businesses, which together with a lively café culture make visiting the centre a real pleasure. Jewel in the crown is the pannier market, and the centre of the town hosts community events and celebrations. Most of the old town centre buildings have been renovated, with more people living above shops, so that the centre remains a safe and living place in the evening.

New homes are designed in keeping with the local character, and built by low carbon, minimal waste methods, with sustainable heating and waste-water treatment. They range in size and tenure, with a significant proportion affordable by local people, accessible for wheelchairs, with space for homeworking and adequate storage, including for bicycles, buggies and recycling. There are green spaces for play and community growing, carbon capture and flood alleviation.

Existing homes, including those owned by the Council, have high standards of insulation and have been retrofitted with sustainable heating sources and other energy saving features.

Opportunities for employment have expanded in Tiverton, which has small starter business units, high quality light industrial and office premises and a well-educated population. Homes and energy are produced by private, public and community owned organisations. Heathcoat Fabrics remains an international innovator.

Many farms in the parish have adopted more sustainable methods of mixed farming, including an increase in growing for local markets. There are more community growing areas, both within and outside the town, building on the strong allotment heritage. Green corridors have been enhanced through the town, and areas both within and around have been carefully rewilded.

Tiverton celebrates its roots by protecting its built heritage and iconic views over the surrounding countryside. Signposted and attractive paths and cycle routes cross the town and lead into the country; the riverside walk is popular and the footbridge across the confluence of Exe and Lowman links to the Exe Valley Way. Sustainable tourism has increased, with visitors exploring local shops and historic places including the Canal, the Museum, Knightshayes Court and the surrounding area.

Residents benefit from a wide range of sports and recreation opportunities, and extensive participation in the arts completes the picture of a flourishing town and parish.

Tiverton Neighbourhood Plan Objectives

3.2 The Neighbourhood Plan has the following nine objectives to achieve the Vision, which will be undertaken in cooperation with relevant statutory and other agencies, including organisations in the commercial and not for profit sectors:

OBJECTIVE 1: New development in the parish is located in sustainable locations and housing prioritises locally evidenced need.

OBJECTIVE 2: All new development is of high quality – in terms of use of local sustainable materials, maximising energy efficiency and reducing flood risk – and reflects local character in terms of building style and materials.

OBJECTIVE 3: Existing homes are improved in energy efficiency by supporting refurbishment. Changes required to bring empty homes back into use are allowed.

OBJECTIVE 4: The historic and architecturally significant built environment is conserved and enhanced for future generations, taking opportunities to enable it to be better understood and appreciated.

OBJECTIVE 5: The biodiversity of the rural environment and open spaces within the parish are conserved and enhanced, giving opportunities for sustainable rural employment, recreational enjoyment and carbon sequestration. Tree planting, food production for the local market and rural crafts are actively encouraged and supported. Land based activities are carbon neutral by 2030.

OBJECTIVE 6: The provision of community infrastructure and local facilities is adequate to address the needs and aspirations of existing and future residents in the transition to a zero-carbon economy.

OBJECTIVE 7: Opportunities for community renewable energy generation using natural resources in the area are strongly supported and encouraged.

OBJECTIVE 8: The use of public transport (including electric buses), electric vehicles, cycling and walking are prioritised over conventional car use. There is a safe environment for pedestrians and cyclists and public transport is effectively connected to ensure free movement.

OBJECTIVE 9: Employment opportunities are enhanced by improved infrastructure, universal mobile and fast broadband connectivity and a sustainable economy. The thriving town centre has an important role and the buildings there are fully used.

Principles for the Tiverton Neighbourhood Plan

3.3 In delivering these objectives, the Neighbourhood Plan has identified some overarching core principles that all planning applications should demonstrate. All development proposals must meet the **TIVVY Test** and:



- **T**ackle the climate emergency, protect the natural environment and promote sustainable living;
- **I**ncrease in access to housing, urban and rural facilities for people of all ages;
- **V**alue our heritage;
- Ensure a **V**ital and living town and respect the special design features in our parish; and
- **Y**ield improved health and wellbeing for all residents and visitors.

4 SPATIAL STRATEGY



Directing development to the most sustainable parts of the parish will not only help to protect the rural environment, including much rich agricultural land, of the parish, but will also ensure that those living here have easy access to a range of services and facilities.

Policy T1: Location and scale of development in Tiverton

- 4.1. A strategic objective of the Mid Devon District Council (MDDC) Local Plan Review is to provide for a range of housing developments and set targets for commercial development.
- 4.2. In a rural parish such as Tiverton, it is particularly important that development is directed to appropriate locations and that sprawl or ribbon development, and in particular coalescence with surrounding settlements, is avoided. Beyond the town itself, the parish is extremely rural in nature and the scattered villages, connected often by narrow winding roads, have limited facilities or opportunities for growth. Local engagement has indicated that the protection of green spaces and corridors of green space is a top priority for residents with development directed to the town, as the most sustainable location in the parish, having easy access to facilities.
- 4.3. The purpose of a settlement boundary is to provide that direction. Policy T1 defines the settlement boundary within the neighbourhood area to which development will be directed. This will help to ensure that new development takes place in the most sustainable locations, near to local services and amenities, while protecting the valued green corridors within the parish, avoiding sprawl and coalescence of the individual settlements. The policy prioritises the redevelopment of brownfield sites in preference to greenfield, in line with the National Planning Policy Framework⁸; a government financial incentive to developers has been provided to encourage brownfield development and to defray the costs of remediation.

Housing

- 4.4. The Local Plan Review states that 7,860 dwellings are required across the district over the plan period (2013 to 2033), equating to 393 dwellings per year. Of this, 924 completions have already taken place since 2013 and a further 2,012 dwellings are committed (either with planning permission or under construction).

8

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf, para 117

This leaves a figure of 4,924 dwellings required to the end of the Plan period. For Tiverton, the proposed housing figures are broken down as shown in Figure 4.1.

Housing requirement	Completions (from 1 April 2013 – 31 March 2016)	Commitments at 1 April 2016	Remainder
2,358 (30% of district)	261	745	1,352

Figure 4.1: Housing requirement Tiverton break-down (figures taken from Local Plan Review, p.23)

- 4.5. Allowing for a contingency of at least 10% (to provide flexibility and account for unforeseen circumstances that might prevent some sites from coming forward as expected), Figure 4.2 illustrates the housing allocations for Tiverton that will deliver the housing need identified to 2033.

Location	Local Plan Review Policy ref.	Number of dwellings
New allocations in the Local Plan Review		
Eastern Urban Extension	TIV1 to TIV5	1,250
Howden Court	TIV9	10
Roundhill	TIV10	20
Phoenix Lane	TIV12	60
Blundell's School	TIV16	200
Total new allocations		1,540
Existing Commitments (at 1 April 2016) from previous Local Plan		745
Completions (from 1 April 2013 to 31 March 2016)		261
TOTAL		2,546

Figure 4.2: Housing completions, commitments and site allocations in Tiverton parish (figures taken from Local Plan Review, p.64)

- 4.6. Land at Tidcombe Hall is identified as a contingency housing site for 100 homes, which will only be permitted if MDDC is unable to demonstrate a five-year housing supply in accordance with national policy. Furthermore, 693 dwellings across five sites, are included in the Local Plan Review, which were allocated in the previous Local Plan and already have planning approval but are either not yet under construction or only recently implemented.

Commercial development

4.7. The Local Plan Review makes provision for approximately 147,000 square metres of commercial floorspace, and Figure 4.3 shows how Tiverton is expected to contribute to this:

Completions (from 1 April 2013 – 31 March 2016)	Commitments (at 1 April 2016)	Local Plan Review provision (sqm)
1,550	805	37,000

Figure 4.3: Commercial completions, commitments and proposed allocations in Tiverton parish (Local Plan Review, p.28)

- 4.8. The Local Plan Review indicates that the District has enough potential housing sites to meet its five and ten year housing requirements, and sufficient deliverable and developable employment sites. The Neighbourhood Plan therefore does not seek to allocate additional sites for development.
- 4.9. Nevertheless, the potential for redundant farm buildings to be converted to other uses, for instance, new housing and flexible or home-work units is recognised. In principle, the re-use of attractive rural buildings (such as old stone barns) that are genuinely redundant should be encouraged for these purposes. For buildings of no architectural merit⁹, however, their reuse should generally be limited to farming or forestry-related operations.
- 4.10. The re-use of redundant farm buildings for residential, employment and tourism uses is covered by policies in the Local Plan Review. Where the building is a designated heritage asset, a pragmatic approach may need to be taken to secure its long-term future, in line with the Local Plan policies.
- 4.11. Policy T1 of the Tiverton Neighbourhood Plan confirms the settlement boundary, shown in Figure 4.4, to incorporate the strategic allocations allocated in the Local Plan Review. It seeks to focus the majority of new development to be sited inside this settlement boundary, while also setting out the criteria that proposals for new development outside the boundary must satisfy.

⁹ Examples of buildings that do not make a positive contribution to the local character includes those made of concrete block, steel-framed buildings and buildings with large corrugated roofs.

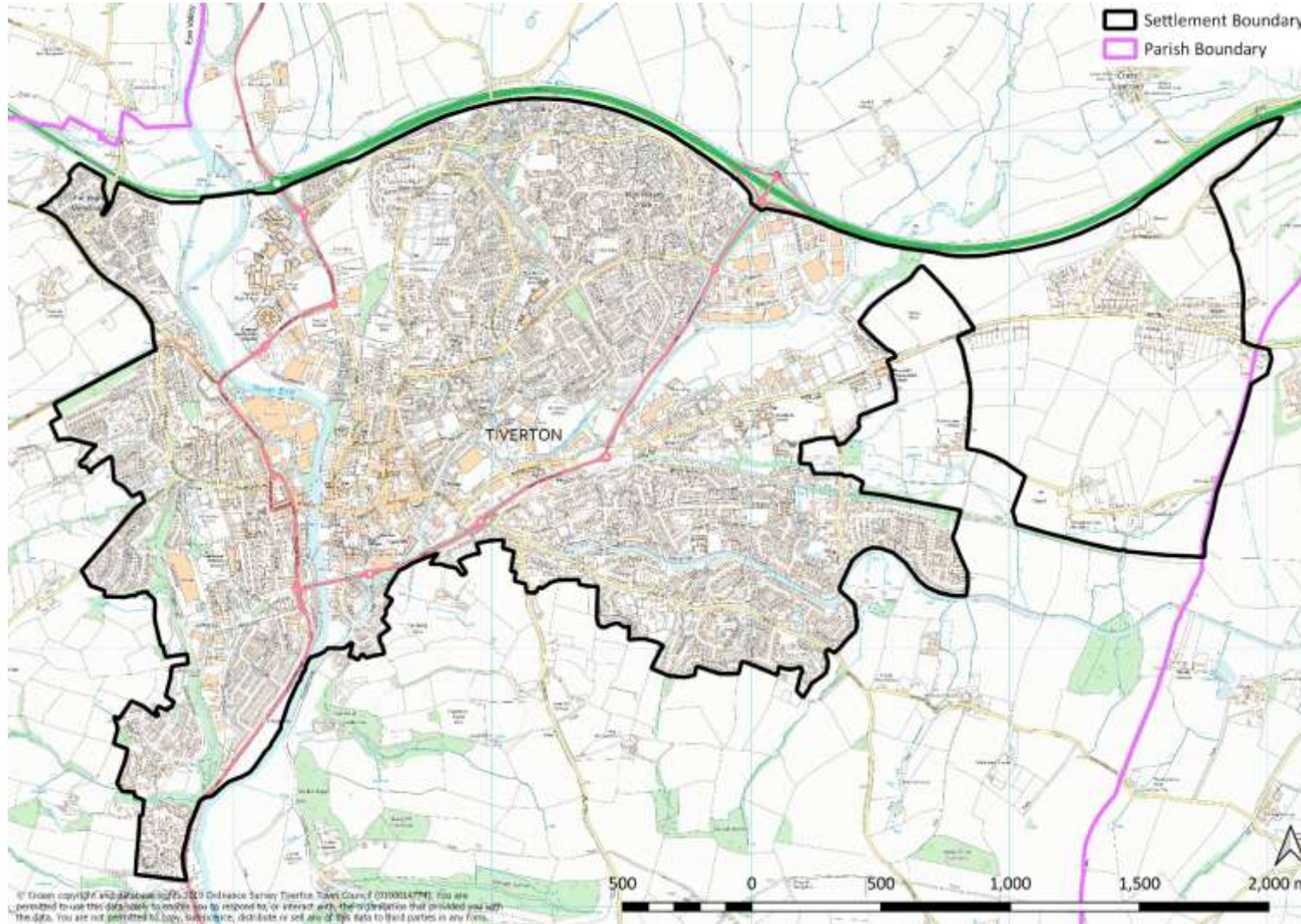


Figure 4.4: Map showing settlement boundary for Tiverton

POLICY T1: LOCATION AND SCALE OF DEVELOPMENT

- A. Development in the neighbourhood area will be focused within the settlement boundary, established through Local Plan policy and shown on the Policies Map.**
- B. Development proposals outside the settlement boundary will not be supported unless:**
- i. they are in accordance with Mid Devon District Council Local Plan Review policies in respect of appropriate uses in the countryside; or**
 - ii. the development preserves or enhances the character or appearance of the area; or**
 - iii. where relevant, the development brings redundant or vacant historic or agricultural buildings back into beneficial re-use; or**
 - iv. they relate to community renewable energy schemes in accordance with Policy T6 (Energy Efficiency and Design); or**
 - v. it relates to necessary utilities infrastructure and where no reasonable alternative location is available.**
- C. In determining development proposals substantial weight will be given to the value of using suitable brownfield land within the settlement boundary of Tiverton for either homes or other identified needs, or to support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land with financial incentives.**

Conformity Reference: NP Objective: 1; MDDC Local Plan Review: S2, S3, S6, S8, S10, S14; NPPF: 16, 17, 24, 28, 83a, 118

5 HOUSING



Anyone choosing to live in Tiverton should be able to afford a home. The Neighbourhood Plan seeks to ensure that the homes being developed in Tiverton address this broad need - in terms of size, mix and tenure - as well as ensuring that homes are truly affordable.

Policy T2: Meeting local housing needs

Policy T3: Providing lifetime affordable housing

- 5.1. It is essential that new residential development within the Neighbourhood Plan area addresses local housing need and Policy T2 of the Tiverton Neighbourhood Plan sets out the approach to new housing development in Tiverton parish. This supplements Policy S3 of the Local Plan Review, supporting the Mid Devon ambition to *“ensure that the housing needs of our residents are met through the provision of affordable homes and good quality housing in both the public and private sector”*.
- 5.2. Delivering homes that address local housing need in Tiverton requires developers to understand the challenges faced by those seeking to own or rent a home in the parish. Tiverton’s population is currently made up of predominantly family groups and elderly people, with fewer 16 to 24 year olds. The Exeter Strategic Housing Market Assessment (incorporating Mid Devon, along with Exeter, East Devon and Teignbridge) predicts a significant growth in the elderly population between 2013 and 2033, which is likely to increase demand for smaller dwellings that are accessible and easy to manage. Equally, despite the overall lower numbers of those in the younger age bracket in Tiverton, this demographic segment did increase between the 2001 and 2011 census and this trend is also set to continue, particularly as the urban extension is developed. As with the elderly demographic, this will likely impact the demand for smaller, more affordable homes - both to buy and rent - suitable for first time buyers.
- 5.3. One of the most significant challenges facing the parish is the inability for many local people to get onto the housing ladder. There is an acute need to introduce many more genuinely affordable homes into Tiverton, which should be spread evenly throughout the town.
- 5.4. The NPPF defines affordable housing as *“Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined regarding local incomes and local house prices. Affordable housing should include provision for future eligible households or for the subsidy to be recycled for alternative affordable housing provision”*.

- 5.5. In order to assist in the understanding of housing needs across the Plan area, in 2019 the Town Council commissioned a Housing Needs Assessment (HNA). The HNA examined the affordability of housing to local people by taking the median annual household income (£27,567) and the lower quartile household income (£18,709) for the neighbourhood plan area and comparing these to the income needed to buy or rent a home at entry level market sale, shared ownership, starter home and various types of renting.
- 5.6. For market housing, the report concluded that *“surprisingly half of these tenure forms (such as Starter Homes and Shared Ownership at 75% and 50%) are out of reach for most people on both lower quartile and median incomes. Only Shared Ownership at 25% can be considered a viable option for younger buyers seeking home ownership in the neighbourhood area”*.
- 5.7. For rental housing, the report concluded that *“it is evident that market rents are unaffordable for most people, edging just over the median income. Affordable renting can be considered just about viable for those on a lower quartile income. Social rent is the most affordable tenure option in Tiverton, falling below the lower quartile and well below the median”*.

The gap between income and affordability in Tiverton

The average Tiverton household income is just under £30,000. Building societies recommend that the maximum that people should borrow is five times their total household income, making £150,000 the upper limit on a household income of £30,000. This falls to £95,000 for those in the lower quartile household income band.

According to Rightmove.co.uk, most of the sales in Tiverton between December 2018 and December 2019 were terraced properties which on average sold for £190,274. Detached properties had an average sold price of £327,776 and semi-detached properties averaged at £218,002.

Tiverton, with an overall average house price of £228,781, was similar in terms of sold prices to nearby Cullompton (£224,944) but was cheaper than Sampford Peverell (£293,467) and Willand (£260,232).

Between January 2019 and January 2020, house prices in Tiverton were 9% higher than the year before and 10% up on 2016 when they averaged at £207,117.

- 5.8. Therefore, for those on average or below household average incomes who want to buy, especially for first time buyers, the only option is to part-own a housing association dwelling and even this remains out of reach for many. For those who want or need to rent, Mid Devon District Council (MDDC) and housing associations provide the only viable options, however provision of this has fallen over the last two decades.
- 5.9. Local people in Tiverton are simply being priced out of their community because of the desirability of living in this part of Devon. In order to serve the people of

Tiverton on average or below average incomes, an innovative approach needs to be taken to provide additional opportunities for owning or renting a home.

5.10. Clause (b) of Policy S3 of the Local Plan Review sets out the following in relation to affordable housing¹⁰:

- On open market housing sites of 11 dwellings or more in Tiverton (the town), a target of 28% affordable dwellings should be sought.
- On sites of 6 dwellings or more outside Tiverton and the other main towns, a target of 30% affordable dwellings will be applied to the total number of dwellings, depending on viability and providing a mix of dwelling sizes and types appropriate to the evolving needs of Mid Devon’s population.
- Sites of between 6 – 10 dwellings outside Tiverton will be permitted to make a financial contribution sufficient to provide the affordable dwellings in another location.
- Rural exception sites can be developed for predominantly affordable or low-cost housing, including self-build housing, to meet proven local need in rural areas.
- For the Eastern Urban Extension, the adopted Masterplan includes a target of 35% affordable housing, although this is subject to further assessment of viability.

5.11. A review of recent developments, however, shows that the percentages of affordable homes required by developers are being consistently under-achieved; fewer than half in many cases :

	No of homes	Policy %*	Policy number	Negotiated %	Negotiated No.	Gain or shortfall
Barrett David Wilson Homes outline	330	35%		21.5%		
Barrett David Wilson Homes Reserve	248 plus 78 affordable	35%	114	24%	78	36
Chettiscombe Trust Land	700	35%	245	22.5%	157	88
36 Post Hill	18	35%	6	11%	2	4
Farleigh Meadows	255	35%		25.4%	65	24
Palmerston Park	?	?	?	?	?	26

¹⁰ “Affordable” is defined here according to the present government definition of 80% market value.

	No of homes	Policy %*	Policy number	Negotiated %	Negotiated No.	Gain or shortfall
Tiverton EUE total Area A	1044*	35%	365		237	128

5.12. Policies T2 and T3 of the Neighbourhood Plan therefore seek to:

- Support an extended choice in the range of new housing provided in the town and wider parish, by encouraging a range of house type, size and tenure, particularly on major sites. However, the policy avoids being too prescriptive to ensure the plan is able to respond to changing needs over its lifetime.
- Provide a positive planning policy framework to meet the objectively assessed need for lifetime affordable homes and to provide protection for the affordable housing stock so that it is available for future residents.

5.13. An additional tool to assist people in accessing the housing ladder is self-build and this is supported by the Neighbourhood Plan.

POLICY T2: MEETING LOCAL HOUSING NEEDS

- A. Other than in development designed to meet an identified specialist housing need, the mix of housing sizes, types and tenures in proposed development should, in so far as is reasonably practicable and subject to viability considerations, assist in meeting needs identified in the most recently available Strategic Housing Market Assessment and/or the Tiverton Local Housing Needs Assessment.**
- B. Subject to the other policies of this plan, proposals for community-led housing projects including self-build and co-operative housing will be supported.**

Conformity Reference: NP Objective: 1; MDDC Local Plan Review: S1, S2, S3; NPPF: 60, 61,

POLICY T3: PROVIDING LIFETIME AFFORDABLE HOUSING

- A. The level and type of affordable housing to be delivered on each site will have regard to up-to-date evidence of affordable housing needs, including the current Strategic Housing Market Assessment and the Tiverton Local Housing Need Assessment and any subsequent updates.**
- B. There will be a presumption that the affordable housing contribution on open market housing sites will be through the provision of affordable homes on the application site, in accordance with Policy S3 of the Mid Devon Local Plan Review, and that affordable homes should be well integrated with market housing.**

- C. Any development proposal which involves the provision of affordable housing at a level below that required under the terms of this policy will need to be justified by an independent viability assessment of the scheme costs and end values.**
- D. The affordable housing provided in pursuit of this policy for rent, discount market sales, or where public grant funding is provided towards other affordable routes to home ownership, will be made available to people in housing need at an affordable sale or rental cost for the life of the property. Any planning permission granted will be subject to appropriate conditions and/or planning obligations to secure:**
- i. The amount and type of affordable housing;**
 - ii. That the housing will be discounted at an appropriate level to ensure it is affordable by people identified as being in housing need; and**
 - iii. A mechanism for the management of the new homes to ensure that the first and subsequent occupancies are restricted to people in housing need.**

Conformity Reference: NP Objective: 1; MDDC Local Plan Review: S2, S3; NPPF: 62

Non-Policy Action 1: A Community Land Trust for Tiverton

- 5.14. Community Land Trusts (CLTs) are a further method of delivering affordable housing for a local community. A CLT is established by a local community, with the intention of acquiring land/property to develop with the community in mind. This is usually with the purpose of providing housing in the area but can also include the development of local facilities. CLTs are non-profit, community-based organisations run by volunteers.
- 5.15. An Aim of the Neighbourhood Plan is to explore options for setting up a CLT in the parish. Such an initiative could provide a mechanism for the community to offer an additional layer of “locally affordable housing”, that is available for rent or purchase at the median local income (currently £22,000 per person¹¹ or £30,000 per household) by introducing a Tiverton Low Cost Housing for sale or rent based on the model introduced in Lewes, East Sussex¹². The model would be defined as the maximum cost affordable on the average Tiverton salary whether for sale or rent. The Government’s definition of 80% of market value is not “affordable” on the average individual and household incomes.
- 5.16. This would help to ensure that sites are designated to deliver a variety of dwelling sizes and tenures, and development could include innovative financing and designs to provide low-cost home ownership and rent, including shared ownership.

¹¹ <https://www.payscale.com/research/UK/Location=Tiverton-England%3A-Devon/Salary>

¹² <https://www.southdowns.gov.uk/wp-content/uploads/2016/05/Lewes-NDP-Submission-Plan.pdf>

Non-Policy Action 1: Towards a Tiverton Community Land Trust

Work will be undertaken to explore the potential to establish a Community Land Trust for Tiverton Parish.

6 DESIGN AND HERITAGE



Tiverton has a rich industrial and agricultural history and much of the surviving heritage reflects this. This distinctive town and countryside character must be preserved and enhanced, recognising the features that contribute to it and incorporating these in modern build. Opportunities to ensure the highest levels of sustainable design should be capitalised upon, to ensure that new developments are contributing fully to the mitigation of climate change. Equally, promoting design that contributes to community integration, healthy living and sustainable lifestyles.

6.1. Past generations of people and development have created the features that give the neighbourhood area its distinctive identity today. Because this process has been gradual, the landscapes, townscapes and streetscapes have a distinctiveness that derives from variety. They contain heritage assets of all kinds, including characterful buildings, historic landmarks and archaeological features, above and below ground. Each has a setting, the surroundings that should allow its historic significance to be understood and appreciated.



St Peter's Church

6.2. It is these features that underpin sustainable communities and defines their character and distinctiveness, supporting social cohesion and creating a sense of place and belonging. They are attractive to residents and visitors alike. They have an economic value in supporting regeneration. These assets are an irreplaceable resource and should be conserved.

Policy T4: Character of development

6.3. There are a series of design and character guides and assessments that are relevant to Tiverton:

Conservation Area guidance

6.4. There are three Conservation Areas within the parish, each with their own appraisal and management plan:

- i. **Tiverton Conservation Areas**¹³ – located within the town itself, the Conservation Area (designated in 1973 and extended first in 2002 and again in 2005) runs along the west bank of the Exe near Collipriest Cottage in the south,

¹³ <https://www.middevon.gov.uk/media/205786/tiverton-conservation-area-appraisal-text.pdf>

to the area around St Pauls Church south and west of Heathcoat's factory, up to and including Shillands, northwards along the Exe to the Castle to People's Park and the Old Cemetery, east to Belmont Hospital, south along rear boundary of properties on the east side of Barrington Street to The Laurels and southwest to the rear of properties on the east side of St Andrews Street.

- ii. **The Grand Western Canal**¹⁴ - which has its western section within Tiverton.
- iii. **Blundell's Conservation Area**¹⁵ - which includes not only the school, but also housing character areas.

Mid Devon Design Guide

- 6.5. Mid Devon District Council (MDDC) has carried out a public consultation on a new Design Guide Supplementary Planning Document (SPD)¹⁶. This will provide guidance that can be used to help inform the design of new buildings across the whole district and help raise awareness and standards throughout the planning process.

Design Guide for the Eastern Urban Extension (EUE)¹⁷

- 6.6. Following the adoption of the Tiverton EUE Masterplan SPD, this Design Guide is intended for use by all those involved in the delivery of development on the EUE. It relates to the whole of the EUE area to ensure a coherent delivery of development.

Tiverton Neighbourhood Plan Design Codes for a Sustainable Town

- 6.7. It was considered that a design guide focussing solely on Tiverton as a parish would be helpful to consolidate elements of the broader guidance and to set out the very local context. In particular the



Market Walk



Central commercial area (Fore Street, Bampton Street and Gold Street)

guidance sets out criteria to encourage inclusive communities, underpinned by the need to maximise opportunities to contribute to the environmental

¹⁴ <https://www.middevon.gov.uk/media/114873/grand-western-canal.pdf>

¹⁵ <https://www.middevon.gov.uk/media/114961/adopted-blundells-appraisal-and-management-plan.pdf>

¹⁶ <https://www.middevon.gov.uk/residents/planning-policy/supplementary-planning-documents/mid-devon-design-guide/>

¹⁷ <https://www.middevon.gov.uk/media/206061/design-guide-final.pdf>



*Northeast of Conservation Area,
(Castle Street)*

ambitions of the parish and wider district. AECOM was commissioned to produce such a guide, which includes detailed descriptions of landscape character, building heights, density and so forth. Within the Town Centre conservation area, the guidance identifies four further Sub-Character Areas and beyond the

Conservation Areas, it identifies the residential developments that vary in age and characteristics and which can be categorised by the different time periods in which they were established.

6.8. Full descriptions of these areas are provided in the Tiverton Neighbourhood Plan Design Codes for a Sustainable Town in Appendix B (a separate document).



Westexe/Heathcoat (St Paul's Square)

6.9. Figure 6.1 provides an overview of the Conservation Areas, Sub Character Areas and historic assets, within the town. Development should have regard to these. The main highways approaches into Tiverton town, which should be ameliorated in order to strengthen the sense of arrival into the settlement, are as follows:

- From the East and West – A361 link road with access to the town via A396 (Exe Valley road – very beautiful);
- From North;
- From South – A396 from Exeter; and
- Minor road (bus route) from West B3137

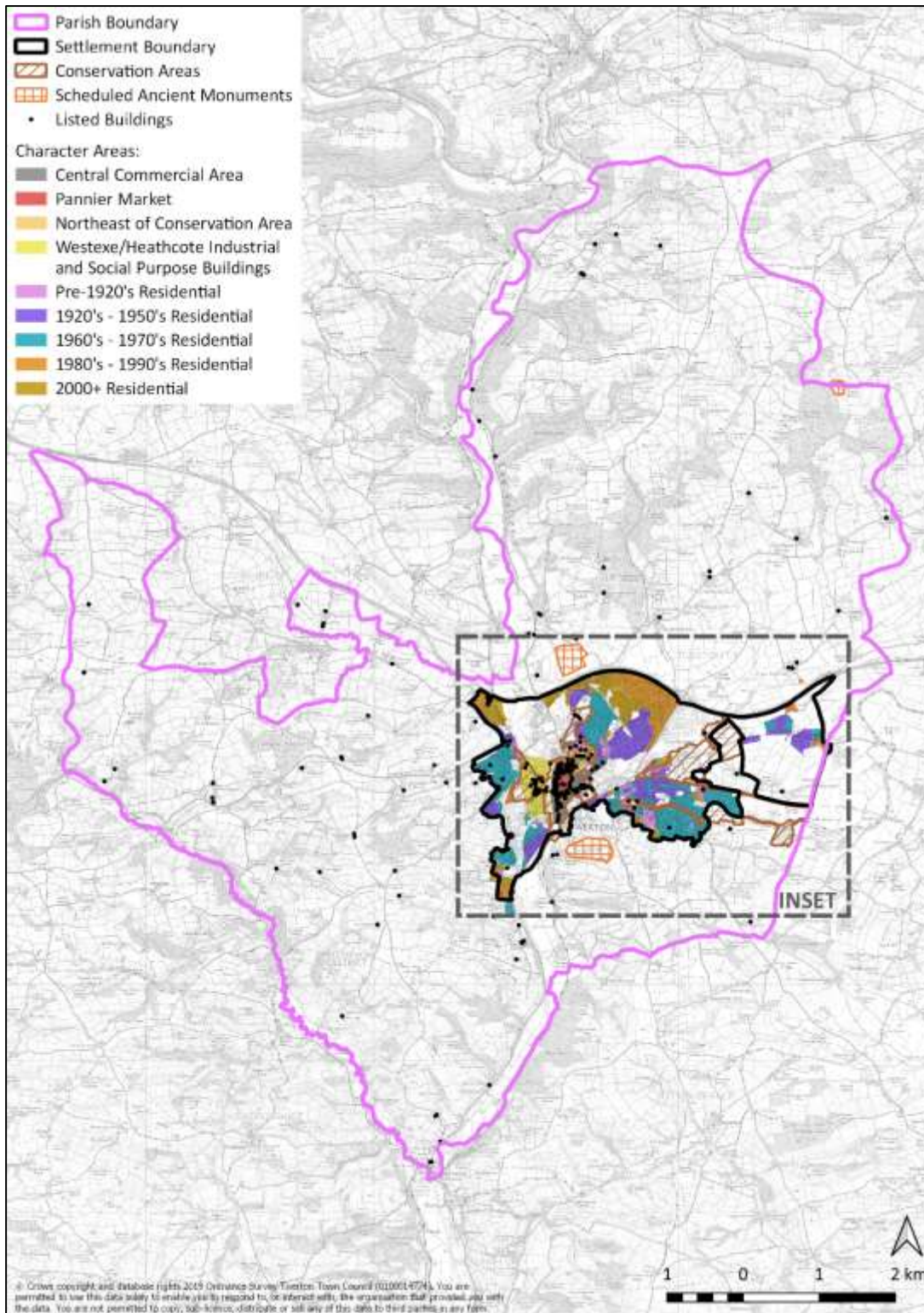


Figure 6.1: Map showing Character Areas, Conservation Areas and heritage assets

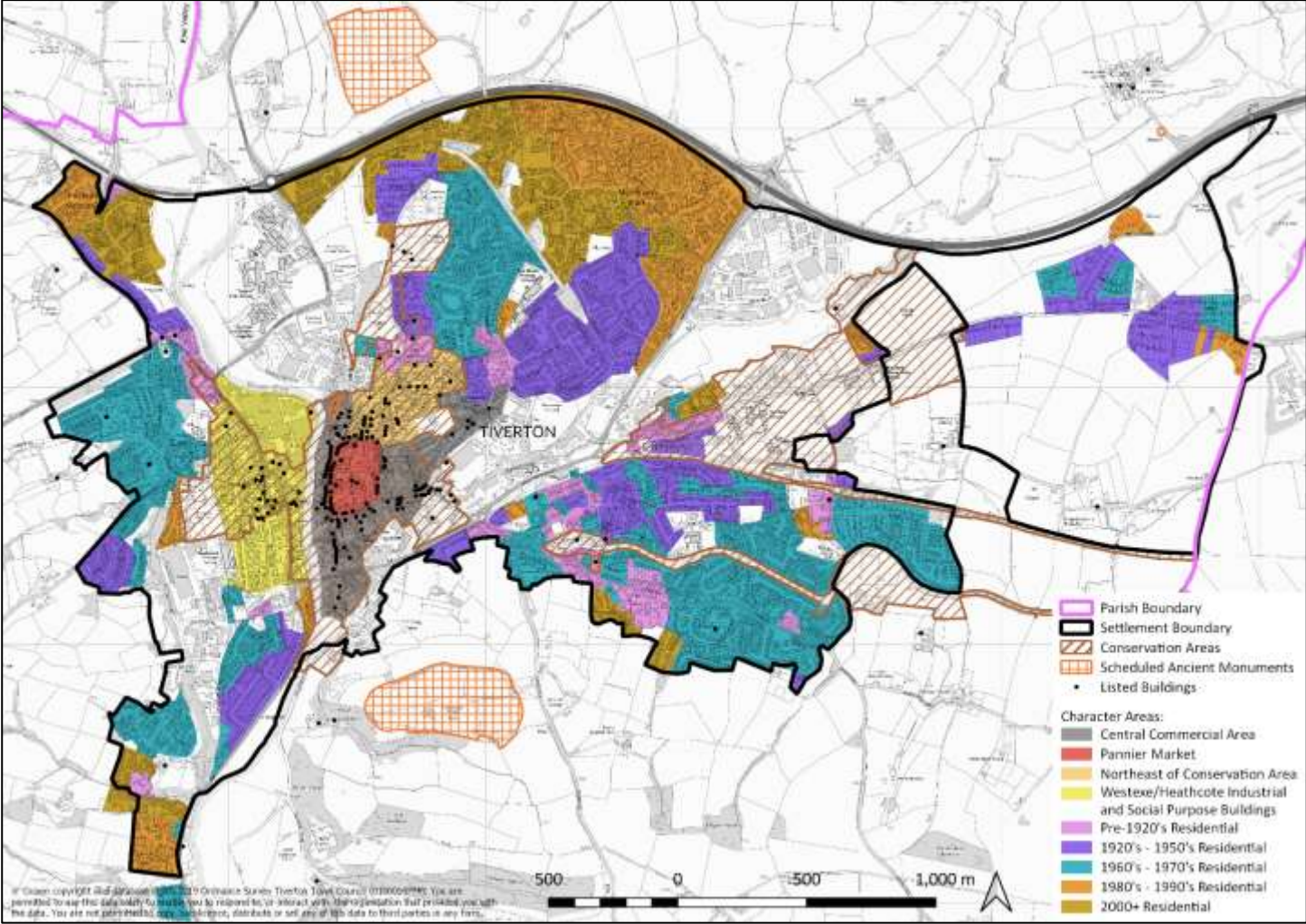


Figure 6.1: Inset

POLICY T4: CHARACTER OF DEVELOPMENT

- A. Development should preserve and where practicable enhance the character area in which it is located as shown on the Policies Map and described in the Tiverton Neighbourhood Plan Design Codes for a Sustainable Town¹⁸. The design of new development should take account of the local context and reflect the character and vernacular of the area, using architectural variety in form and materials. Innovation in design will be supported where this demonstrably enhances the quality of the built form in a character area.**
- B. As appropriate to their scale, nature and location development proposals should address the following criteria:**
- i. they should make a positive contribution to the visual impact of the main highway approaches – as identified in Figure 6.1 and on the Policies Map - into the settlements.**
 - ii. They do not have a significantly detrimental impact on the locally significant views as set out in Policy T9 of this Neighbourhood Plan.**
 - iii. Development proposals affecting heritage assets – including non-designated heritage assets - either directly or indirectly, should enhance the significance and setting of the asset. This could include, where appropriate, the delivery of development that will make a positive contribution to, or better reveal the significance of, the heritage asset, or reflect and enhance local character and distinctiveness with particular regard given to the prevailing styles of design and use of materials in a local area. Proposals are expected to be accompanied by a Heritage Statement.**
- C. Where development sites abut open countryside, development on the rural boundary edge should mitigate any detrimental visual impacts on the countryside. As appropriate to their scale, nature and location, this should be achieved through the siting of lower density development at the rural boundary of the site in order to provide a gradual transition from the built form to open countryside, or by other means such as through a layout that clearly minimises the visual impact of any larger buildings.**

Conformity Reference: NP Objective: 2, 4; MDDC Local Plan Review: S1, S9, S10, S14, DM1; NPPF: 125, 127

Policy T5: Design of development

- 6.10. Good quality design can improve social wellbeing and the quality of life by improving the built environment, reducing crime, improving public health, easing transport problems and providing supportive neighbourhoods.

¹⁸ Insert a reference.

- 6.11. In October 2019, a new National Design Guide¹⁹ was launched, forming part of the Government's collection of Planning Practice Guidance. It forms a material consideration in the decision-making process, particularly in the absence of local design guidance. The document sets out the ten characteristics necessary for creating a well-designed place, contributing to its physical character, a sense of community and addressing environmental issues affecting climate. The National Model Design Guide²⁰ expands on the ten characteristics.
- 6.12. The guide Building for a Healthy Life 2020²¹ is the Government-endorsed industry standard for the design of new housing developments. It is a tool for assessing the design quality of homes and neighbourhoods. The criteria also link to other standards for housing design, including the Housing Quality Indicators (HQI) standards and Secured by Design. The tool provides a framework that stakeholders should use for development along with other policies contained within this plan for the neighbourhood area to achieve the industry standard's 'Building for a Healthy Life' commendation.
- 6.13. The Tiverton Neighbourhood Plan Design Codes for a Sustainable Town, produced by AECOM, include locally tailored design guidelines for Tiverton and applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community.
- 6.14. When these building standards and guides are updated or superseded, this Neighbourhood Plan should use the updated standards for good quality, well-designed homes and neighbourhoods.

Policy T5: DESIGN OF DEVELOPMENT

Development proposals should incorporate a high quality of design, which responds and integrates well with its surroundings, meets the changing needs of local residents and minimises the impact on the natural and historic environment. In particular development proposals should demonstrate how they have sought to address the following matters as they are appropriate to their scale, nature and location:

- i. Meeting the principles of Building for a Healthy Life unless alternative principles would otherwise result in a higher quality of design. Development proposals that would achieve the 'Building for a Healthy Life' commendation will be particularly supported.**
- ii. The relevant guidance contained within the Tiverton Neighbourhood Plan Design Codes for a Sustainable Town²².**
- iii. The height of new building in conservation areas to be consistent with existing buildings such that they do not affect their setting. In addition**

¹⁹ <https://www.gov.uk/government/publications/national-design-guide>

²⁰ [National Model Design Code \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk)

²¹ [Building For Life | Design For Homes](#)

²² [Tiverton Neighbourhood Plan Design Codes for a Sustainable Town](#)

to retain existing building lines, where development is set back from the pavement to create a sense of space and aid movement.

- iv. The creation of variety through the use of a range of housing designs, provided that the predominant type of design reflects the character of the area.**
- v. To design layouts of safe and secure dwellings that meet the requirements of 'Secure by Design' and minimise the likelihood and fear of crime.**
- vi. Provide off-road parking for residents, visitors and service vehicles, in accordance with Mid Devon's adopted Parking Provision in New Development SPD (2013)²³.**
- vii. The layout and design of parking provision does not adversely affect vehicular and pedestrian access and safety.**

Conformity Reference: NP Objective: 2, 4; MDDC Local Plan Review: S1, S9, S10, S14, DM1; NPPF: 124, 125, 126, 127, 149

Policy T6: Energy efficiency and design

- 6.15. On 12 June 2019 the Government voted to amend the Climate Change Act 2008 by introducing a new target for at least a 100% reduction of greenhouse gas emissions (compared to 1990 levels) in the UK by 2050. This is otherwise known as a net zero target. This is a demanding target, which will require everyone to be engaged, from households and communities, to businesses and local and national government.
- 6.16. Being '2050 ready' will require new buildings to have minimal energy use and net carbon emissions over the year. They should be highly insulated, have low water demand and be fitted with or directly connected to renewable energy systems.
- 6.17. Nearly Zero-Energy requirements for new public buildings came into force in 2019²⁴ planners and developers are strongly encouraged to make use of energy efficient materials and to consider high-efficiency alternative systems and facilities for development sites. In this context, the orientation of buildings can be important in order to make best use of available sunlight.
- 6.18. The Code for Sustainable Homes was withdrawn by the Government in 2015 and this has been replaced by new national technical standards which include new additional optional Building Regulations regarding water and access as well as a new national space standard (this is in addition to the existing mandatory Building Regulations).

²³ https://www.middevon.gov.uk/media/85179/parking_spd_june_cabinet_2013_portrait.pdf

²⁴

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/770809/nZEBS_circular_letter.pdf

- 6.19. At the regional level, MDDC declared a climate emergency in June 2019, setting a target across the district for net zero carbon emissions by 2030 and has signed up to the Devon Carbon Plan to work with partners on this. One project, which was to inform the now withdrawn emerging Greater Exeter Strategic Plan, was to commission the University of Exeter to produce a low carbon and climate change study. Its purpose was to seek to provide evidence to underpin a 'net zero' development plan policy for all new domestic and non-domestic development. The University modelled a range of scenarios for achieving net zero dwellings, using the Government's proposed Future Homes Standard and applying a range of other assumptions. The findings, whilst promising, have yet to be assessed in terms of their viability. Nevertheless, Policy T6 seeks to support proposals that would maximise energy efficiency.
- 6.20. Within the parish itself, Sustainable Tiverton²⁵ is the local group that has been set up to explore ways to champion climate change mitigation within the parish. Projects include promoting the use of sustainable forms of transport for getting around; encouraging tree planting and the planting of native wildlife-friendly species; encouraging recycling and re-use through their Repair Café and Give or Take events; and using surplus food for community food projects.
- 6.21. Local businesses are also playing their part. The National Trust, for instance, has made a strong commitment to achieve net zero carbon by 2030 as an organisation. Heathcoat Fabrics too has installed over 2,000 solar panels on its estate, incorporates a hydro-electric scheme on the Leat as well as a combined heat and power plant.
- 6.22. This Neighbourhood Plan seeks to encourage energy efficient and sustainable well-designed development. This includes support for renewable energy generation – in the domestic setting, for businesses and commercially and on a community level. The engagement on the Neighbourhood Plan revealed a desire to explore opportunities for community energy generation projects. One project that has received MDDC Cabinet approval is a hydropower scheme, generating energy from the town weir. Other ideas proposed included solar farms, onshore wind, hydro-schemes and anaerobic digestions. Such projects would be strongly encouraged to contribute to climate change targets.
- 6.23. South West Water notes²⁶ that winters in the South West will become wetter and summers drier, with a reduction in overall annual rainfall. Combined with higher average temperatures and an increasing population, it will be vital to make the best use of water. For this reason, the Plan strongly supports proposals for achieving total mains water consumption of no more than 110 litres per person per day. This target is equivalent to that proposed as an optional requirement of

²⁵ <https://www.sustainabletiverton.org.uk/>

²⁶ [How South West Water is saving water](#)

the Housing Standards Review which corresponds with Code Level 4 in relation to water efficiency.

6.24. In summary, there is therefore an opportunity to improve and promote sustainability in the neighbourhood area by:

- following basic passive environmental design including utilising efficient and insulative materials;
- integrating renewable energy systems into new development, including existing and new public buildings;
- reducing water consumption including through grey water systems;
- promoting sustainable forms of transport through priority systems for pedestrians and cyclists;
- supporting community energy schemes.

POLICY T6: ENERGY EFFICIENCY AND DESIGN

A. Proposals which incorporate design and environmental performance measures and standards to reduce energy consumption and climate effects will be supported. Development proposals which achieve the minimum standards as set out below will be strongly supported, unless it can be demonstrated that doing so is not technically feasible or would make the scheme unviable:

Residential:

- i. Energy efficiency: 19% carbon dioxide reduction improvement against Part L (2013)²⁷ through the energy efficiency of the building and;**
- ii. Water: Total mains consumption of no more than 110 litres per person per day²⁸.**

Non-residential and Multi-residential²⁹:

- 1. Major: Building Research Establishment Environmental Assessment Method (BREEAM) Excellent³⁰.**

²⁷ This standard is equivalent to CO2 emissions allowed under Ene 1 of the former Code for Sustainable Homes Level 4

²⁸ The optional enhanced national standard is defined within the 2015 Approved Document G, Building Regulations 'Sanitation, hot water safety and water efficiency', March 2015, pp.15 G2(3)

²⁹ Multi-Residential as defined by the Building Research Establishment (BRE). These developments can include: student halls of residence; key worker accommodation; care homes; sheltered housing; and other multi-residential buildings that have communal areas making up more than 10% of the total net internal floor area

³⁰ Major non-residential development is defined as Development over 1,000 sq/m; or development on a site of 0.5ha or more. Major residential is defined as Development of 10 houses or more; or development on a site of 0.5ha or more

B. The following sustainable design features will be strongly supported:

- i. Siting and orientation of new buildings to optimise passive solar gain.**
- ii. The use of high quality, thermally efficient building materials.**
- iii. Incorporating on-site energy generation from renewable sources such as solar panels and ground and air source heat pumps.**
- iv. Reducing water consumption through the use of grey water systems.**
- v. Providing low carbon sustainable design and avoiding or mitigating all regulated emissions using a combination of on-site energy efficiency measures (such as insulation and low energy heating systems), on-site zero carbon technologies (such as solar panels) and only where necessary off-site measures to deal with any remaining emissions.**
- vi. Providing the infrastructure for adequate electric vehicle charging points that can be accessed by each dwelling or public building, where new parking provision is expected to be made.**
- vii. Alterations to existing buildings are encouraged to demonstrate how energy reduction has been incorporated into the design and construction.**

C. The sensitive retrofitting of energy efficient measures in historic buildings will be supported, including the retrofitting of listed buildings, provided that it preserves the architectural and historic interests of these heritage assets and their settings. This could be achieved through:

- i. measures to reduce heat loss, which could include secondary glazing in listed buildings with wooden windows that meet the latest relevant British standard; and/or**
- ii. the replacement of fossil fuel burning energy sources with electric power from renewable sources with zero air emissions locally.**

D. Proposals for individual and community scale energy, for instance from hydro-electricity, solar photovoltaic panels, local biomass facilities, anaerobic digestions and wood fuel products will be supported subject to the following criteria:

- i. the siting and scale of the proposed development is appropriate to its setting and position in the wider landscape; and**
- ii. the proposed development does not create an unacceptable impact on the amenities of local residents; and**
- iii. the proposed development does not have an unacceptable impact on a feature of natural or biodiversity importance.**

Conformity Reference: NP Objective: 2, 3, 4, 7; MDDC Local Plan Review: S1, S9, S10, S14, DM1; NPPF:149, 150, 151

Policy T7: Minimising the risk of flooding

- 6.25. The character of Tiverton parish is largely influenced by hydrogeological features, including watercourses, agricultural land drains, road-side ditches and springs. These are each vulnerable to development and there have been multiple incidents of flooding reported to Devon County Council, the Flood Authority, since 2012.
- 6.26. Figure 6.2 shows the extent of flood risk caused by main-river flooding, however there have been cases of surface water flooding caused by the other features described above. It should be noted that watercourses with a catchment area of <3ha are not included in this mapping. Given that there are many smaller watercourses not mapped in Tiverton, developers should therefore consider the risk of flooding from these non-mapped watercourses, to ensure this risk is appropriately considered. It should also be noted that the flooding related maps are periodically updated by the Environment Agency. The most up-to-date mapping should be used and can be found at <https://flood-map-for-planning.service.gov.uk/> .



Figure 6.2: Sources of main-river flooding (Source: Environment Agency: Flood Map for Planning, accessed March 2021)

6.27. Devon County Council, the Local Lead Flood Authority, published its draft Flood Risk Management Strategy³¹ in February 2021, placing Tiverton, and five other towns, into the highest group for surface water flood risk. One of the main threats stems from its location within the River Exe catchment area, where rivers tend to flood following prolonged periods of rainfall fall on saturated ground.



Flooding in the 1960s prior to the river defences being installed

6.28. The devastating floods of the 1960s, which impacted over 1,000 homes and businesses led to a call for more to be done and the River Exe Management Plan³² was put in place, prepared by the Environment Agency (EA). It sets out proposals to address and manage flooding incidents. The EA considers 1-2,000 properties (circa 3,500 residents) to be at risk of flooding in Tiverton, a figure that is rising partly due to climate change; This is considered to cause warmer wetter winters, hotter drier summers, fewer days of ice, frost and snow and a higher likelihood of extreme weather events including heatwaves and intense rainfall.

6.29. To that end, the Management Plan seeks to manage risk where possible by:

- Maintaining a flood risk map for the area
- Ensuring that new development has undertaken flood risk assessments
- Undertaking an early warning system
- Installing flood defences on the River Exe
- Ensuring the maintenance of banks etc.

6.30. Whilst flooding issues are generally dealt with at this strategic level, the Neighbourhood Plan presents an opportunity to encourage effective urban drainage solutions that can add additional capacity and flexibility to water drainage systems in cost effective ways. Policy T7 encourages developers to provide sensitive and imaginative arrangements for sustainable urban drainage systems (SuDS), considering 'amenity value and green infrastructure'. This is particularly important, given that well-designed SuDS can not only improve the environment and provide biodiversity benefits, but can also provide a place for residents and others to enjoy and be closer to nature.

6.31. Additional environmental benefits can be gained from protecting natural drainage networks, such as hedgerows, trees and other vegetation. Policy T9 of this

³¹ [Devon Local Flood Risk Management Strategy](#)

³² <https://www.gov.uk/government/publications/exe-catchment-flood-management-plan>

Neighbourhood Plan (Network of Green Infrastructure) seeks to safeguard and, where possible, extend such features.

POLICY T7: MINIMISING THE RISK OF FLOODING

- A. Where the development of a site requires the application of Sustainable Drainage Systems (SuDS), such systems should be delivered within the development site unless technical reasons make this approach impracticable. SuDs should demonstrate the use of a wide range of creative SuDS solutions, for example through the provision of SuDS as part of green spaces, green roofs, permeable surfaces and rain gardens. Only where it is demonstrably unviable will an absence of any on-site SuDS provision be supported in such developments.**
- B. Where it is practicable to do so, SuDS provision should demonstrate how its design will enhance wildlife and biodiversity as well as minimise the impacts of flooding.**
- C. Development proposals should be supported by a drainage scheme maintenance plan which demonstrates a schedule of activities, access points, outfalls and any biodiversity considerations. The maintenance plan should also include an indication of the adopting or maintaining authority or organisation and may require inclusion within a register of drainage features.**

Conformity Reference: NP Objective: 2; MDDC Local Plan Review S9; NPPF:149, 150, 165

6.32. The use of sustainable drainage and natural flood management measures will be encouraged for all development and flood improvement works.

6.33. There have also been instances of sewage flooding, for instance in St Andrews Street, although these have largely improved.

Policy T8: Local Buildings and Structures of Merit

6.34. Whilst large numbers of Tiverton's buildings were destroyed in a series of disastrous fires, culminating in the Great Fire of 1731, the town still has many Listed Buildings of Historic or Architectural Interest, as do outlying areas of the civil parish which were unaffected by these fires.

6.35. The Statutory List of Buildings of Special Architectural or Historic Interest comprises buildings of national importance. There are three grades of Listed building - Grade II (buildings that are nationally important and of special interest - 92% of all Listed buildings are this grade), Grade II* (particularly important buildings of more than special interest) and Grade I (buildings of exceptional quality which are of national or international importance). These buildings benefit from a statutory protection beyond that of normal planning control. The Neighbourhood Plan area has 291 nationally listed buildings³³, including the following which are Grade 1 listed:



St. George's Church



Tiverton Castle

- Church of St. Peter – the Greenway Chapel and Porch, and the whole Parish church, which dates partially to the 15th century, but incorporates a re-sited 12th century doorway.
- Church of St. George – Dating to the early part of the 1700s.
- Knighthayes Court – Country House dating from 1869-1874 and built for Sir John Heathcoat-Amory, the grandson of John Heathcoat, the Tiverton factory owner, to the designs of William Burges.
- Old Blundell's Including Forecourt Walls on North East and Entrance Arch and Gates and two Lodges – the former school and headmaster's house dating to the early 1600s.
- Tiverton Castle - the seat of the Courtenay family (Earls of Devon), from the late C13 until 1539 (Pevsner).

6.36. In addition, MDDC has prepared a Register of Heritage Assets³⁴ that are considered to be locally important and worthy of recognition in relevant planning decisions. Locally listed assets might include traditional telephone boxes,

³³ <https://britishlistedbuildings.co.uk/england/tiverton-mid-devon-devon#.XdO3xtXgrIX>

³⁴ https://www.middevon.gov.uk/media/114799/register_of_heritage_assets_jan_15.pdf

historic village greens, war memorials, cob or stone walls, or indeed any building, monument, place or area with a locally significant heritage value that merits consideration when planning decisions are made. Most buildings within the 50 Conservation Areas within Mid Devon are not included in the local list, as these buildings are already protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. Within Tiverton, there are 15 locally listed buildings and structures, ranging from archaeological remains to stone walls and public spaces and historic dwellings, and these are listed in Appendix C.

- 6.37. In addition to the heritage assets that are nationally and locally listed, there are three notable heritage assets, The Leat, Angel Hill and Lowman Green townscapes that have been identified as part of the Neighbourhood Plan community engagement process as important but unlisted heritage assets of merit. These should be preserved as they provide insight into Tiverton's heritage.

The Town Leat

- 6.38. Whilst a small section of the Town Leat is listed within MDDC's Register of Heritage Assets, the historic watercourse extends well beyond this section and the Neighbourhood Plan seeks to recognise this and extend protection of it.



Images of the Leat, the Perambulation of the Leat and its source at Norwood Common

About Tiverton Town Leat

Nearly all Tiverton histories since 1800, including Mike Sampson's 'History of Tiverton', agree that the Leat was, in the 1240s, given to Tiverton by Alice or Alson de Ros, of Chettiscombe, tenant of the Courtenays of Okehampton. Measuring 7.5 miles long, the rights to it are claimed every seven years by a procession to its source. The open Leat initially supplied the Castle moat also, but right through to 1880 it supplied the inhabitants' drinking needs. Water should emerge in Fore Street at Coggan's Well, but a current (April 2021) blockage prevents this.

In 1849 Thomas Rammell recommended improvements to the supply, but for cost reasons these were ignored. However, because of the polluted nature of the water supply, a Mr Estridge was appointed in 1876 to make a further report. As a result of this a waterworks was constructed on the Leat above Allers Farm at Chettiscombe in 1880. Filtering and a piped mains supply was provided at a cost of £4,000. Additional improvements have been made since, including pumping water from the River Exe at Bolham since 1938 to meet growing demand.

The Leat is a celebrated local feature and a community walk, The Perambulation of the Leat, takes place approximately every seven years along its full length, starting from the town and ending at the source at Norwood Common. This custom dates back to medieval times and involves much planning, including the installation of temporary bridges to enable access. The Leat is maintained by the water bailiff, employed by the Town Council.

6.39. Figures 6.2 and 6.3 provide maps of The Leat, showing its course from the wider countryside into the town.

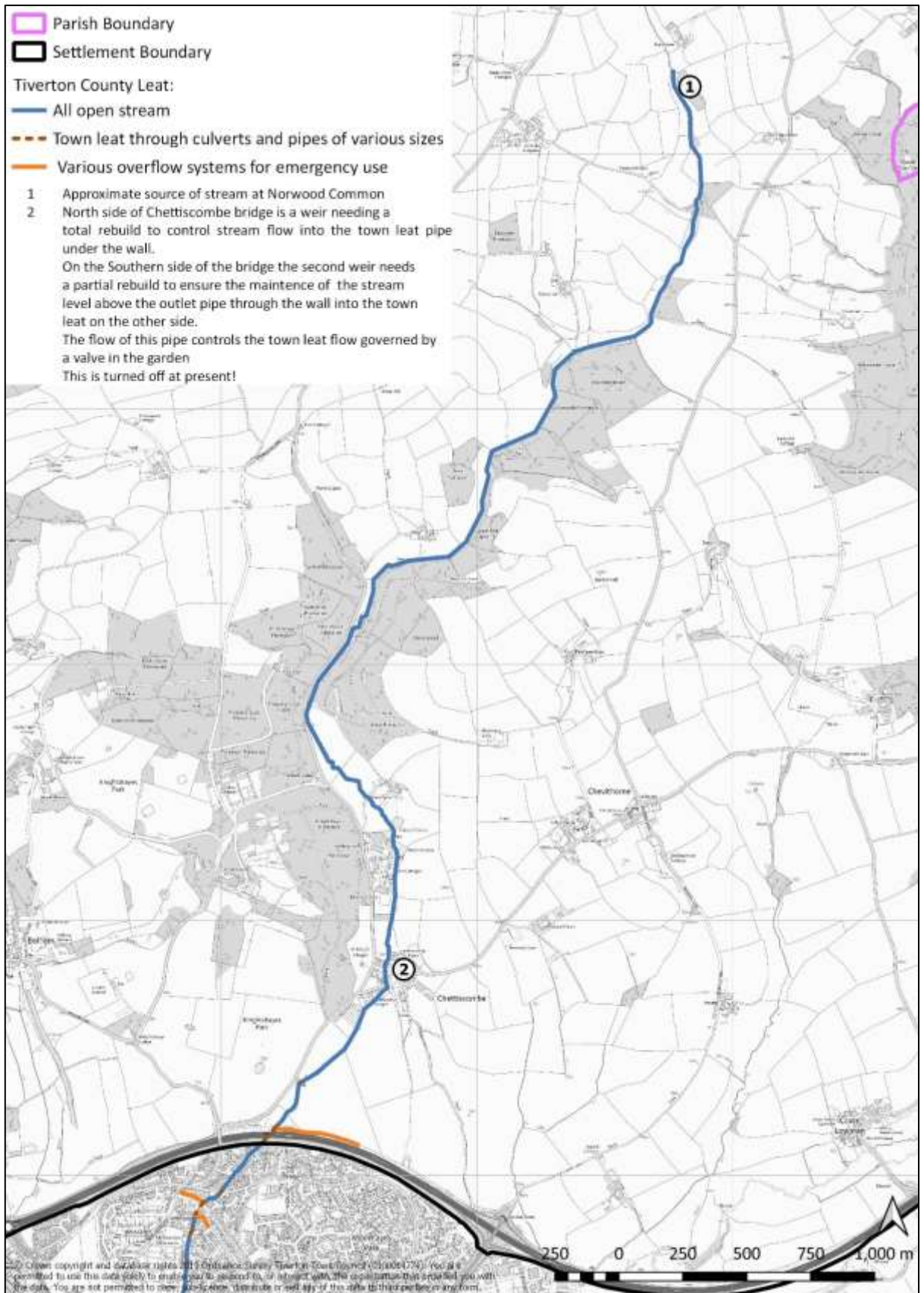


Figure 6.2: Map of The Leat

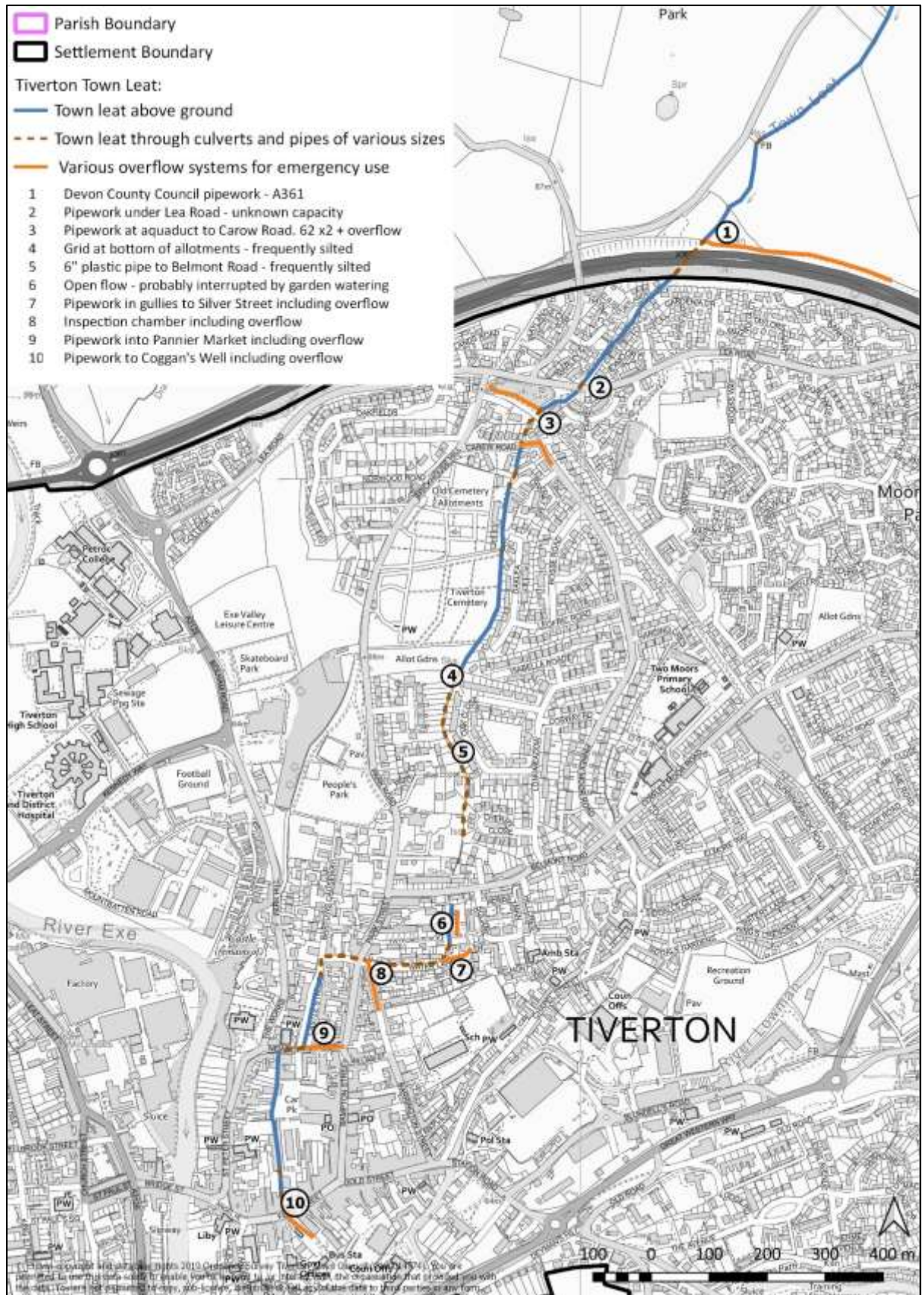


Figure 6.3: The Leat within Tiverton town

Angel Hill streetscape

6.40. The junction of Angel Hill and St. Peter Street is unique with its raised pavement, floral bed and trees. The steepness of slope up from the river makes this junction an excellent point to view the river while the views along Fore Street from the top of Angel Hill and down St. Andrew Street between the town hall and St. George's Church are of historic importance. The ancient street lamp on the triangle of the junction is protected. Angel Hill is the site of the annual Remembrance Sunday event and wreathes are displayed outside the Riverside Club (formerly the Royal British Legion Hall).



Images of Angel Hill

Lowman Green Streetscape

6.41. Lowman Green at the eastern end of Gold Street has gradually decreased in size as access to the superstore, police station has led to paving over of the area. The clock (protected) formerly stood on the green while the statue to Edward the Good (protected) stands on the ancient bridge across the River Lowman. Gold Street is the area of independent retailers and this bridge, junction with the Victorian Chapel Street and pedestrian way constitute one of the most attractive parts of the town centre. Old Blundell's is adjacent to the site with its 18th century gates and lawns stretching up to the old school.



Images of Lowman Green

6.42. In parallel with this policy, the Town Council proposes that the full length of this heritage asset is considered by Mid Devon District Council for inclusion in the Register of Heritage Assets. However, the inclusion of any building or structure on the Register is not necessary for the application of this policy.

POLICY T7: LOCAL BUILDINGS AND STRUCTURES OF MERIT

A. In addition to those already identified in Mid Devon District Council's Register of Heritage Assets³⁵, the Neighbourhood Plan identifies the following heritage assets for the purpose of implementing Policy S9 of the Mid Devon Local Plan Review:

- **The full length of The Leat**
- **Angel Hill streetscape**
- **Lowman Green streetscape**

B. Any development proposals that would affect the character, setting or integrity of the identified local heritage assets should:

- i. be accompanied by a description of its significance in sufficient detail to allow the potential impacts to be adequately assessed; and**
- ii. be sympathetic to the building or structure concerned and, where appropriate, propose its creative reuse and adaptation; and**
- iii. ensure that recording and interpretation is undertaken to document and understand the asset's archaeological, architectural, artistic or historic significance; and**
- iv. otherwise respect the approach set in Policy S9 of the Mid Devon Local Plan Review**

Conformity Reference: NP Objective: 4; MDDC Local Plan Review: S1, S9, S10, S14, TIV1-10; NPPF: 187, 189, 197

Non-Policy Action 2: Local Heritage at Risk

6.43. Historic England categorises the Tiverton Conservation Area as 'Heritage at Risk', its condition being 'very bad' and 'deteriorating'. It is one of only 6.1% of England's Conservation Areas classified in the Heritage at Risk category, others in Mid Devon including Cullompton and Bow, which are also both classified as 'very bad'.

6.44. The Bowl barrow Scheduled Monument, 260m north-west of Putson Cross, Tiverton, is also listed as significantly at risk and declining.

³⁵ Ibid.

6.45. The Tiverton Civic Society report that other notable buildings at risk of deterioration include Exeleigh House, Alexandra Lodge and Heathcoat Hall in West Exe. Furthermore, there is some doubt over the future of the Grade I St. George's Church.



Alexandra Lodge

for many reasons and it is important to identify which are currently under threat, or could be in the future, so that work can be undertaken to restore them and ensure that irreplaceable heritage can make its fullest possible contribution to society now and for many years to come.



Exeleigh House

6.46. Heritage assets can become 'at risk'

Non-Policy Action 2: Heritage at Risk

The Town Council and Civic Society, working in conjunction with Historic England, the MDDC Conservation Team and local organisations, will agree lists of key local assets and unprotected buildings that are valued locally and which may be under threat and identify proposals and funding to rescue them.

7 NATURAL ENVIRONMENT



Tiverton residents should feel confident that their favourite green spaces within Tiverton are preserved and development is limited to within the settlement boundary to preserve important views. Residents embrace the diversification of agriculture to encourage local food resilience and natural biodiversity.

7.1. The town of Tiverton stands at the confluence of the rivers Exe and Lowman. The area around Tiverton has a multitude of natural assets, including two Strategic Nature Areas. These areas are designated as 'coastal and floodplain grazing marsh' to the south and lowland heath and woodland to the north. There is also a SSSI designation at Tidcombe Lane Fen. Tiverton benefits from the Grand Western Canal which is a major regional walking and cycling route.



River Exe

7.2. The vast majority of Mid Devon is located within the catchment of the River Exe, which flows from north to south through the centre of the District. North of



Buzzards Wood

Tiverton, the steeply rolling landscape is dissected by the incised tributaries of the River Exe. The steep sides of these narrow valleys are covered extensively by woodland, predominantly oak but replaced by conifer plantations in some areas.

7.3. Several of the woodlands have been designated as County Wildlife Sites (CWS), which are sites of county importance for wildlife, designated on the basis of the habitat or the known presence of particular species. There are two Sites of Special Scientific Interest



Knightshayes grounds

(SSSI) within Tiverton and the Grand Western canal is a local nature reserve.

- 7.4. The protected species groups particularly relevant are bats (especially the Greater Horseshoe bat), dormice, otters, badgers (although they have been subject to extensive culling in recent years), barn owls and some amphibians and reptiles.

Policy T9: Network of green infrastructure

- 7.5. The National Planning Policy Framework states that in order to minimise impacts on biodiversity and geodiversity, planning policies should:

“Identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping-stones that connect them and areas identified by local partnerships for habitat restoration or creation.

Promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan”.

- 7.6. The emerging (2020) Environment Bill³⁶ also recognises the need to protect what it describes as “Nature Recovery Networks”, joined-up system of places important for wild plants and animals, on land and at sea.

- 7.7. It is considered important, therefore, to seek to enhance the green infrastructure assets of the Neighbourhood area where possible. These are particularly important spaces for the local communities for recreational purposes and for visitors to the area, where the more residential areas and the village border the countryside, surrounding and defining each the town and individual settlements, threading through and providing separation between the various settlements both within and neighbouring the parish. They also provide critical spaces as wildlife refuges and stepping-stones that prevent species becoming isolated.



Tidcombe Fen SSSI

- 7.8. To assist in the identification of this network, the Devon Biodiversity Record Centre was commissioned to produce a report setting out the designated and

³⁶ <https://www.gov.uk/government/publications/environment-bill-2020/30-january-2020-environment-bill-2020-policy-statement>

non-designated sites in Tiverton, along with information about biodiversity. This collates information about statutory, non-statutory and other sites, all of which contribute to the green infrastructure network. Hedgerows and waterways often act as wildlife corridors and should be incorporated into this. Furthermore, the Tiverton Neighbourhood Design Codes for a Sustainable Town identifies key open spaces and corridors within the town itself. Finally, the proposed spaces for designation as Local Green Spaces, some of which overlap with the spaces shown in the Design Codes guidance, form an important part of the green infrastructure. Figures 7.1 and 7.2 show the green infrastructure network within the parish.

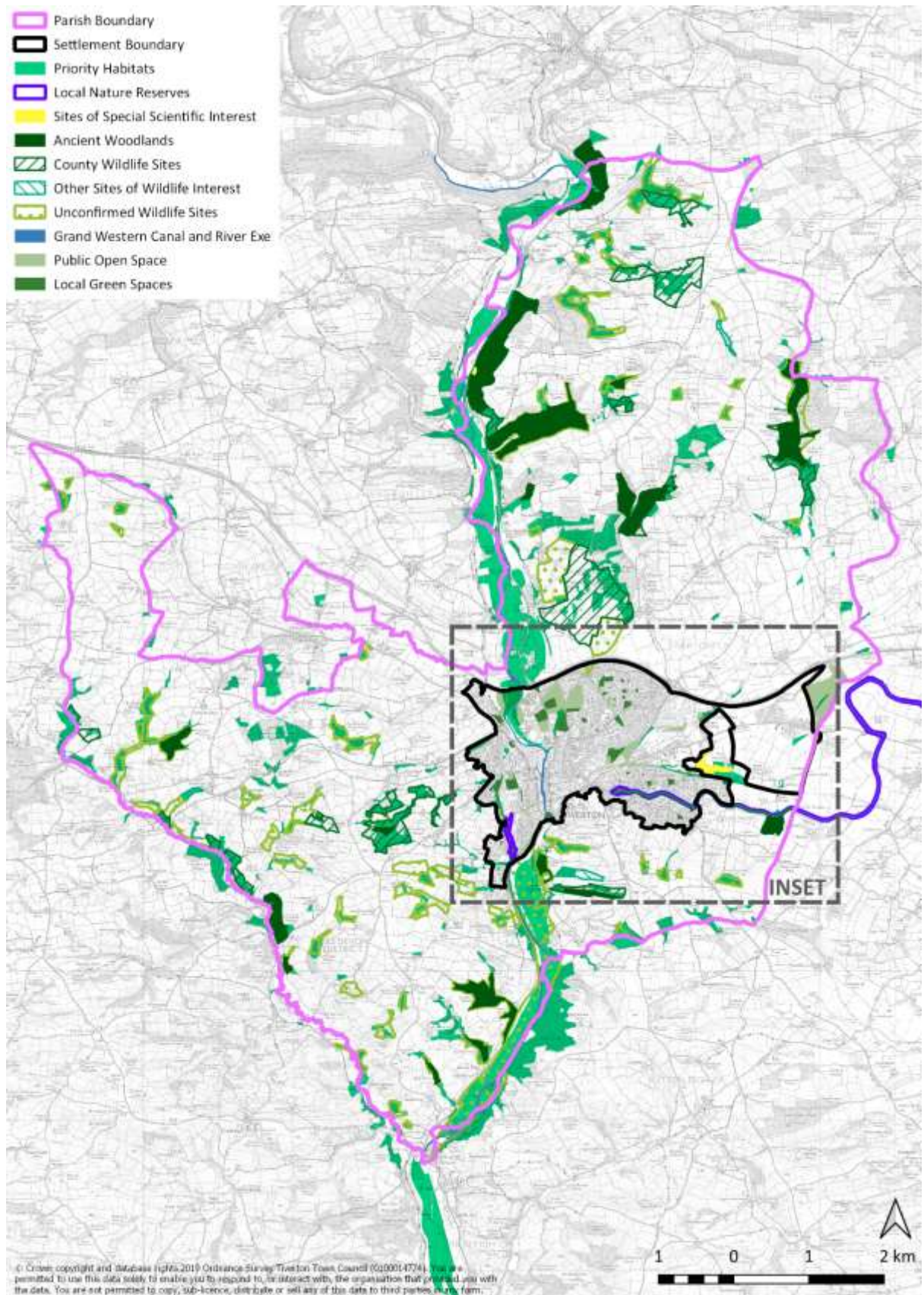


Figure 7.1: Green Infrastructure Network (parish-wide)

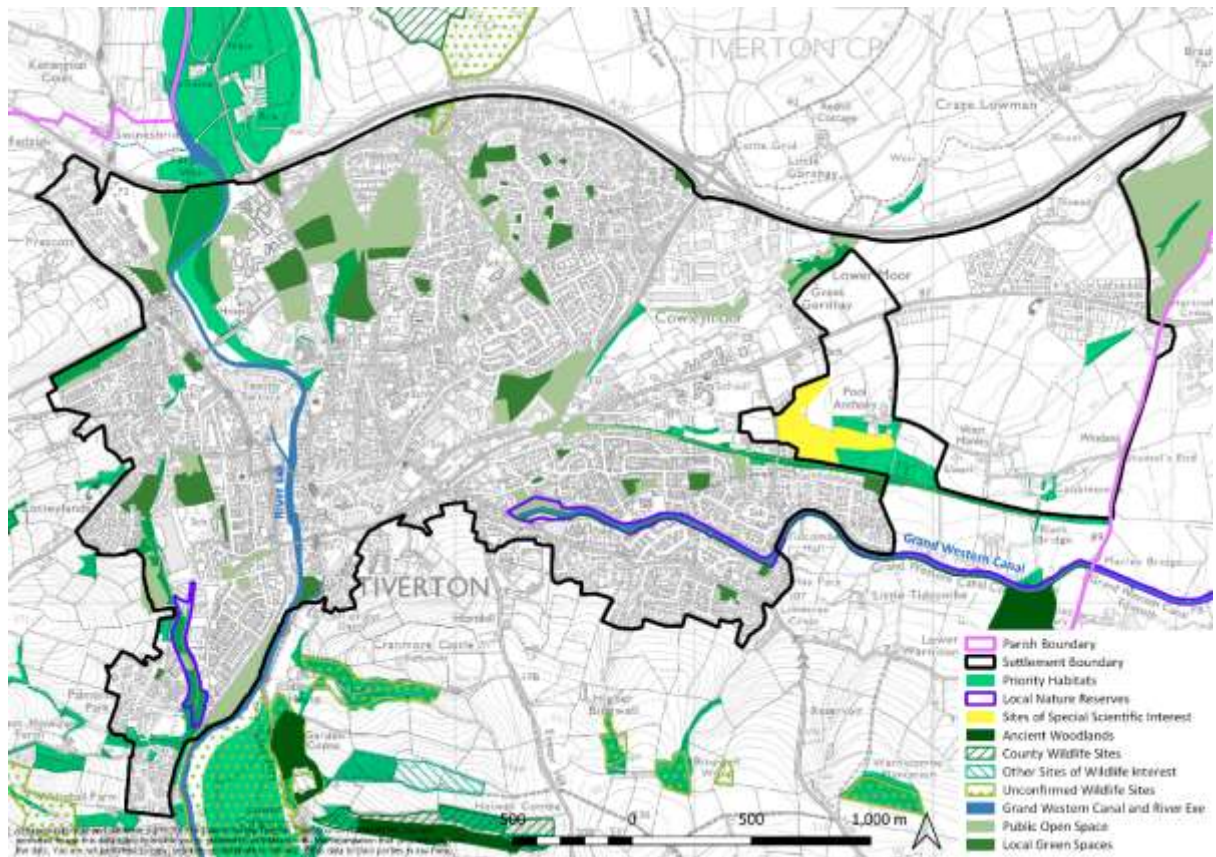


Figure 7.2: Green Infrastructure Network (inset)

- 7.9. The green infrastructure assets of the Neighbourhood area should be maximised and made accessible. Development proposals are encouraged to facilitate improved connectivity between wildlife areas and green spaces that are used by the community.
- 7.10. The Defra biodiversity metric has been designed to determine and quantify existing biodiversity value, in terms of habitats, and the consequent measures required to ensure measurable net gain. Net gain involves a post development increase in biodiversity units of 10%. Natural England considers this to be the most appropriate mechanism for determining current ecological value and delivering biodiversity net gain. Ecological assessment by suitably qualified people must utilise this metric on all habitats to determine net gain. Ecological reports must be consistent with BS 42020 Biodiversity – code of practise for planning and development.
- 7.11. If significant harm resulting from a development cannot be avoided (for instance by locating to an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

7.12. Planning permission should also be refused for any development resulting in the loss or deterioration of irreplaceable habitats such as veteran trees and trees of a high conservation value, unless the need for and benefits of the development in that location clearly outweigh the loss. In this instance, substantial compensation as quantified by the Defra biodiversity metric will be considered.

POLICY T9: GREEN AND BLUE INFRASTRUCTURE AND DELIVERING BIODIVERSITY NET GAIN

Proposals should be designed from inception to create, conserve, enhance and manage green spaces and connective chains of green infrastructure, as identified on the Policies Maps, with the aim of delivering a measurable net environmental benefit³⁷ for local people and wildlife. In particular proposals that seek to improve the connectivity between wildlife areas and green spaces will be supported.

Proposals for development must be supported by a biodiversity appraisal, which must demonstrate how negative impacts would be minimised and biodiversity net gain achieved.

Conformity Reference: NP Objective: 5; MDDC Local Plan Review: S1, S9, S10, S14, DM24; NPPF: 170, 171, 172

Policy T10: Local Green Spaces

7.13. Under the NPPF, Neighbourhood Plans have the opportunity to designate Local Green Spaces which are of particular importance to them. This will afford protection from development other than in very special circumstances. Paragraph 100 of the NPPF says that the Local Green Space designation should only be used where the green space is:

- a. in reasonably close proximity to the community it serves;
- b. demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c. local in character and is not an extensive tract of land.



People's Park

7.14. The following 31 areas are considered to fulfil all of the criteria of the NPPF:

³⁷ Net gain involves a post development increase in biodiversity units of 10%

Number	Site Name
1.	Green space in The Avenue
2.	Westexe Recreation Ground off Wellbrook Street
3.	Lowman Green, at the bottom of Gold Street
4.	Leat Street open space
5.	Beech Road Allotments
6.	People's Park
7.	Amory Park, inc. BMX track, off Siddals Gardens
8.	'Community' field on the confluence of the Exe and Lowman
9.	Tomswell allotments, near Rackenford Road
10.	Green space, off Rooks Way
11.	Pinnex allotments, off Park Road
12.	King Street Allotments
13.	Harrowby Allotments, Lewis Avenue
14.	Green Space to the opposite of 1-4 College View
15.	Green space at Atherton Way, Canal Hill
16.	Hay Park
17.	Cluster of green spaces within the Pinnex Moor Estate
18.	Cluster of green spaces within the Moorhayes Estate
19.	Palmerston Park estate community space
20.	Green space with play area at Roundhill, Cotteylands
21.	Adventure playground, Cowleymoor Road
22.	Rugby fields
23.	Open fields on flood plains near the school
24.	Playing field at Blackmore Road Wilcombe
25.	Grounds of Sunningmead Community Centre
26.	Green space at the end of Glebelands Road
27.	Narrow Lane & Howden Road green space
28.	Colley Stream green space
29.	John Street Allotments
30.	Elmore Allotments
31.	Ashley Rise Play Area

7.15. Figure 7.3 the Local Green Spaces. Detailed maps of each space are shown in Appendix D (separate document) along with details about how each area fulfils the Local Green Space criteria is included in the supporting evidence base.

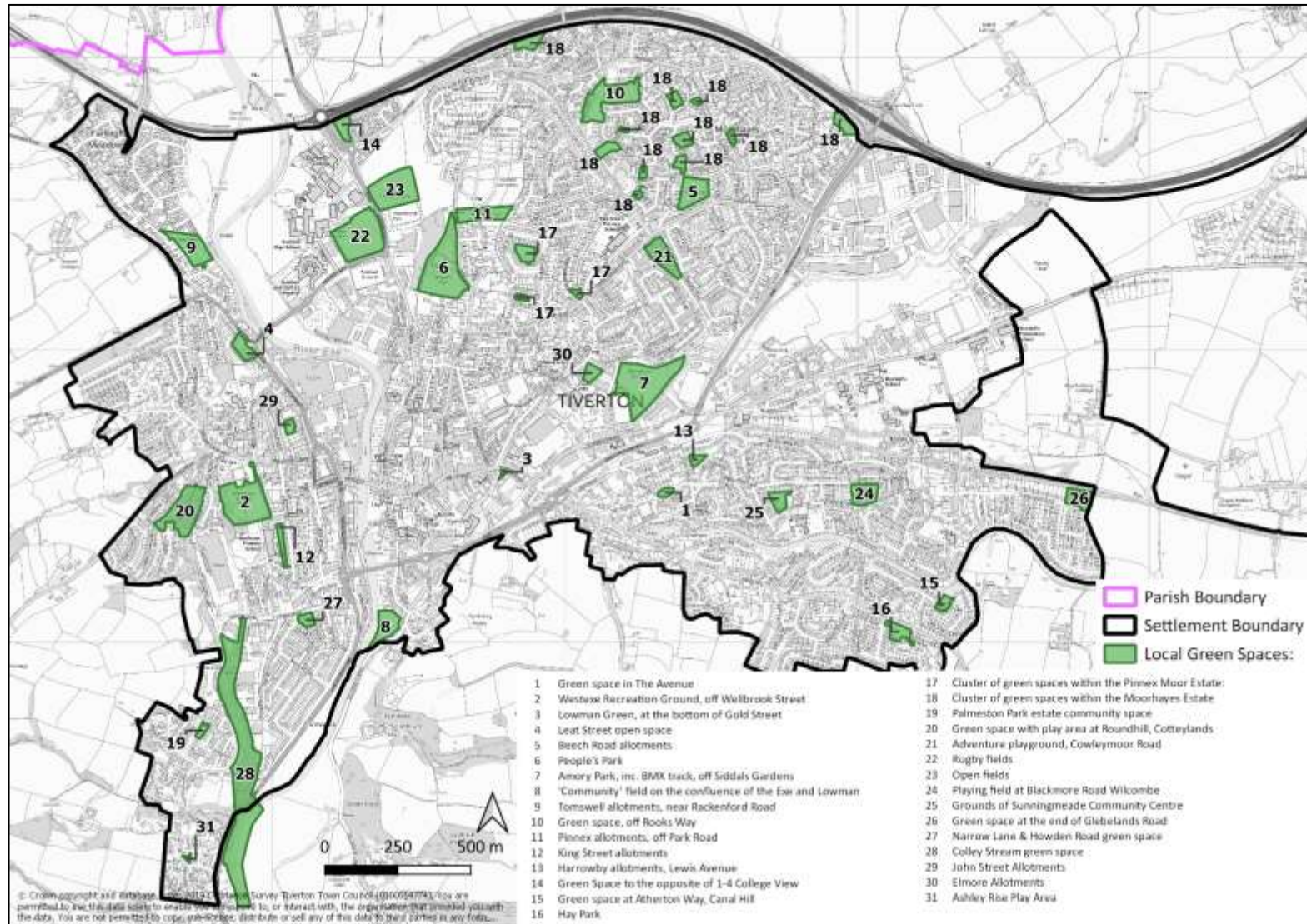


Figure 7.3: Proposed Local Green Spaces

POLICY T10: LOCAL GREEN SPACES

The 31 areas as listed in paragraph 4.14 and shown in Figures 7.3 and on the Policies Map are designated as a Local Green Spaces.

Development proposals within the designated local green space will only be supported in very special circumstances.

Conformity Reference: NP Objective: 5; MDDC Emerging Local Plan: S1, S9, S10, S14, DM24; NPPF: 99, 100, 101, 145

Policy T11: Locally significant views

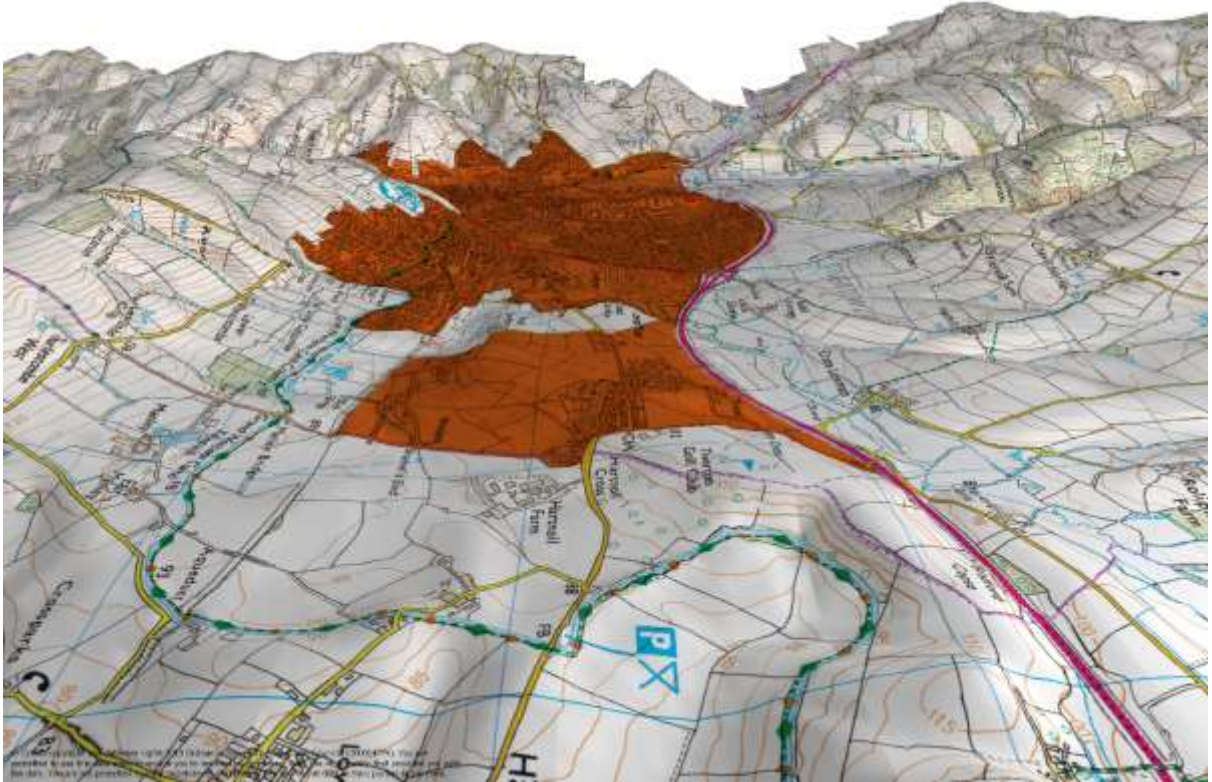
- 7.16. With a well-established population, views are important for tradition, memory and sense of place. They are equally important for visitors. Prominent views created by the natural topography are a defining characteristic of the area.
- 7.17. Tiverton town itself is sited within a natural dip in the landscape, as illustrated in Figure 7.4, and the 'green horizon' visible from locations throughout the settlement is a special feature that the local community are keen to preserve. The Mid Devon Landscape Character Assessment³⁸ describes the defining features of the landscapes within and surrounding Tiverton; views include towards the Exe Valley, lower rolling farmland and woodland. There are also important panoramas into and across the Plan area from viewpoints outside it. Within the more urban part of Tiverton town itself, local glimpses over and between buildings to the countryside beyond are important, especially for less mobile residents. Development should take advantage of and complement existing buildings, landscape and topography and should preserve views and sight-lines to and from current built-up areas.

³⁸ <https://www.middevon.gov.uk/media/103735/introduction.pdf>

Tiverton Neighbourhood Plan For Formal Public Consultation (Regulation 14)

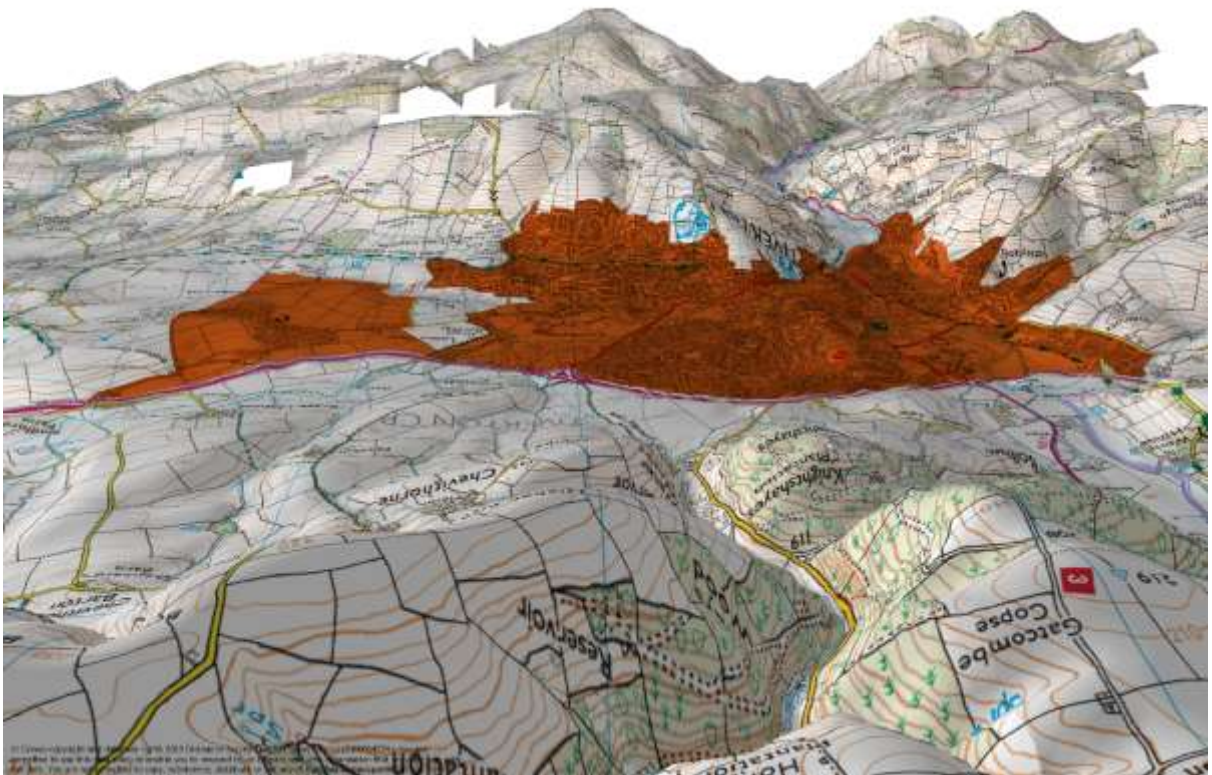
View to Tiverton from the East
(Terrain height multiplied by 5)

Parish Boundary
Settlement Boundary



View to Tiverton from the North
(Terrain height multiplied by 5)

Parish Boundary
Settlement Boundary



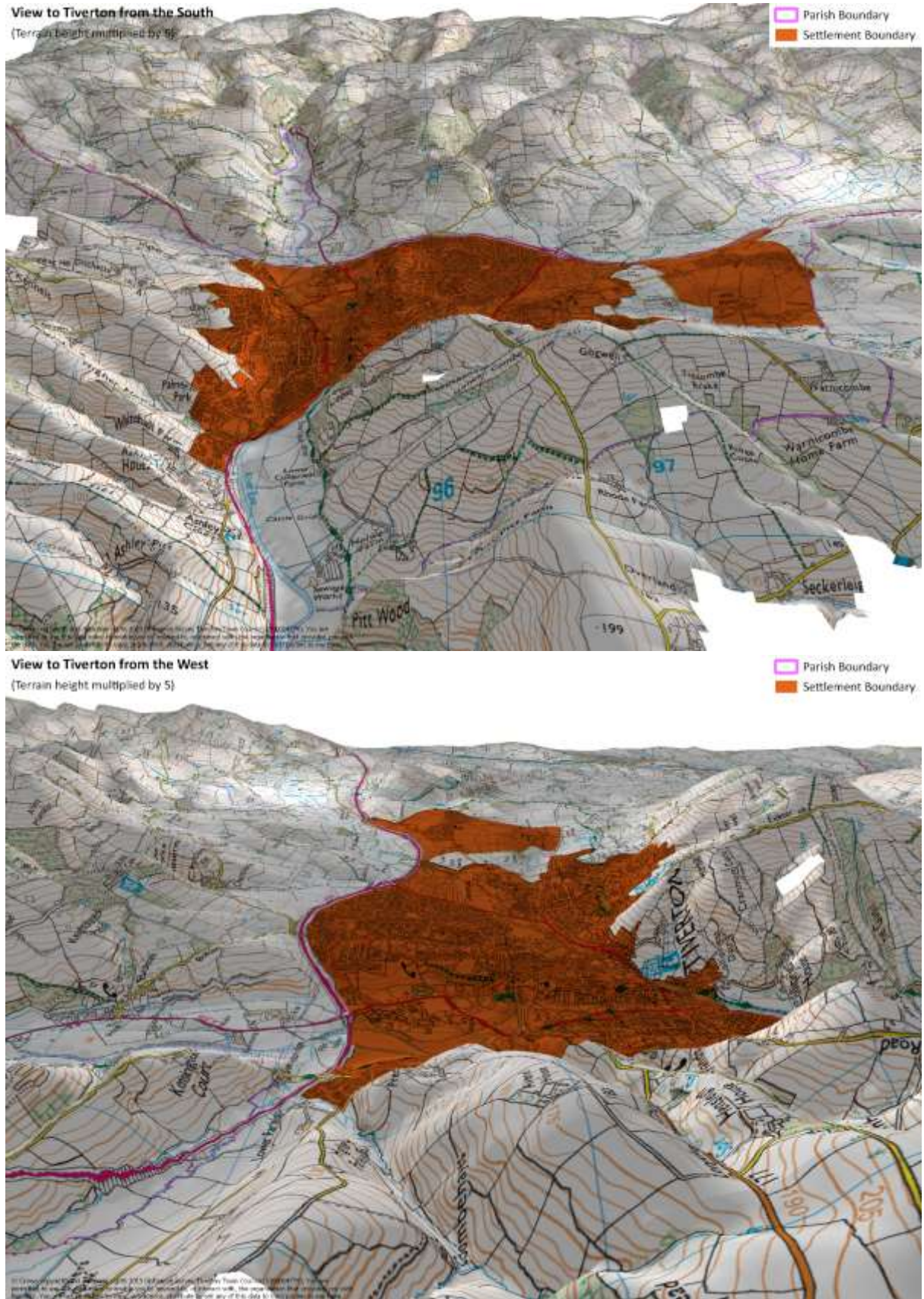


Figure 7.4: Maps showing the topography of Tiverton

7.18. In addition to the 'green horizon' the Tiverton Neighbourhood Design Codes for a Sustainable Town identified a series of views within the town itself contribute to the character of the town. In addition, the following views are considered to hold particular local significance, with many contributing to the significance of a local heritage asset and enabling greater appreciation of those assets and the wider heritage and natural environment and are therefore worthy of protection. Full details of the views, including photographs and text explaining why they are special, are included in Appendix E (separate document). A map, illustrating the views, is included at Figure 7.5.

1. Down Barrington Street looking up to Cranmore Castle
2. Phoenix Lane looking up to Cranmore Castle
3. West along Great Western Way (over the New Bridge and up the hill beyond the roundabout)
4. North from the Old Bridge towards St Peter's Church
5. South from the Old Bridge towards the Weir
6. North from the College over the link road to the Weir
7. From the School crossing up to People's Park
8. Canal to Tidcombe Hall
9. Leat ford at Chettiscombe
10. Museum from Beck Square
11. Leat in Castle Street
12. Knightshayes Court terrace to Heathcoat factory
13. St Georges and the Town Hall from Rotary Way
14. Heathcoat factory and fields from Peoples Park
15. College and fields from top of steps beside the Youth Centre



Some of the views to be safeguarded

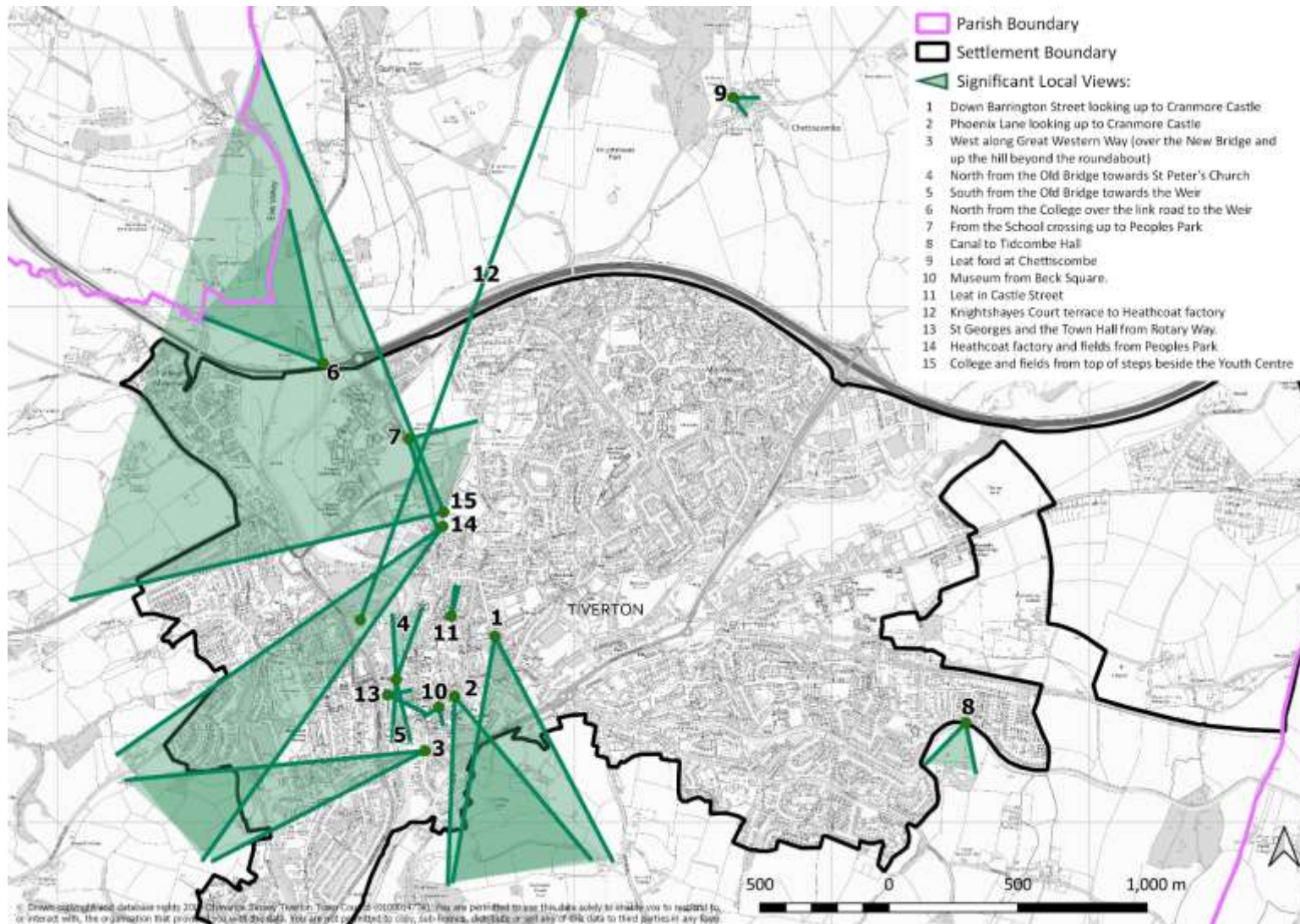


Figure 7.5: Map showing the views

7.19. In 2007, the National Trust commissioned a study of the key views in and out of Knightshayes Park and Garden. It is considered that the views contained within this study³⁹ should also be preserved.

7.20. When considering planning applications against this policy, we would anticipate that where the proposed development would have an impact on any identified key view (i.e. the shaded area, to the extent of the parish boundary), the planning application concerned should be accompanied by a landscape and visual impact assessment that is proportionate to the scale of the development proposed. Any such development proposals will only be supported where appropriate mitigation measures are incorporated within their design.



POLICY T11: LOCALLY SIGNIFICANT VIEWS

The setting of the town of Tiverton contributes greatly to its character. Views of the ‘green horizon’ out of the town and the main approaches to the town play key roles in its setting. Proposals with significant harmful impacts on the setting of Tiverton will not be permitted.

Development proposals are required to ensure that they do not have a significantly detrimental impact on:

- **the 15 locally significant views listed in Figure 7.5 and shown on the Policies Map; and**
- **The views set out in The Setting of Knightshayes Park and Garden: A Historic Landscape Assessment.**

As appropriate to their scale and nature development proposals within the shaded arcs of the various views as shown on Figure 7.5 should be designed in a way that safeguards the locally significant view or views concerned.

Conformity Reference: NP Objective: 5; MDDC Local Plan Review: S1, S9, S10, S14, TIV1-16; NPPF: 124, 125, 127

³⁹ https://www.middevon.gov.uk/media/103572/knightshayes_setting_study_2007.pdf

Policy T12: Supporting sustainably friendly agriculture and opportunities for diversification

7.21. Agriculture has played a significant role in shaping and defining the character of the parish and wider district. Livestock farming is the dominant land usage in Mid Devon, with 70% of holdings managed as grassland for dairying, lowland cattle and sheep, with a further 10% under mixed usage.



Exe Valley

7.22. There are four main objectives relating to the agricultural sector in the parish:
protecting high quality agricultural land;
expanding residential conversions to support farm viability; supporting the viability of existing farms through diversification beyond purely farming; enabling and encouraging more sustainably friendly farming practices.

7.23. Protecting high quality agricultural land: The community of Tiverton considers that it is vital to protect the agricultural land of quality that there is in the parish. In the parish, a significant proportion of existing agricultural land is Grade 1 and Grade 2 with the remainder being largely Grade 3 as shown in Figures 7.6 and 7.7.

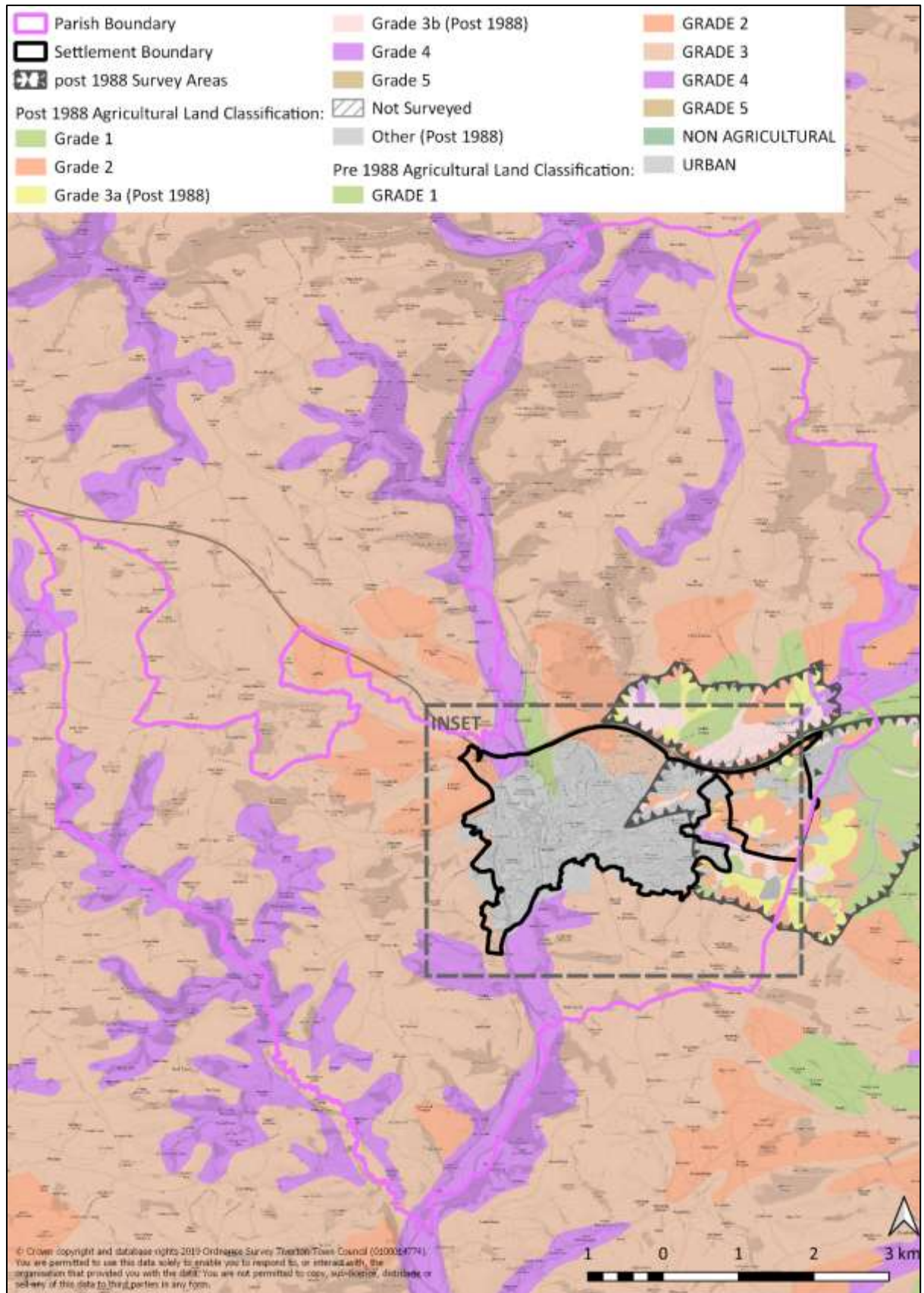


Figure 7.6: Agricultural land classifications map for Tiverton

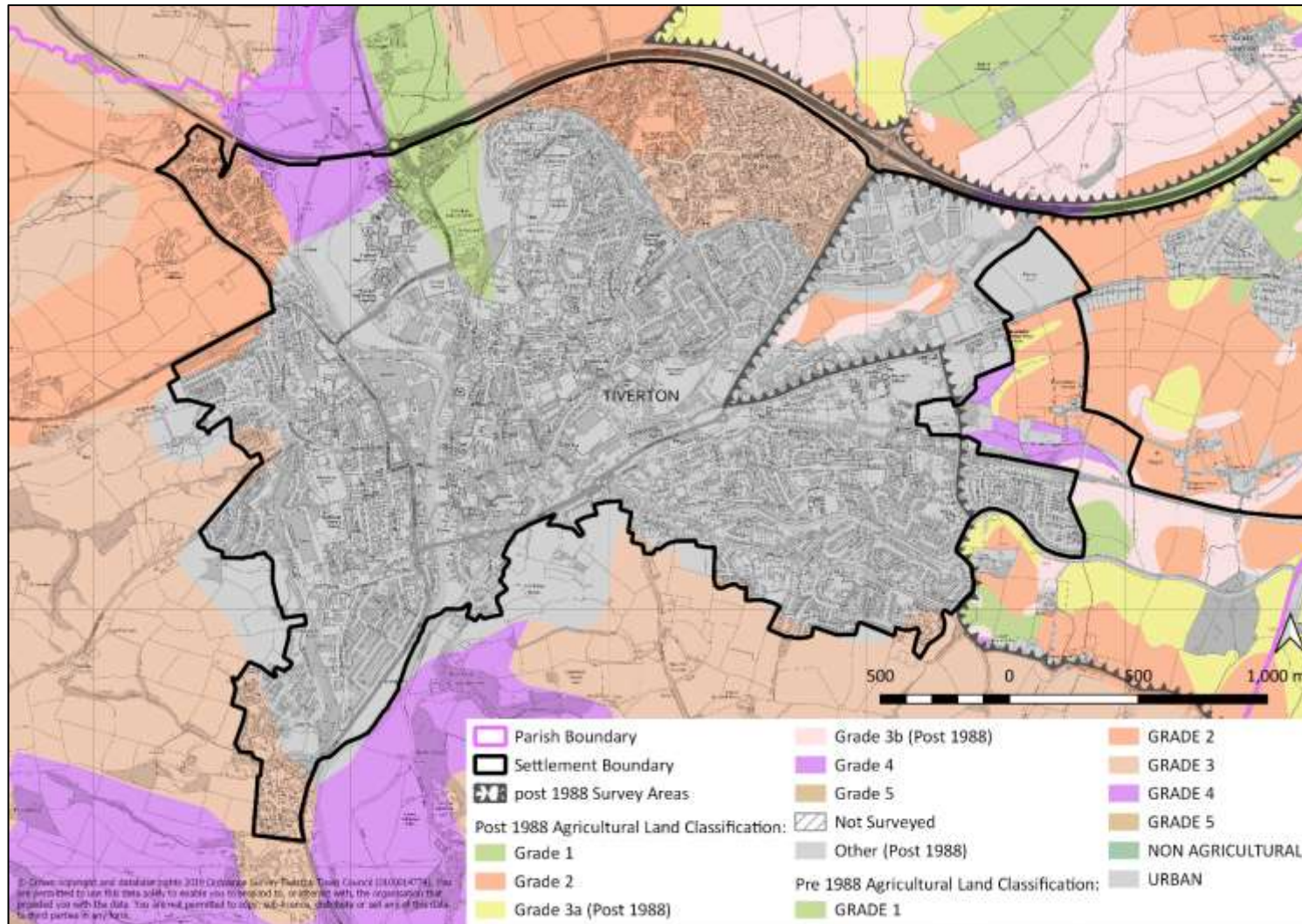


Figure 7.7: Agricultural land classifications map for Tiverton (inset)

- 7.24. This is considered to be adequately supported by national planning policy; paragraph 170 (b) of the NPPF states: *“recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.”* Paragraph 171 goes on to say, *“Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality”*.
- 7.25. Conversion to residential, to support farming: Changes to Permitted Development (PD) Rights introduced in early April 2014 have transformed the landscape for anyone wishing to undertake a barn conversion in England. Further amendments took effect on 6 April 2018, including the allowance of up to five new homes to be created from existing agricultural buildings rather than the previous maximum of three. This concern is therefore considered to be addressed.
- 7.26. The diversification of individual farms: Diversification, to provide related and other activities, can be an important element in improving their viability and achieving a wider rural economic base. Most development concerning agriculture does not require planning permission as it is 'Permitted Development', where the principle of the development is already accepted. Some instances, for instance the construction of new barns or creation of new tracks, are subject to a Permitted Development 'Prior Notification' process. Agricultural development on the smallest holdings (under 5ha) usually requires planning permission. The Neighbourhood Plan supports agricultural development, whatever approval route is required, provided there is no significant harmful impact on the local environment, neighbouring uses and the local road network.
- 7.27. This Neighbourhood Plan also supports agricultural diversification where it can enable additional incomes from the farm – this includes, but is not limited to, the making and selling of non-agricultural products, adding value to food, working in energy markets such as wood fuel, and the provision of visitor facilities, and may require additional buildings or facilities. Such activities will be supported provided that there is no significant harmful impact on the local environment, neighbouring uses and the local road network. Agricultural diversification is intended to provide additional support for farm businesses and not to replace them. Proposals for agricultural diversification can therefore only be made for established agricultural units, still in use as such, and may accordingly be tied to the holding by condition or s106 agreement if necessary.
- 7.28. Promoting sustainable farming practices: On average 10% of current UK greenhouse gas emissions are associated with agricultural food production⁴⁰, and those from land use changes and land management practices. To achieve

⁴⁰ <https://www.epa.gov/ghgemissions/sources-greenhouse-gas-emissions>

net zero carbon our use of land in the UK should be shifting away from predominately livestock farming to a more mixed land use pattern providing food, energy resources and carbon capture. The Covid-19 crisis highlighted the fragility of our food supplies and has demonstrated the importance of creating a more resilient local food economy. An associated Aim to this policy is therefore to encourage sustainable farming practices that encourage nature-friendly and organic farming and land management.

POLICY T12: SUPPORTING LOCAL AGRICULTURE AND OPPORTUNITIES FOR DIVERSIFICATION

A. The development and diversification of agricultural and other land-based rural businesses will be supported, subject to taking into account local character, residential amenity and highway safety Development should, where viable and deliverable, incorporate renewable and low carbon technologies.

Conformity Reference: NP Objective: 5, 9; MDDC Local Plan Review: S1, S2, S3, S9, S10, S14, TIV1-16; NPPF: 79, 83, 84

Non-Policy Action 3: A thriving, healthy countryside

Our vision is for a thriving, healthy countryside that delivers multiple benefits for wildlife and people. As well as products such as food and timber, we need the natural environment to provide services like clean water and healthy soils, and the benefits to our wellbeing that contact with abundant and diverse nature brings. In turn, these services play a key role in supporting a prosperous rural economy. We will:

- i. Encourage diversification of farming away from the dominance of intensive livestock production and crops for livestock and energy production towards timber production, horticulture and crops for human consumption.
- ii. Reduce the reliance on intensive livestock production that threaten biosecurity.
- iii. Reduce the dependence on artificial pesticides and fertilisers that threaten biodiversity.
- iv. Encourage and reward nature-friendly organic land management practices that improve soil quality and wildlife habitats, such as hedgerows and rewilding.
- v. Prioritise smallholdings / smaller agricultural holdings that have a lower carbon footprint over large industrial agricultural holdings that have a high reliance on fossil fuels that put profit before the environment.
- vi. Champion local food production and provide incentives to increase local employment opportunities in this sector.

8 COMMUNITY FACILITIES



It is vital that a full range of facilities are available for use by the community.

- 8.1. With the levels of growth expected over the period of the Plan, it is particularly important that development is supported by appropriate provision of community facilities. This will ensure that those living in and moving to the parish are adequately served with a range of good quality activities.
- 8.2. Most community facilities are located within Tiverton town itself. In addition, the Eastern Urban Extension masterplan incorporates a series of community facilities that will serve both the incoming community whilst also being accessible to those already living in the parish. This includes: a shared space and village green at the proposed new neighbourhood centre, a new school, sports pitches, play areas, allotments and green space. There is also provision for a new community building, the nature and use of which has not yet been decided.
- 8.3. Local engagement identified the following priorities when considering provision across the wider town and parish:
- Ensure ease of access to facilities – by ensuring that facilities are locally located and that they are accessible, particularly by public transport and foot/bicycle.
 - The need for good quality design and for community buildings to have a ‘civic presence’ and a sense of place.
 - Provision of a greater range of activities for teenagers.
 - Supporting the ongoing provision of a local cinema.
 - Maximising the use of community buildings.
 - Provision of allotment space
- 8.4. Figures 8.1 and 8.2 show the existing locations referred to in this section.

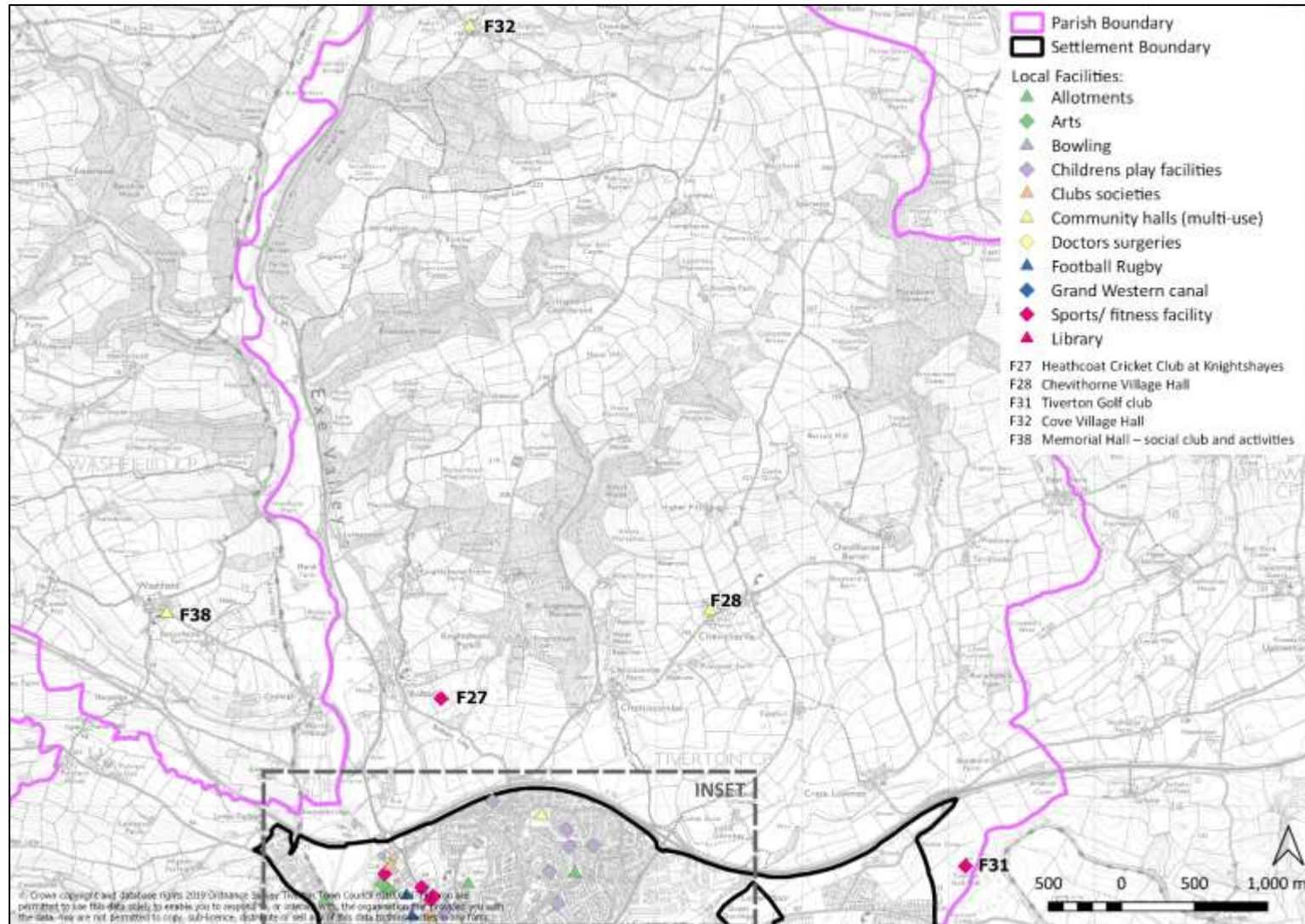


Figure 8.1: Local facilities in the parish

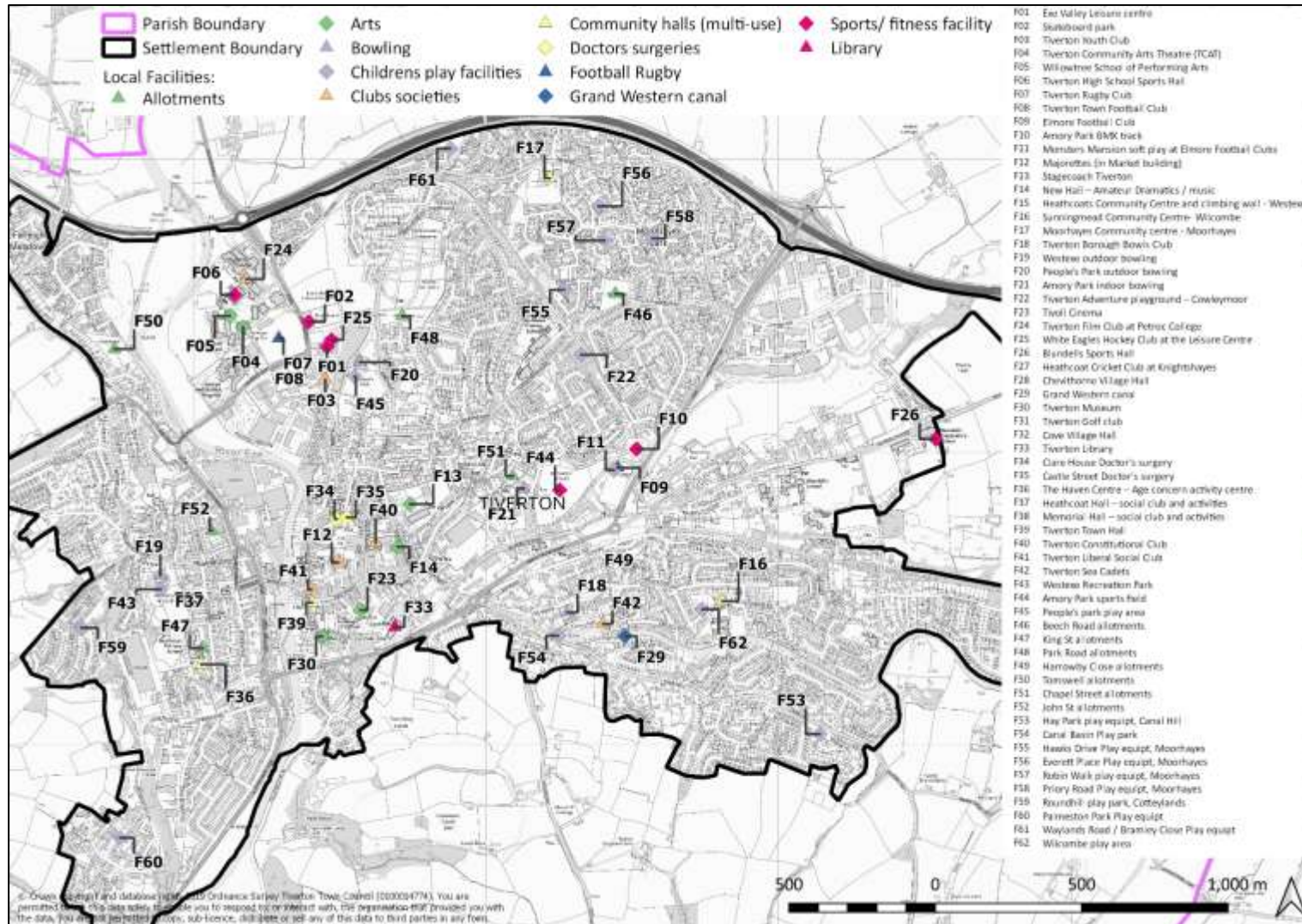


Figure 8.2: Local facilities [inset]

Policy T13: Sports and leisure provision

- 8.5. Tiverton is currently well served for leisure and recreation facilities, as shown in Figures 8.1 and 8.2. There is a proposal to relocate Tiverton High School from its current site to the west of Bolham Road to a new site east of Bolham Road, increasing its maximum capacity from 1,400 to 1,800 pupil places. The new site is proposed to include a building for the Tiverton Community Arts Theatre within the new school complex and may lead to new community sports facilities being made available on the land of the current campus. This would happen once the school buildings move to their new site and the current land would once again be empty, as per the existing outline planning permission in place. This would mean an opportunity for local sports groups to work with the high school to ensure the most is made of what would be a huge opportunity to increase sports facilities in Tiverton.
- 8.6. As the population grows and demographics evolve, it will be important to ensure that there continues to be sufficient provision of sports and leisure opportunities. Mid Devon District Council (MDDC) sets out in its Open Space and Play Area Strategy⁴¹ the minimum facilities – both quantity and quality – that communities should have access to. The Area Profile for Tiverton⁴², which forms an Appendix of the Strategy highlights two priorities for Tiverton:
- To provide additional football pitches; and to improve the pitches at Amory Park and
 - To secure funding to replace the play equipment at Wilcombe Playing Field and Westexe Recreation Ground.
- 8.7. The Neighbourhood Plan supports these priorities. In addition, feedback from the local consultation revealed a concern about a lack of provision, in particular for teenagers. Whilst there is a BMX track at Amory Park that is to a standard to stage national events and an inline skate facility at Bolham Road, feedback from teenagers in the parish suggested a desire to see the following:
- More safe cycle paths; and
 - Sheltered spaces to meet up with friends.
- 8.8. For younger children, comments have been received about:
- the lack of a playground near to the golf club in Tiverton;

⁴¹ <https://www.middevon.gov.uk/media/103543/open-space-and-play-area-strategy-2014-part-1.pdf>

⁴²

https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&ved=2ahUKEwi8zamaHbIAhV5QEEAHUKuBL8QFjAAegQIBBAC&url=https%3A%2F%2Fwww.middevon.gov.uk%2Fmedia%2F103559%2Ftiverton_.doc&usg=AOvVaw2aQVMB03ii7OQKGTkjkvXc

- The need for a higher quality, accessible path to access play equipment in the People's Park; and
- Additional 'free' play opportunities, in addition to the popular Adventure Playground; and
- The addition of play equipment at some of the green spaces within the residential areas.

8.9. Proposals that would deliver these priorities will be supported.

POLICY T13: PROVISION OF LEISURE AND RECREATION FACILITIES

A. To provide for the increased need for leisure and recreational provision to support the growing population of Tiverton, development proposals that deliver the following shall be strongly supported:

- i. The development of sports facilities at the former Tiverton High School site.**
- ii. The provision of additional football pitches and to improve the pitches at Amory Park.**
- iii. The replacement of the play equipment at Wilcombe Playing Field and Westexe Recreation Ground and introduction of equipment within Local Green Spaces.**
- iv. The provision of additional and improved youth facilities, including sheltered youth spaces.**
- v. The provision of additional play areas to serve the needs of children of all ages, in line with the MDDC's Quantity and Access Standards⁴³. Where possible, this should incorporate areas for 'natural play'⁴⁴. New residential development should demonstrate how it has actively provided for natural play through the design of public green spaces.**

Conformity Reference: NP Objective: 6; MDDC Local Plan Review: S1, S5, S10, S14, TIV1-16, DM22; NPPF: 91, 92

Policy T14: Protecting cultural and community venues

8.10. Tiverton has one dedicated cinema, the Tivoli, which is greatly valued by the community. A study into the value of cinemas to small towns was commissioned in 2003 by the British Film Institute and the UK Film Council⁴⁵. It revealed that such venues foster a sense of place and provide a focus for the local community, whilst enhancing local cultural life through the provision of mainstream and/or specialised film. The cinema plays an important social inclusion role, reaching out to otherwise under-served elements of the local population. Cinemas also contribute to the vitality and vibrancy of town centres, encouraging the

⁴³ [Mid-Devon Report_Final MDDC](#)

⁴⁴ Play provision within natural environments as opposed to man-made.

⁴⁵ https://www.filmhubscotland.com/media/36416/research_local_cinema_project.pdf

evening economy and increasing footfall. This often has a positive impact on safety and security. Finally, cinemas contribute to the local economy through audience and visitor spend, the use of local suppliers, and their (albeit limited) impact on the local labour market.

- 8.11. Protecting the provision of a cinema, ideally in its current location, is therefore important. An associated action, included in Section 11 of this Plan is to identify potential Assets of Community Value, of which the cinema is one.

New community centre within the Eastern Urban Extension

- 8.12. The Masterplan for the Eastern Urban Extension includes the provision of a new Community Centre. Whilst this would primarily serve residents in the new community, there is a desire among the current residents to play an active role in determining how that building is used, and this is included as an Action in Section 11.

Community Shops

- 8.13. The Devon Carbon Plan stresses the benefits of localising services and technology – including local shops - to reduce the need to travel⁴⁶. The policy supports this.

POLICY T14: CULTURAL AND COMMUNITY VENUES

A. Proposals that would result in the loss of cultural and community facilities (Use Class F) will only be supported if alternative and equivalent facilities are provided. Such re-provision will be required to demonstrate that the replacement facility is:

- i. at least of an equivalent scale to the existing facility; and**
- ii. is in a generally accessible location to the community of the Neighbourhood Plan area; and**
- iii. is made available before the closure of the existing facility; and**
- iv. is of a quality fit for modern use.**

B. Proposals for new/improved community facilities – including shops selling essential items (Use Class F2a) - will be encouraged subject to the following criteria:

- i. the proposal would not have significant harmful impacts on the amenities of surrounding residents and the local environment; and**
- ii. the proposal would not have significant adverse impacts upon the local road network.**

Conformity Reference: NP Objective: 6; MDDC Local Plan Review: S1, S8, S10, S14, DM23; NPPF: 91, 92

⁴⁶ Devon Carbon Plan: Para 10.4.2 T2, and Para 10.4.3

Policy T15: Allotments and growing spaces

8.14. Many people wish to grow their own food, which has many benefits, including providing exercise, social contact, reducing food miles and helping to mitigate climate change. In the neighbourhood area there are six allotment sites owned by the Town Council, all of which are located in the town itself. These are described in Figure 8.3.

Allotment site	Number of plots
Beech Road	50
Elmore	16
Harrowby Close	17
King Street	18
Pinnex	44
Tomswell	67
Total	212

Figure 8.3: Allotment spaces in Tiverton parish

8.15. It should be noted that many of the individual 212 plots are further subdivided to service demand, which means that in fact there are in excess of 400 plot holders in the parish.

8.16. Allotments are an important source of space for growing – increasing self-sufficiency, thereby reducing reliance on importing food and the associated higher energy costs of doing so – but they are often not in the most convenient location for all users and plots are often too large for users’ needs. Indeed, during 2019, 39 allotment spaces in Tiverton were abandoned by owners who were unable to manage them.

8.17. An alternative solution is community growing spaces which can be designed into new developments, meaning they are closer to residents’ homes and involve collective growing by residents that helps to ensure that what is grown is of the right quantity for those residents.



Examples of community growing spaces integrated into denser development

8.18. The Mid Devon District Council (MDDC) Local Plan Review sets out the quantity and access standard for allotments within Tiverton Parish: 6 sqm per dwelling

located no more than 300 metres or 6-7 minutes' walk time away. The Mid Devon Open Space and Play Area Strategy section on Tiverton reveals that the town has an undersupply of allotment space. In November 2019, the number of vacant plots stood at just six. The Eastern Urban Extension Masterplan makes allowance for 2 hectares of allotment space, which is the equivalent of approximately 5 acres⁴⁷. One acre of land could provide for between 10 to 15 allotment plots, depending on how much space is given over to new paths. This equates to approximately 50 to 75 additional plots being incorporated into the new garden settlement. In addition, the proposal seeks to bring back in to being a number of community orchards, which would also provide space for community growing. Clearly, however the new space will largely serve the new community.

8.19. Policy T15 of the Neighbourhood plan encourages the safeguarding of existing allotment space and the provision of new allotments and community growing spaces.

POLICY T15: ALLOTMENTS AND COMMUNITY GROWING SPACES

A. Proposals that would result in the loss of all or part of existing allotment spaces will not be supported unless alternative and equivalent allotment space is provided.

B. Alternative allotment provision proposed as part of such proposals will be required to meet the following criteria:

- i. the scale of the alternative site must be of at least an equivalent scale to the existing allotment provision; and**
- ii. the quality of the alternative site must be of at least an equivalent standard in terms of layout and soil character to the existing allotment provision; and**
- iii. the location of the alternative provision must be generally accessible by pedestrians and cyclists and within or adjacent to the defined settlement area, as shown on the Policies Map.**

C. The provision of allotment facilities and/or community growing spaces of a size appropriate to developments, particularly where these can be used to create attractive screening for, for example, car parking areas or main roads, will be encouraged.

Conformity Reference: NP Objective: 5, 6; MDDC Local Plan Review: S1, S10, S14, TIV1-16; NPPF: 91, 92

⁴⁷ According to the Adopted Masterplan SPD https://www.middevon.gov.uk/media/346497/11742-teue_masterplan-supplementary-planning-document-rev-q_lr.pdf

9 TRANSPORT AND MOVEMENT



Residents and visitors to Tiverton are encouraged to undertake shorter journeys by foot and bicycle, and the Plan promotes new and improved routes to enable this. Public transport is an important part of urban and rural life and buses and should be supported, including a move towards electric vehicles.



Exe Valley Way

9.1. Tiverton is located in the centre of the district, bounded by the A361 to the north and within easy reach of the M5 just beyond the neighbourhood plan boundary to the east. Beyond the town itself, the parish is very rural and lanes are narrow and winding. The nearest railway station serving the area is at Tiverton Parkway.

9.2. With the growth in the population that will occur across the area in the coming years, movement by all modes will continue to be a challenge. The key types of movement can be classed as 'local' and 'strategic':

- 'Local' movement is principally within the area, to key locations such as the schools, community facilities, the town centre and local health services. It also includes people accessing community infrastructure and leisure activities – even as simple as dog walking; and
- 'Strategic' movement is principally to or from areas outside the area, for instance out-commuting and through traffic to nearby towns or to access the strategic road network.

9.3. The bulk of strategic movement, and proposals to address this, are outside of the remit of a Neighbourhood Plan. Local movement however is certainly an issue that the Neighbourhood Plan can address, in terms of promoting more sustainable forms of transport, including walking, cycling and public transport provision.

Policy T16: Encouraging safe and sustainable movement

9.4. With the population of Tiverton set to grow through the allocation of a number of significant housing sites around the edge of the town, traffic and movement around and through the area could be an even greater issue for residents and visitors alike than at present. In particular, the speed and volume of traffic is of concern. This policy seeks to encourage non-car modes of transport to access

facilities within the parish by identifying Key Active Movement Routes and identifying where new paths can be created or existing ones enhanced.

9.5. Feedback from the community during the Neighbourhood Plan process identified a high level of concern about the extra traffic that will be generated by the new housing developments using roads that are already considered by people to be congested at busy times of the day.



Merchants' Trail

9.6. Whilst the Neighbourhood Plan cannot prevent people from using their cars, improvements to existing movement routes in the neighbourhood area will

encourage short, local journeys to be made on foot or by bicycle. Not only will this alleviate congestion and associated air pollution (particularly outside the schools and at the main junctions) but will provide regular healthy exercise. Tiverton is fortunate in this respect in that a number of well-cared for paths exist already, including some strategic foot and cycle routes, both within the town, for instance the Merchants' Trail, and accessing the wider countryside, such as the Exe Valley Way.

9.7. While outside the remit of the Neighbourhood Plan, consultation also brought out the desire for Park and Ride facilities, using subsidised free buses.

9.8. Figures 9.1 and 9.2 show the existing network of paths in and around Tiverton as well as those identified by the community as primary (active) movement routes; this is the network of routes within the town that provide the primary linkages between residential areas and local facilities and which have been identified by the local community. It is these routes which should be enhanced and to which development proposals should, where possible, connect to.

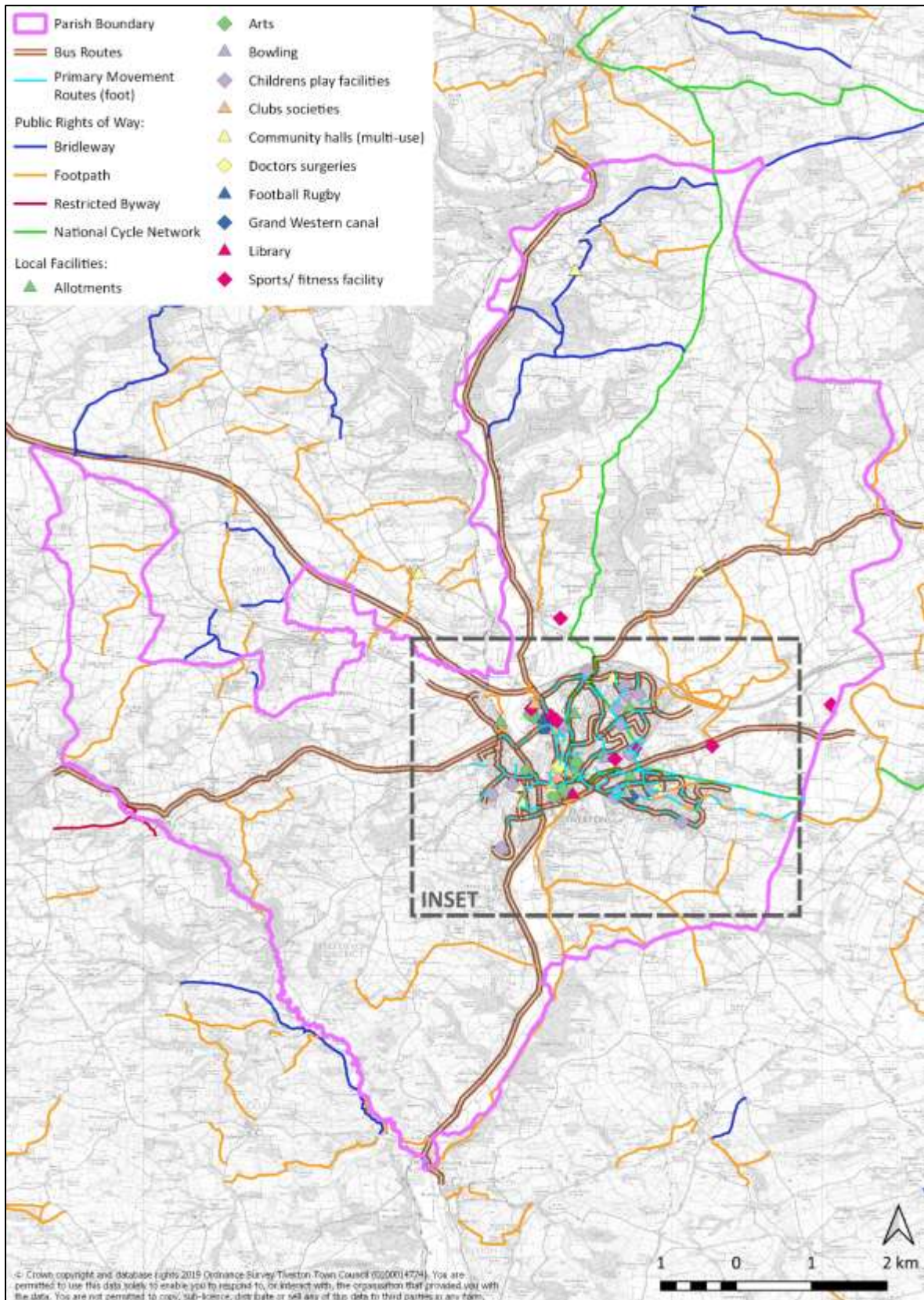


Figure 9.1: Map of existing paths within Tiverton and those considered to be primary movement routes (parish wide)

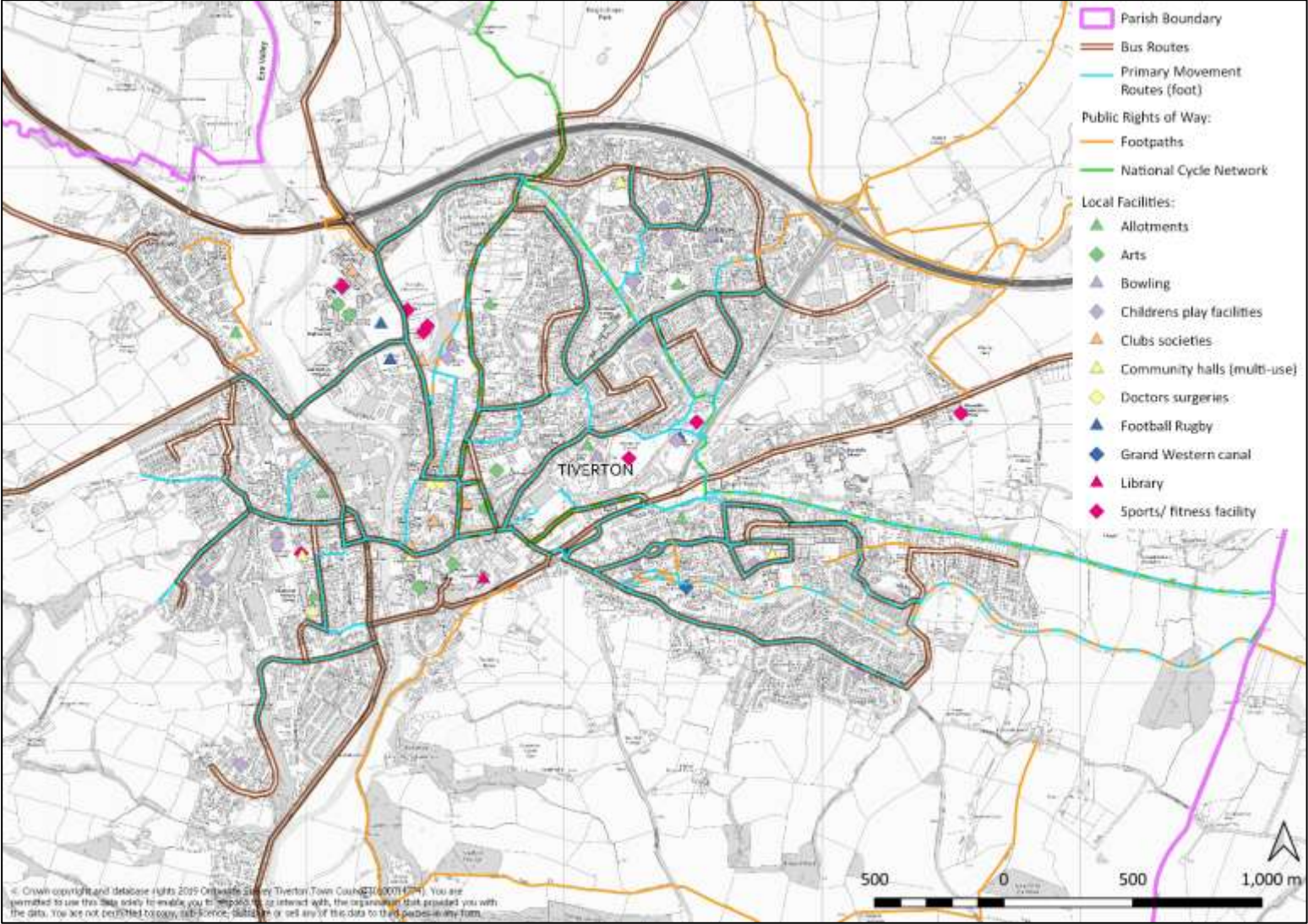


Figure 9.2: Map of existing paths within Tiverton and those considered to be primary movement routes (inset)

POLICY T16: ENCOURAGING SAFE AND SUSTAINABLE MOVEMENT

- A. Development proposals to improve cycling and walking will be supported. In particular, provision of cycle and pedestrian routes that are physically separated from vehicular traffic and from one another will be strongly supported. Such routes should also ensure that access by disabled users and users of mobility scooters is secured, which could include the provision of wider pavements, dropped kerbs and widened entrance ways.**
- B. To ensure that residents can access public transport facilities, schools, leisure and other important facilities, all new developments should ensure safe pedestrian and cycle access to link up with existing footways and cycleways that, in turn, directly serve the existing foot and cycle path network shown on the Policies Map.**
- C. Proposals to enable the provision of additional walking and cycling connections, will be supported, in particular where they enable the delivery of additional routes as set out in Aim 4.**
- D. Proposals should provide the following as part of development, in accordance with the MDDC Parking Standards set out in Policy DM5 of the Mid Devon Local Plan Review:**
- i. dedicated bicycle parking facilities, preferably with e-bike charging points, covered and secure; and**
 - ii. future-proofed electric vehicle charging points.**

Conformity Reference: NP Objective:8 ;MDDC Local Plan Review: S1, S8, S9, S10, S14, TIV1-16, DM1, DM3, DM5; NPPF: 91, 98, 102, 103, 104

Non-Policy Action 4: Extending the footpath and cycle route infrastructure

- 9.9. In addition to the existing routes identified in Figure 9.1, the Neighbourhood Plan the community has identified a series of new routes/extensions to existing routes that would enhance opportunities for walking and cycling and provide additional sustainable linkages between Tiverton and the surrounding rural villages. Where possible these should be shared-use paths⁴⁸, and the following are supported:
- **Tiverton Tree Trail** – this new walking route would be designed to showcase the important and extensive range of important trees around the town, while also providing a circular walk to link to the various facilities within Tiverton, including a connection to the Eastern Urban Extension. A map of the proposed route is shown in Figure 9.2, illustrating where

⁴⁸ A *shared use path* provides a travel area separate from motorized traffic for bicyclists, pedestrians, skaters, wheelchair users, joggers, and other users.

additional safety works would be required at some of the road junctions along the route.

- **Route connecting the north of Tiverton to Knightshayes Court** – the existing path is partially accessible at the moment and the Town Council is currently working with the Knightshayes Estate to improve the remaining sections.
- **Route connecting Tiverton to Chettiscombe** – this is an existing public footpath that is in need of improvement.
- **Route connecting Tiverton to Chevithorne** – this is an existing public footpath that is in need of improvement.
- **Route connecting Chettiscombe to Chevithorne** – there is a desire locally to create a new path enabling residents to walk safely between the two hamlets. Much work is required to make this happen.
- **Route connecting the west of Tiverton toward Calverleigh** – there is a desire locally to create this path, part of which already exists along the Exe Valley Way, before it disappears. This latter section would require negotiation with local landowners.
- **Improved footpath provision within Witleigh** – this would enable easier access through the hamlet, however much work would be needed to bring such a project forward.

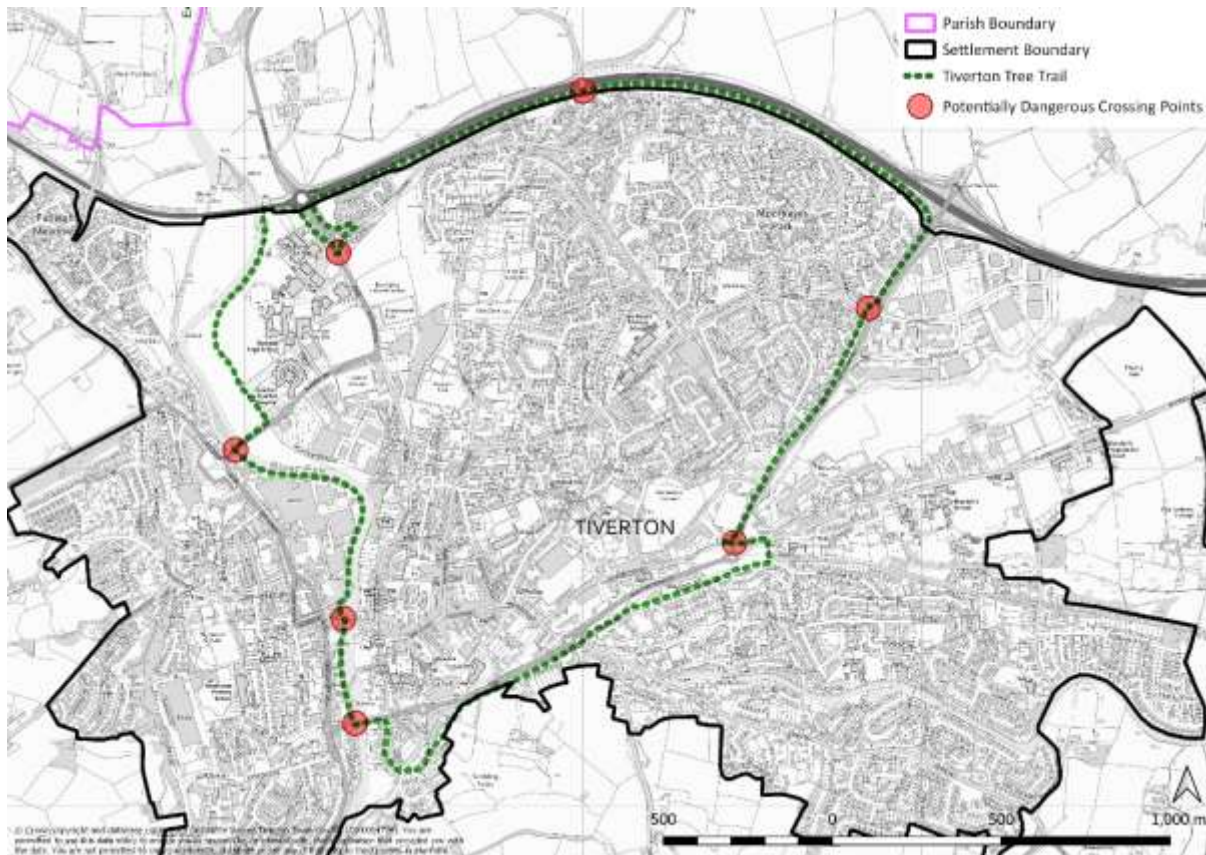


Figure 9.2: Map showing the Tree Trail proposal

Non-Policy Action 4: EXTENDING THE FOOTPATH AND CYCLE ROUTE INFRASTRUCTURE

Extensions to the footpath and cycle route network to enhance walking opportunities, as set out in paragraph 9.9, will be supported.

Non-Policy Action 5: Bus and community transport provision

9.10. Whilst active travel on foot and by bicycle has health as well as transport benefits, movement by public transport is also key to people being able to get around effectively and to reduce vehicle use. This is particularly so for those without access to a car but wishing to travel a longer distance than walking or cycling might allow.

9.11. The 2011 census revealed that 22% of households (approximately 2,000 households) did not have access to a car. While the parish is fairly well-served

by commercial buses, not all residential areas are served, particularly those in the more rural settlements, and there is a reduced service in the evening.

- 9.12. The present economic climate has shown how expensive it is to run commercial bus services and significant numbers have been withdrawn since 2008. If the bus service was to be reduced or withdrawn, it would have a significant impact on the community.
- 9.13. Aside from the commercial bus network, the Tiverton and District Community Transport Association offers a range of community transport services and is subsidised by donations & grants including grants from Mid Devon District Council, Heathcoat Trust, Devon County Council, Tiverton and Crediton Town Councils.
- 9.14. It is important that all efforts are made to support the existing commercial bus and community transport services but also to ensure that this does not result in increased fares. Community bus providers in particular have reported that additional services could be provided as long as they can be funded and there are volunteers to operate them.
- 9.15. Furthermore, commercial and community transport operators are encouraged to shift to electric vehicles, which are more environmentally friendly. The infrastructure to support this – including the provision of electric charging points – is supported.
- 9.16. It is proposed, therefore, that new major development contributes towards the financing of such expanded services, where appropriate. For housing, major development is defined as where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of one hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Non-Policy Action 5: BUS SERVICES AND COMMUNITY TRANSPORT

Contributions from new major development in the neighbourhood area will be used to provide additional community bus services or, where appropriate, improvements to the public bus service by way of increased services and improvements to public transport infrastructure. This should include encouraging bus companies to make the change to electric vehicles and supporting the provision of adequate charging points for this.

These contributions will be collected through Section 106 Agreements or the Community Infrastructure Levy mechanism, once introduced.

10 TIVERTON TOWN CENTRE AND THE WIDER LOCAL ECONOMY



Tiverton town centre should continue to be a thriving market town offering a range of services and activities within a safe and attractive setting.

10.1. The provision of services and employment are critical issues in any town or village. In line with the district as whole, unemployment is low in the parish: at the time of the 2011 census, 70% of the economically active residents (those aged between 16 and 74) were in employment, with the majority of those unemployed classified as retired. The majority of those in work commute to outside of the area, to the larger settlements such as Exeter, Barnstaple and Bristol. Despite this, surveys and data indicate that with improvements in broadband provision and as more people seek a more appropriate life-work balance, there is a growing number of self-employed, homeworkers and business start-ups in the area.



Old Corn Market

10.2. There are several strategic employment sites already located in the area, mostly located on the edge of Tiverton itself, such as the Tiverton Business Park.



Tiverton Business Park

The Eastern Urban Extension will provide new employment space too. Beyond this, however, because of the topography of the surrounding the area, opportunities for additional employment land allocations are reduced. Therefore, it will be important to safeguard what exists to avoid erosion.

10.3. There is a masterplan being developed for Tiverton Town Centre which, once adopted, will deliver the following vision over the next 15 years:

Tiverton is preparing to transform itself into a 21st century market town. The town will grow in size and have a population of more than 30,000. There are already a number of projects identified for change an development in the town centre, Tiverton Eastern Urban Extension and Tiverton Community Arts Theatre. The challenge is for Tiverton to grow over the next 15 years without

losing the intimacy and character of a market town, while providing all the arts, culture, education and leisure opportunities desirable in a thriving town.

- 10.4. The overarching aspiration is to diversify the role of the Town Centre, to provide a mix of uses – retail, office, leisure and recreation, community and housing - will crystallise Tiverton as a market town destination in its own right, encouraging footfall throughout the day and into the evening, attracting residents and visitors as well as new businesses.



Gold Street (top)

- 10.5. This Neighbourhood Plan does not seek to duplicate work on the masterplan, instead focusing on policies to support the wider economy.

Policy T17: Flexible workspaces

- 10.6. Tiverton has a large potential workforce, but with most people working outside the parish, the supply of higher value job opportunities in the parish are limited. This suggests a need to consider attracting specialist companies to relocate to the parish and/or encouraging new start-ups. Policy S1 of the Mid Devon Local Plan Review recognises the need to create new, flexible workspaces to enable a more competitive economic environment. An important element of this will be supporting smaller businesses, including home-based businesses, and encouraging the provision of smaller, start-up and move-on business units.
- 10.7. In order to provide flexible start-up space, it is necessary to encourage appropriate buildings that can be rented out at sufficiently low rents to attract their use by business start-ups and existing home workers. A potential source of such space are vacant units in the Town Centre, which could either be converted on a permanent basis if they are no longer viable for retail use or on a temporary basis. The conversion of redundant farm buildings in the more rural areas, as supported in Policy T11, could also contribute to this.
- 10.8. What is important to complement such provision is high speed (ideally 5G) broadband. One of the key requirements of modern businesses is fast, reliable broadband services. Improvements to such provision locally are strongly supported.

POLICY T17: FLEXIBLE WORKSPACES

Proposals to provide incubator/start-up business space on flexible terms will be supported, subject to specific site and traffic assessments, through:

- i. conversion of existing buildings in the Town Centre; or**
- ii. provision of new buildings or conversion of existing buildings within the settlement boundary, in accordance with Policy T1 and Policy T11.**

Conformity Reference: NP Objective: 9; MDDC Local Plan Review: S1, S6, S10, S14; NPPF: 83, 85

Policy T18: Supporting a sustainable visitor economy

10.9. With a rich history and varied heritage, Tiverton has a lot to offer visitors. The market town is already viewed as a base for those wishing to explore the wider Devon countryside being ideally located between the Exmoor and Dartmoor National Parks and within striking distance of the coast. Just off the M5, it is also a popular stopping point for motorists heading further south and west, as well as attracting cyclists, who can explore the Exe Valley Way and canal, often



Canal Basin

as part of a longer distance route. Whilst most visitors are passing through, some do stay for at least one night and Tiverton has a small number but fairly wide range of hotels and guest houses to cater for this. In terms of attractions, the natural beauty of the parish – its traditional farming landscape intertwined with the picturesque river valleys – complements the historic houses and heritage attractions with a fairly well established amateur arts scene, range of rural pubs and events programme.

10.10. The National Trust is a key partner in delivering a sustainable visitor economy in Tiverton. Knightshayes currently attracts a considerable and growing number of visitors to the area, both to the heritage attraction and to key annual events such as the Mid Devon Show, which it hosts in partnership with the organisers. In addition, the Trust also looks after Old Blundell's, another nationally significant property within the heart of Tiverton and is looking at opportunities to create a viable attraction within the Town which supports the ambition of the Town Centre Masterplan. The Trusts ambition to continue restoring, improving and maintaining these heritage assets whilst sustainably growing visitor numbers to the area, in partnership with others, will play an important part in supporting a sustainable visitor economy within Tiverton.

10.11. If Tiverton is to capitalise on the visitor economy, however, it will be important



Castle Street

to package its tourism offer in a way that encourages people to stay for at least a night and spend time in the parish, as opposed to simply passing through or using it as a base to venture further afield. This will maximise financial returns to local businesses, whilst also creating job and investment opportunities. A starting point to achieving this is to identify the areas where improvements could be made and setting out the steps to achieving this. There is an

appetite locally among those in the tourism industry to develop a Visitor Strategy for Tiverton, and this is a Non-Policy Action included in Section 11. A working vision for the town has been developed, which could form the basis for such a strategy:

Potential Visitor Strategy

Tiverton will be one of the UK's top heritage towns, using the high profiles of Knightshayes and The Grand Western Canal, supported by attractions such as the Museum of Mid Devon Life, to sustain a thriving visitor economy, with everybody welcome.

The visitor experience will be enhanced through improved food, drink and evening time offer and greater accessibility through better heritage interpretation, town trail and signage. There will be a range of hotel and other accommodation with to suit all pockets and expectations.

The revitalised Town Centre including its vibrant market, expanded cinema, and Old Blundell's heritage visitor attraction will provide a focus for the town, complementing the much improved independent retail offer.

A full cultural programme of festivals, markets, sporting events and shows will provide an additional draw to the town. Cycle and walking routes will link the town to key attractions and green spaces including Knightshayes, the Grand Western Canal and the surrounding countryside. This will offer a stimulus for residents and those visiting Knightshayes the wider area alike to extend their trips in and around Tiverton.

10.12. Making this happen will require local partners to work together to create a Tiverton brand that can be marketed effectively to the types of audiences that are likely to be attracted to the area. For the purposes of the Neighbourhood Plan, the following issues and opportunities have been identified, which can be assisted through planning policy:

- Capitalising on the rural offer: the parish has plentiful walking and cycling opportunities, including the Sustrans cycle route, the Exe Valley Way and the Canal. Policy T15 of this plan and the associated objectives, seek to promote and enhance the key routes that already exist and identify new routes and paths where improvements should be made. The provision of infrastructure to support cycling, for instance secure and ideally undercover cycle parking, at key locations in the parish will help to attract this audience.
- Enhancing the link between Tiverton Parkway and the town centre: one of the drawbacks for attracting visitors using sustainable transport is the distance between the town and the nearest railway station. There is potential, particularly with the urban extension proposals, to provide a cycle link utilising the canal and former railway line. This is also considered in Objective 2 of this Plan.
- Strengthening the identity of the town centre: Whilst the town centre is filled with heritage assets and a good range of shopping and eating opportunities, its appearance could be made more welcoming to visitors. This includes providing better and more intuitive signage, improving footpaths and walkways, as well as providing the infrastructure required by visitors such as public toilets and designated coach parking.
- Capitalising on existing heritage assets: The parish has a wealth of heritage assets among which are the Grand Western Canal, Knightshayes, Tiverton Castle, and Old Blundell's. Supporting the further development of high-quality sustainable heritage tourism attractions that feel relevant and necessary to people and their day to day lives will help Tiverton to develop a sustainable visitor economy.
- Improving the night-time economy: there is currently a lack of entertainment and recreational opportunities in the evening in Tiverton, which is critical if Tiverton wishes to attract staying visitors.
- Broadening the accommodation offer: Tiverton is well served for hotels and guesthouses but notably lacks outdoor accommodation such as camping grounds, pods, etc. Such an offer would potentially broaden audience appeal, which might be popular amongst people of different demographic or socio-economic backgrounds. Proposals that would support the provision of this type of accommodation are to be supported.
- Capitalising on the development proposals at Junction 27: the new developments could attract visitors from further afield, who might be targeted to visit Tiverton.

POLICY T17: SUPPORTING A SUSTAINABLE VISITOR ECONOMY

The development and expansion of tourism facilities, accommodation, attractions and activities connected with day and staying visitors will be supported subject to compliance with other policies of the Plan and where the following criteria can be met:

- i. There are demonstrable economic and social benefits of the proposals, particularly in terms of local job creation; and
- ii. There will be no significant detrimental impacts on the local community; and
- iii. For proposals within the Settlement Boundary, there should be no detrimental impact upon traffic movement through the town; and
- iv. For proposals outside the Settlement Boundary, developments should be in accessible sites and there will be no significant detrimental environmental impacts; and
- v. Adequate provision for parking – both car and bicycle - is included, particularly for proposals within or adjacent to the town centre.

Conformity Reference: NP Objective: 9; MDDC Local Plan Review: S1, S6, S10, S14, DM22; NPPF: 83, 85

11 NON POLICY COMMUNITY ACTIONS

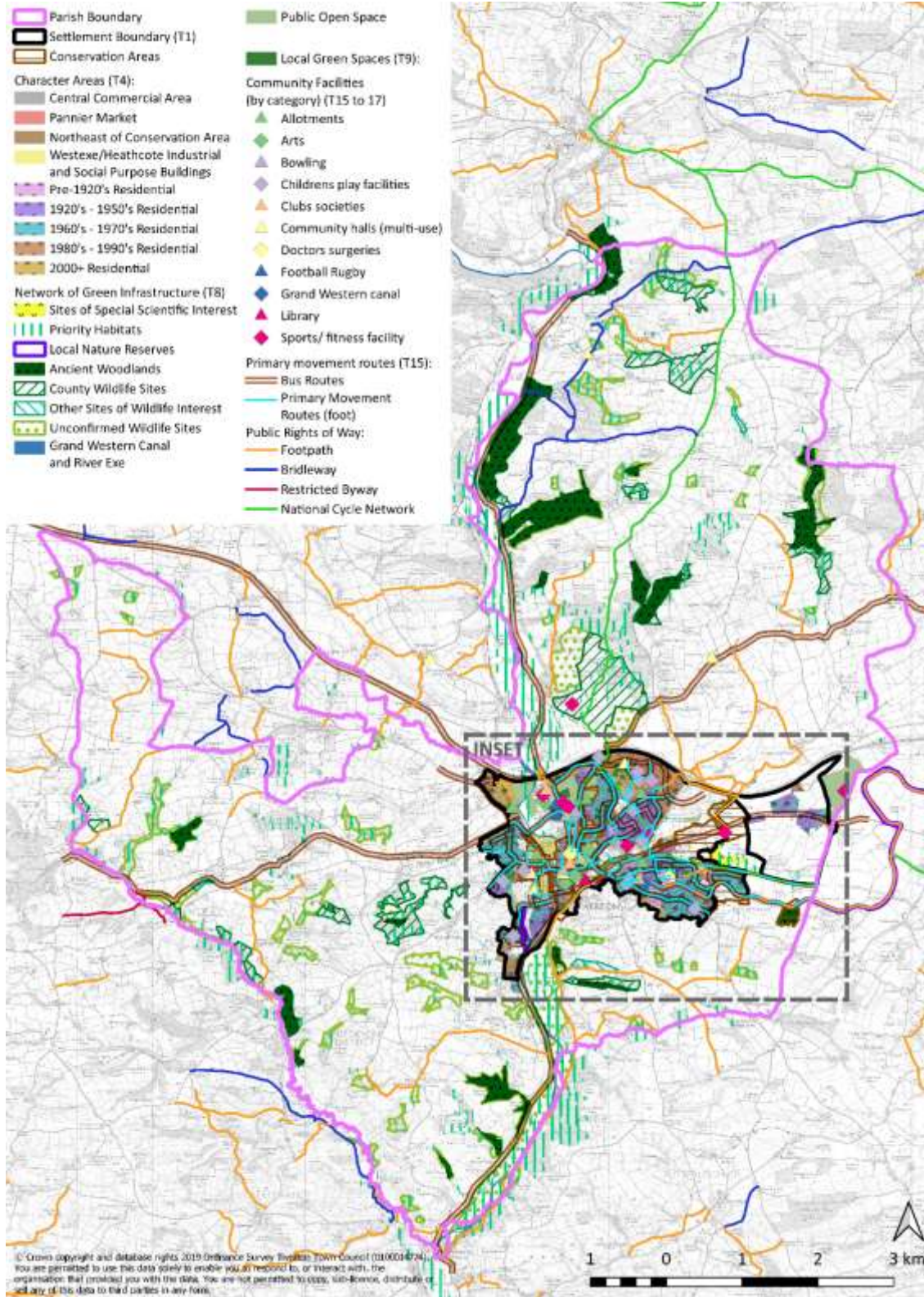
Issue	Possible actions	Lead agencies and partner
Housing		
Need for affordable housing locally	Whilst some of this need will be delivered via the Eastern Urban Extension strategic allocation, the community could explore whether there is an appetite locally to establish a Community Land Trust. This would provide an opportunity to procure land (either via purchase or gift), which could then be developed to deliver against this specific need.	Town Council, Housing Groups, landowners, local businesses, National <i>Community Land Trust</i> Network
Design and heritage		
Extending MDDC's Register of Heritage Assets	Working with MDDC to add the non-listed assets identified onto the Register.	Town Council, Civic Society, Historic England, MDDC
Desire to contribute to the design of the Eastern Urban Extension	Liaise with developers and the district council to ensure that design and character points included within the neighbourhood plan are carried through into the design and build of the strategic site allocation.	Developer, MDDC
Lack of enforcement of guidance in Conservation Areas contributing to erosion of character and heritage at risk	Work with partners to explore ways to monitor works taking place within the Conservation Areas and development of enforcement measures to tackle inappropriate development.	Town Council, MDDC, Historic England
Natural environment		
Desire locally to mitigate climate change contributors	There is a desire locally to explore opportunities for community energy scheme Engage with partners to explore options for the development of a community energy scheme, which may be further detailed in the early review of the Neighbourhood Plan.	Town Council, Local Residents, Sustainable Tiverton, MDDC, local landowners, local businesses

Issue	Possible actions	Lead agencies and partner
Greening the environment	Undertake tree planting project locally.	Town Council, Sustainable Tiverton, local businesses
Community facilities		
Considering the remit of the community centre proposed as part of the Eastern Urban Extension (EUE)	Take part in discussions about the new centre, representing the views of the community and ensuring good connectivity not only to home in the EUE, but also to the existing residential development.	Town Council, MDDC, developer
Transport and movement		
The need to enhance existing and provide for new walking and cycling routes	Explore options for progressing the new routes identified in Section 8 of the Neighbourhood Plan.	
Tiverton town centre and the wider local economy		
Tiverton's brand as a visitor destination needs to be strengthened.	Re-establish coordinated business forums with focus on retail, hospitality, tourism, accommodation etc to lead for the delivery of an holistic tourism strategy for the town and wider parish.	Lead agencies - MDDC, National Trust, Tiverton Canal CP, Tiverton Canal Co, Mid Devon Museum
Support lacking for a year-round visitor economy	As above.	a/a with Theatre, cinema, Mid Devon Show, Petroc etc.
The lack of a local outdoor accommodation offer.	As above.	MDDC
Signage into and within the town is poor.	Undertake a signage audit and implement changes where identified.	DCC
Strengthen the local food offer	Bringing together local producers, the market, local businesses etc. to promote locally sourced produce (and wider goods and services).	Local businesses

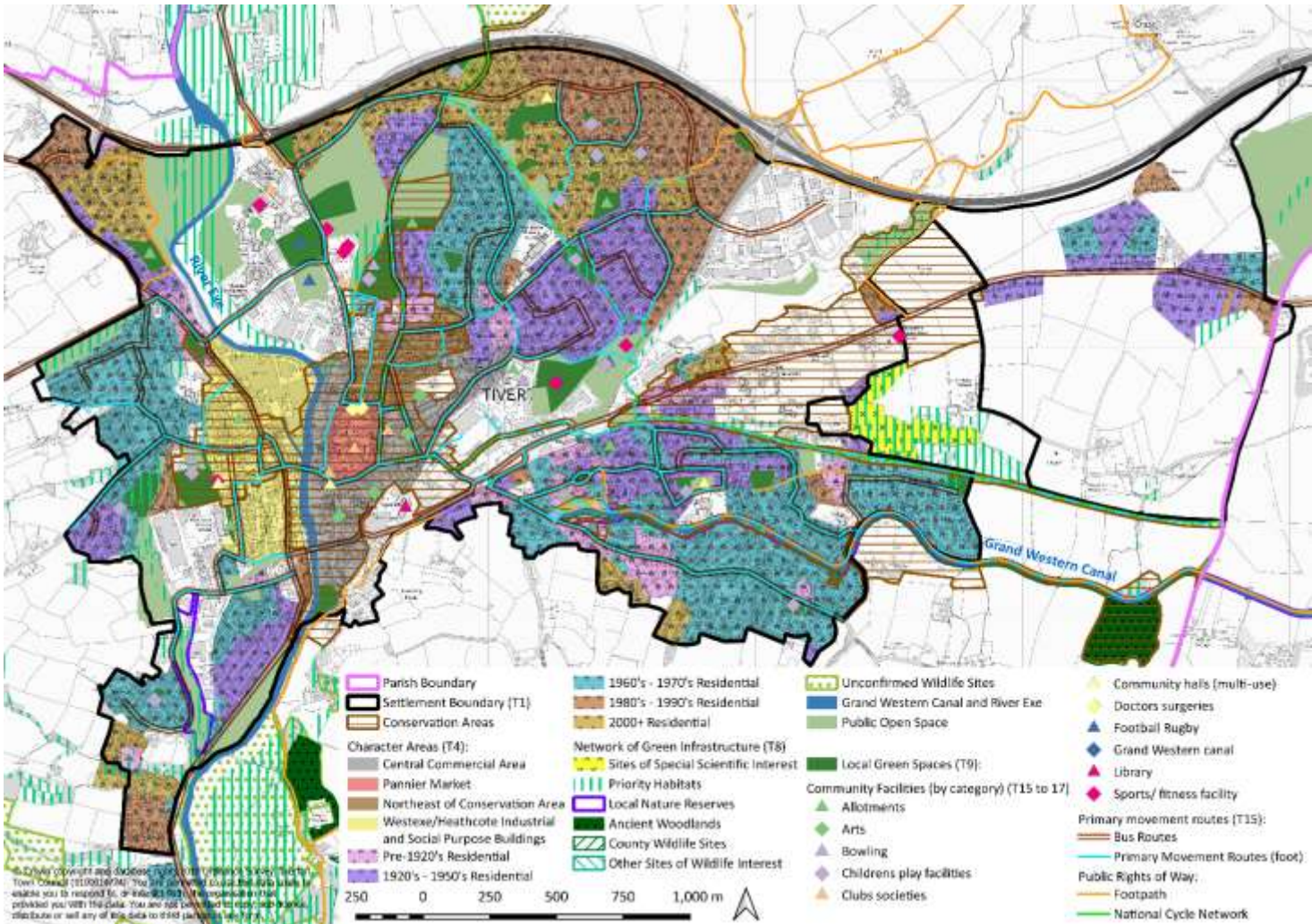
12 MONITORING AND IMPLEMENTATION

- 12.1. The Town Council is the official body responsible for the Neighbourhood Plan. It established a Steering Group to lead on the development of the Plan. Once the Plan has been 'made', the work of the Steering Group effectively comes to an end. There are, however, a series of actions that will need to be undertaken, not least the early review of the Plan, and for this reason, the Town Council should consider extending the role of the Steering Group. This could include the same members or provide an opportunity for new members to join.
- 12.2. Specific actions that will need to be undertaken are as follows:
- Pursuing the Non-Policy Actions detailed in Section 11 of this document;
 - Commenting on planning applications or consultations relating to the Area;
 - Monitoring the application of the policies to ensure they have been applied consistently and interpreted correctly in response to planning applications;
 - Maintaining a dialogue with Mid Devon District Council regarding the Local Plan and associated Masterplans; and
 - Undertaking an early review of the Tiverton Neighbourhood Plan and its policies to take into account the Local Plan review.
- 12.3. Tiverton is expecting considerable new development in the Neighbourhood Plan Area and some of this could potentially deliver to the local community a significant amount of funding from the developer contributions. Additionally, Mid Devon District Council is currently considering introducing the Community Infrastructure Levy (CIL). Should this be introduced, with a 'made' (adopted) Neighbourhood Plan, the local community would benefit from an uplift in the level of CIL received, from 15% (capped at £100 per existing property) to an uncapped 25% of CIL receipts from the Tiverton Neighbourhood Area. An additional action, therefore, that the Town Council will undertake, is to set out a Spending Priority Schedule for developer contributions to be spent on.

13 POLICY MAPS



Policy Map of the Parish



Policy Map of the Town

GLOSSARY

- **Affordable housing:** Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.
- **Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Change of Use:** A change in the way that land or buildings are used (see Use Classes Order). Planning permission is usually necessary to change a "use class".
- **Community Infrastructure Levy (CIL):** a fixed, non-negotiable contribution that must be made by new development. It is chargeable on each net additional square metre of development built and is set by MDDC.
- **Conservation area:** an area of notable environmental or historical interest or importance which is protected by law against undesirable changes.
- **Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
- **Devon County Council:** The county-wide authority has responsibility for strategic matters including waste and minerals planning, maintaining the public rights of way network, education, libraries and roads.
- **Disability:** There is no single definition for 'disability'. Under the Equality Act 2010, a person is defined as disabled if they have a physical or mental impairment that has a 'substantial' and 'long-term' negative effect on their ability to do normal daily activities.
- **Green infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
- **Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- **Local housing need:** The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 60 of this Framework).
- **Local Plan** - Local Plans set out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for safeguarding the environment, adapting to climate change and securing good design for the area they cover. They are a critical tool in guiding decisions about individual development proposals, as Local Plans (together with any Neighbourhood Development Plans that have been made) are the starting point for considering whether applications can be approved. It is important for all areas to put an-up-to date Local Plan in place to positively guide development decisions.
- **Major Development:** For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare

or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

- **Mid Devon District Council:** the local authority for Mid Devon District, the Council is responsible for land-use planning, parks and open spaces, recreation facilities, housing, waste collection and car parking. MDDC prepare the development plan for Horsham – currently the Local Plan Review (2020).
- **National Planning Policy Framework (NPPF):** the national planning policy document which sets out the Government’s planning policies for England and how these are expected to be applied.
- **Nature Recovery Network:** An expanding, increasingly connected, network of wildlife-rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as and landscape or catchment scale recovery areas where there is coordinated action for species and habitats.
- **Non-strategic policies:** Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.
- **Older people:** People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.
- **Permitted development:** Permitted development rights are an automatic grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. Most houses have permitted development rights, but flats and maisonettes do not, so planning permission is required. A further example is the conversion of offices, for instance to flats, without the need for planning permission.
- **Previously developed land/ brownfield land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.
- **Retail Frontage:** A street frontage containing retail shops and services. Primary Retail Frontage is found in the town/village centre and includes a high proportion of retail uses. Secondary Retail Frontage contains a greater diversity of uses and may be found outside of the town centre.
- **Section 106 agreement:** A mechanism under Section 106 of the Town and Country Planning Act 1990 which makes a development proposal acceptable in planning terms that would not otherwise be acceptable.
- **Settlement Boundaries:** These identify the areas of primarily built form, rather than countryside. They identify areas within which development of brownfield land may normally be appropriate, including infilling, redevelopment and conversions in accordance with Government Policy and Guidance (NPPF and NPPG). They do not include a presumption for the development of greenfield land such as playing fields and other open space. Identified built-up area boundaries do not necessarily include all existing developed areas.
- **Supplementary Planning Documents (SPD):** Supplementary Planning Documents may cover a range of issues, both topic and site specific, which may expand policy or provide

further detail to policies contained in a Development Plan Document, where they can help applicants make successful applications or aid infrastructure delivery.

- **Use Classes Order:** The Town and Country Planning (Use Classes) Order 1987 (As amended in 1995, 2005 and 2013) puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.

Tiverton Neighbourhood Plan

APPENDIX A - TIVERTON PARISH PROFILE



This is published as a separate document due to its size - see the [Documents](#) section of the TNP web site and look in ...

TNP Regulation 14 Consultation Documents

Tiverton Neighbourhood Plan

APPENDIX B - DESIGN CODES FOR A SUSTAINABLE TOWN (by AECOM)



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TNP Regulation 14 Consultation Documents

Tiverton Neighbourhood Plan

APPENDIX C – LOCALLY LISTED BUILDINGS AND STRUCTURES



Address	Importance
Copplestone, West Manley Lane	Historical dwelling on the edge of Tiverton
Town Leat, Castle Street	Important historical water course through the centre of Tiverton
Lower Loughborough, west side of Tiverton	Historically important row of buildings
Head Weir, North of Tiverton	Weir on the River Exe
Blundell's School, Blundells Road	Important and landmark set of buildings in Tiverton
Tiverton Cemetery, Park Road	Important open public space
People's Park, Park Road	Important open public space
Westexe Park, Wellbrook Street	Important open public space
Stone Boundary Wall, Patches Road	Good quality wall
35 Tidcombe Lane in the south east of Tiverton	High quality dwelling
Post box, Lowman Green	Traditional freestanding post box
Drovers Track, off West Manley Lane, south side of Tiverton	Traditional old track, important in the landscape
Flint scatter, field off West Manley Lane, south side of Tiverton	A large amount of archaeological remains within this field
Hay Park outbuildings	Late 19 th century farm buildings
Wynnards Mead, Bakers Hill	Historic building dating to the Georgian period
The Old Vicarage, Bakers Hill	Built in 1865 for the Reverend of St. Paul's Church

Source:

https://www.middevon.gov.uk/media/114799/register_of_heritage_assets_jan_15.pdf

Tiverton Neighbourhood Plan

APPENDIX D - LOCAL GREEN SPACES



This is published as a separate document due to its size - see the [Documents](#) section of the TNP web site and look in ...


TNP Regulation 14 Consultation Documents



See also the **TNP Local Green Space Review 20210413** in the same location.



Tiverton Neighbourhood Plan



APPENDIX D – LOCALLY SIGNIFICANT VIEWS







View number	Title and description	Photograph	OS Grid Ref
1	<p><u>Down Barrington Street looking up to Cranmore Castle</u></p> <p>Barrington Street is a sloping residential road in an historic part of Tiverton with terraced housing on either side, and it has a feeling of being closed in except for the very beautiful view of the fields up on the hills to the south of Tiverton. Cranmore Castle is an iron age fort, the largest in Devon, which dominates the top of the hill to the south of the town</p>		



<p>2</p>	<p><u>Phoenix Lane looking up to Cranmore Castle</u></p> <p>This view is taken from the commercial centre of Tiverton from Fore Street, a busy shopping street looking down towards the recently built Premier Inn and Phoenix House, the main offices of Mid Devon District Council. The view beyond is a reminder of the rural hinterland to the south of the town and gives a feeling of Tiverton being nestled in the surrounding hills. It creates an open and accessible feel to the countryside which is an attractive element for visitors and residents alike.</p>		
<p>3</p>	<p><u>West along Great Western Way (over the New Bridge and up the hill beyond the roundabout)</u></p> <p>This view shows very clearly that Tiverton nestles in the surrounding rural landscape showing the hills on the western side of the town. The part of the town on this side of the river, known as Westexe, is noted for its industries, including Heathcoat's, as well as its industrial housing. To the left at the roundabout is the main road to Exeter, an attractive tourist route which follows the deep and densely wooded Exe Valley.</p>		

<p>4</p>	<p><u>North from the bridge towards St Peter's Church</u></p> <p>Tiverton was a prominent centre of the wool cloth industry in the 17th and 18th centuries, many fulling mills being located along the riverbanks, and some fine buildings surviving from this period. Much of the view has been little altered by modern developments and the tower of St Peter's Church has been a landmark since the 15th century. In the foreground on the left can be seen the confluence of the mill leat from Heathcoat's Factory with the river Exe, which is a reminder of the industrial nature of this part of the town. After major flooding in 1960 and 1965 the bridge was replaced by a modern structure and a flood protection scheme was built in the 1970s</p>		
<p>5</p>	<p><u>South from the Old Bridge towards the weir</u></p> <p>This view of the River Exe is one of the very few landscape views of the river, showing the relationship between the river and the town. Tiverton was formerly known as Twyford, or 'two- ford town' and the town developed as an important crossing point of the River Exe.. The 1970s flood protection scheme is a prominent feature in this view.</p>		


<p>6</p>	<p><u>North from the College over the A361 North Devon link road to the Head Weir</u></p> <p>This view shows an uninterrupted view of the River Exe and its deep valley to the north of Tiverton and beyond the A361. Head Wei and the Salmon Ponds have been unofficial recreation areas for the town’s young people for generations and are treasured by many.</p>		
<p>7</p>	<p><u>From the school crossing up to the People’s Park</u></p> <p>Despite the growing housing developments to the north of Tiverton which extend to the A361 link road, this view has been preserved and shows key sports facilities with a green backdrop including the historic trees of the People’s Park, a gift by 1500 generous benefactors to the town in 1887.</p>		

<p>8</p>	<p><u>Canal to Tidcombe Hall</u></p> <p>Tidcombe Hall is an important early 19th century building, which is a prominent landmark south of the Grand Western canal. The opposite, northern, bank of the canal is a residential area extending eastwards to the settlement boundary and so this southern side maintains the rural setting of the canal, which is a Conservation Area and County Wildlife site and an important leisure facility.</p>		
<p>9</p>	<p><u>Leat ford at Chettiscombe</u></p> <p>The Town Leat has important historical significance in Tiverton as a water supply gifted to the town in the 1240s by Alice or Alson de Ros, of Chettiscombe, tenant of the Courtenays of Okehampton. This view of the leat in its Chettiscombe setting shows a very rural picture of a ford running through the leat on its way into Tiverton. A common sight in rural areas at one time, fords became scarcer as roads were improved in the early 20th century.</p>		

10	<p><u>The Tiverton Museum of Mid Devon Life from Beck Square</u></p> <p>Founded in 1960 the award-winning museum has, since 1969, been housed in these listed buildings, which were a former National School.</p>		
11	<p><u>Leat in Castle Street</u></p> <p>Castle Street is an attractive part of the town with some of the earliest housing. The Town Leat, gifted to the town by Alice de Ros in the 1240s, flows down the centre of the street, giving it a special historical significance. This is commemorated every seven years by the Perambulation of the Leat, a traditional mediaeval custom, also known as water-bailing.</p>		

<p>12</p>	<p><u>Knighthayes Court terrace to Heathcoat factory</u></p> <p>Knighthayes Court was built in 1869-1874 for Sir John Heathcoat Amory, grandson of John Heathcoat, who moved his lace factory to Tiverton in 1816, many of the factory workers living in the many new houses built in Westexe.</p>		
<p>13</p>	<p><u>St George's Church and the Town Hall from Rotary Way</u></p> <p>This view showcases some of the varied architectural styles of the historic buildings along the River Exe and has for long been a familiar vista to the town's residents.</p>		

14	<p><u>Heathcoat factory and fields from Peoples Park</u></p> <p>Much of prosperity of Tiverton can be attributed to the success of the John Heathcoat's Factory, established in 1816, which is now Heathcoat Fabrics.</p>		
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<p>15</p>	<p><u>College and fields from top of steps beside the Youth Centre</u></p> <p>This view shows the rural hinterland to the north of Tiverton nestling between the surrounding hills with Tiverton High School and Petroc in the foreground.</p> <p>Photographs opposite show Ladysmead from the park and Petroc from the park.</p>	 The top photograph shows a wide view of a rural landscape with rolling green hills under a blue sky with scattered white clouds. In the foreground, there are several buildings, including a large white building with a blue roof and a sign that reads 'SUN CLUB'. The bottom photograph shows a similar view from a different angle, focusing on a large white building with a blue roof and a sign that reads 'SUN CLUB' in the foreground, with rolling green hills in the background.	
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Tiverton Neighbourhood Plan

APPENDIX F - EVIDENCE BASE DOCUMENTS



All background evidence documents can be found on the Tiverton Neighbourhood Plan website: <https://www.tivertonneighbourhoodplan.org.uk/>. All documents accessed September 2020.

- [Allocations and Infrastructure Development Plan Document, Mid Devon District Council, 2008](#)
- [Blundell's Conservation Area Appraisal](#)
- [Building for Life 12, third edition, 2015](#)
- [Census, 2011](#)
- [Climate Change Act 2008](#)
- [Defra biodiversity metric, 2019](#)
- [Devon Carbon Plan, 2020](#)
- [English Indices of Multiple Deprivation, 2010](#)
- [Housing Quality Indicators \(HQI\) standards, 2011](#)
- [Localism Act, 2011](#)
- [Local Green Spaces Review, April 2021](#)
- [Mid Devon Design Guide Supplementary Planning Document, in progress](#)
- [Mid Devon Landscape Character Assessment, 2011](#)
- [Mid Devon Local Plan Review, 2013 to 2033](#)
- [Mid Devon Open Space and Play Area Strategy, 2014 to 2033](#)
- [National Design Guide, 2019](#)
- [National Planning Policy Framework \(updated 2019\)](#)
- [Neighbourhood Planning \(General\) Regulations, 2012 \(as amended\)](#)
- [One Planet Living sustainability framework](#)
- [Planning & Compulsory Purchase Act, 2004](#)
- [Register of Heritage Assets, MDDC, 2015](#)

- [Rightmove, 2020](#)
- [Secured by Design](#)
- [The Grand Western Canal Conservation Area Appraisal](#)
- [The setting of Knightshayes Park and garden - a historic landscape assessment, 2007](#)
- [Tiverton Conservation Area Appraisal](#)
- [Tiverton Eastern Urban Extension Design Guide, 2016](#)
- [Tiverton Eastern Urban Extension Masterplan SPD, 2018](#)
- [Tiverton Neighbourhood Plan Design Codes for a Sustainable Town, 2020](#)
- [Tiverton Town Centre Regeneration Masterplan consultation](#)
- [Town & Country Planning Act, 1990](#)
- [Wildlife site resource map and species information for neighbourhood planning – Tiverton, Devon Biodiversity Record Centre, 2020](#)
- [Zero Carbon Britain: Rising to the Climate Emergency, 2019](#)