

www.tivertonneighbourhoodplan.org.uk



TIVERTON NEIGHBOURHOOD PLAN 2021 - 2033
Working for a better future

PREFACE

The Pre-Submission version of the Tiverton Neighbourhood Plan is now available for download and review here: www.tivertonneighbourhoodplan.org.uk/documents and open "TNP Regulation 14 Consultation Documents".

This has been the subject of the first formal round under Regulation 14, which is now closed, but feedback is still welcome.

General information about Public Consultation is here:
www.tivertonneighbourhoodplan.org.uk/public-consultation

Feedback can be sent in a number of ways

Email to: nplan@tivertontowncouncil.gov.uk

Use the feedback form here: www.tivertonneighbourhoodplan.org.uk/contact-us

Facebook: www.facebook.com/tivertonNP

By letter to:
Tiverton Town Council
Town Hall
St Andrew Street,
Tiverton,
EX16 6PG



FOREWORD BY THE 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 as sustainable and 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. 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



NEIGHBOURHOOD PLAN FOR TIVERTON



FIRST FORMAL CONSULTATION NOW CLOSED

Tiverton Town Council invited comments on the Pre-Submission version of the Tiverton Neighbourhood Plan, which was published for consultation in accordance with the Regulation 14 Neighbourhood Planning (General) Regulations 2012.

**THIS CONSULTATION CLOSED
ON 30 JULY 2021.**

Feedback is still welcome, to inform the development of the next version of the plan.

An exciting opportunity for Tiverton residents

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Tiverton Town Council is leading the development of the Neighbourhood Plan for Tiverton – covering the town and wider parish. This is a document that contains planning policies which, once agreed by the community, will sit alongside the Mid Devon Local Plan and will help to guide planning applications and how land is used in Tiverton to 2033.

It's about shaping development not stopping development

Whilst we can't use the plan to stop development – for instance the sites contained in the Local Plan – we can have a direct say in what that development will look like, how it is designed and what sort of infrastructure we believe should be delivered alongside it, for instance playgrounds, footpaths and other community facilities.



Protecting treasured parts of the parish

We can also protect valued areas of green space, preserve local viewpoints that we think are important and conserve our heritage assets that are not currently protected.

It's about creating a carbon neutral community

It is vital that Tiverton plans its future recognising the need to protect the planet and reduce the size of the parish's carbon footprint.

The Intergovernmental Panel on Climate Change tells us that we have to keep within 1.5 degrees of warming by 2030 otherwise we are headed for catastrophic climate change by the end of the century.

This Plan comes at a very important time and sets out the planning policy to enable us to reach this goal.



Creating a town in which it is good to live and work

Developing a strong economic base, welcoming new business and industry, creating trading opportunities, managing the effects of climate change and ensuring local people are properly housed.

THE PROPOSED VISION FOR TIVERTON

- 1 Tiverton is zero carbon by 2030.
- 2 Tiverton is a good place to cycle, walk and relax with zero carbon public transport.
- 3 The town centre is thriving with interesting shops, facilities and a thriving pannier market.
- 4 New homes are environmentally excellent and are designed in harmony with existing architecture.
- 5 There are many small businesses supported by a well-educated and skilled workforce.
- 6 Tiverton's heritage is protected, developed and well recognised as worth exploring.

Our objectives

- 1 New housing serves the local community and is sustainable.
- 2 New developments are of high quality using local materials.
- 3 Existing homes are energy efficient.
- 4 The architectural history of Tiverton is conserved and enhanced.
- 5 The rural and urban open spaces sustain employment, recreation and carbon sequestration.
- 6 Community infrastructure addresses the aspirations of this and future generations.
- 7 Community renewable energy opportunities are encouraged.
- 8 Walking, cycling and use of public transport predominate in the town.
- 9 Employment is strong, supported by fast broadband, full use of buildings and a sustainable economy.

OUR OVERARCHING PRINCIPLES



THE TIVVY TEST

In order to meet our vision and objectives, the Plan has identified some core principles which all planning applications must demonstrate. They must pass the **TIVVY** test and:

Tackle the climate emergency, protect the natural environment and promote sustainable living.

Increase access to housing, urban and rural facilities for people of all ages.

Value our heritage.

Ensure a **V**ital and living town and respect the special design features in our parish.

Yield improved health and wellbeing for all residents and visitors.

WHO HAS PUT THIS TOGETHER AND WHAT NEXT?

All those involved in writing this plan love the town and live and work in it. Some seventy people have been heavily involved and many more have been consulted. This has enabled us to draft this Pre-Submission Version Plan.

The next stage, after three years of gathering evidence and writing the plan, is the first formal consultation on the Pre-Submission Draft Neighbourhood Plan with the public in general and many statutory and voluntary organisations with an interest in the parish. Following this, the Plan will be reviewed in the light of comments received and the amended document – the Submission Version Plan – will be submitted to Mid

Devon District Council, which will conduct a further consultation. The Plan will be examined by an Independent Examiner, to check it complies with the legislation.

Assuming it passes examination, the final step in the process will be a public referendum when the electorate of the parish will have the opportunity to vote for the plan. The Plan will then become a formal part of the local planning framework, carrying equal weight with the Mid Devon Local Plan. It will be used to assist in determining future planning applications within Tiverton Parish.



NEIGHBOURHOOD PLAN PROCESS

Define neighbourhood plan boundary

Develop draft plan

First formal public consultation (Regulation 14)

▶ Amend the plan and submit to MDDC

Second formal public consultation (Regulation 16)

The plan is formally examined

The plan is finalised

Local Referendum to adopt the plan

▶ This is where we are now.

THIS IS YOUR PLAN, AND NOW YOUR CHANCE TO COMMENT ON IT...

Once you have had a chance to read through the document, the team would like to hear your views.

Please visit: www.tivertonneighbourhoodplan.org.uk

Please submit your views via:

Email: nplan@tivertontowncouncil.gov.uk or

Online form: www.tivertonneighbourhoodplan.org.uk/contact-us

Or in writing to:
Neighbourhood Plan,
Town Clerk,
Town Hall,
St Andrew St,
Tiverton
EX16 6PG

Data Protection

A summary of all comments made will be publicly available. Please note that any other personal information provided will be confidential and processed in line with the Data Protection Act 1998 and General Data Protection Regulations (GDPR). The Tiverton Town Council will process your details in relation to the preparation of this document only.

As part of the Consultation and in line with the new GDPR, please confirm in your response that you are happy for the Town Council to pass on your contact details (name, address/email address) to Mid Devon District Council (MDDC), so that it can contact you at Regulation 16 consultation.



WHAT IS INCLUDED IN THE TIVERTON NEIGHBOURHOOD PLAN?

The Tiverton Neighbourhood Plan is based upon the thoughts, concerns and aspirations of local residents, as identified by the public meetings, events and informal consultations. The Plan covers six distinct topics (described below) and a resultant 18 policies, which will sit alongside the Mid Devon Local Plan.

LOCATION OF DEVELOPMENT AND HOUSING

Understanding needs and shaping development

We are not proposing to allocate housing in Tiverton parish. Instead we are supporting development in the most sustainable locations, including where this can enable vacant buildings to be brought back into use. We also want to ensure affordable homes of a size and tenure that meet local demand are provided.



DESIGN AND HERITAGE

Development that is high quality, sustainable and respects our local character

Our town and wider parish are rich in historic and natural assets and any new development should reflect the local character. Our Tiverton Design Guide describes this to encourage high quality and environmentally sustainable development.



NATURAL ENVIRONMENT

Green spaces, footpaths, woodlands, rivers

Any development must be appropriate to the character and features of the parish and should be expected to minimise environmental impact, including the protection of wildlife habitats and woodlands and mitigate the effects of climate change. It is essential that valued Local Green Spaces within the Parish are protected and retained.





COMMUNITY FACILITIES

Improving and developing community and leisure facilities

We are fortunate in having a good range of recreational and community facilities and want to both retain these and add new ones, for instance facilities for teenagers.



TRANSPORT AND MOVEMENT

Encouraging cycling and walking

We are limited in what the plan can achieve to tackle transport issues, as these are dealt with by Devon County Council. We do, however, suggest where improvements to walking and cycling routes can be made and where new connections would help local people to access local facilities.



TIVERTON TOWN CENTRE

And the wider local economy

We want to support a vibrant local economy by enabling new ways of working and supporting our growing tourism sector. We also support the ongoing work of the town centre masterplan.



THE PROPOSED POLICIES

We encourage you to read the Tiverton Neighbourhood Plan to appreciate the full context of the policies. Summaries are shown here:

POLICIES	MAIN INTENT
Spatial strategy and housing	
Policy T1: Location and scale of development in Tiverton	Sets out where development should be directed to within the parish and encourages re-use of vacant buildings.
Policy T2: Meeting local housing needs	Provides additional local evidence to inform the housing mix of proposals.
Policy T3: Providing lifetime affordable housing	Supports the provision of affordable homes in Tiverton.
Design and heritage	
Policy T4: Character of development	Identifies the character areas within Tiverton to inform the style of new development.
Policy T5: Design of development	Establishes design guidance to support high quality design.
Policy T6: Energy efficiency and design	Encourages the highest levels of sustainable design.
Policy T7: Minimising the risk of flooding	Encourages proposals to consider their impact on existing and potential risk from flooding.
Policy T8: Local buildings and structures of merit	Identifies a number of heritage assets that are important locally, but neither nationally nor locally listed.

Natural environment

Policy T9: Network of green infrastructure

Maps the local green infrastructure network within the parish, which should be protected and enhanced where possible.

Policy T10: Local Green Spaces

Identifies 31 sites in the parish that are demonstrably special and should be protected from inappropriate development.

Policy T11: Locally significant views

Identifies a range of views in the parish that should be safeguarded.

Policy T12: Supporting sustainably friendly agriculture and opportunities for diversification

Provides support for the diversification of agricultural properties, where this will assist in maintaining viability.

Community facilities

Policy T13: Sports and leisure provision

Sets out specific projects that should be supported locally, to enhance leisure opportunities.

Policy T14: Cultural and community venues

Supports the provision and enhancement of community facilities.

Policy T15: Allotments and growing spaces

Recognises the value our allotments provide and seeks to safeguard them against loss and provide new ones.

Transport and movement

Policy T16: Encouraging safe and sustainable movement

Identifies the main walking route network in the town that should be prioritised for maintenance and to which new developments should be connected. Supports the creation of new routes to offer greater opportunities for walking.

Tiverton town centre and the wider local economy

Policy T17: Flexible workspaces

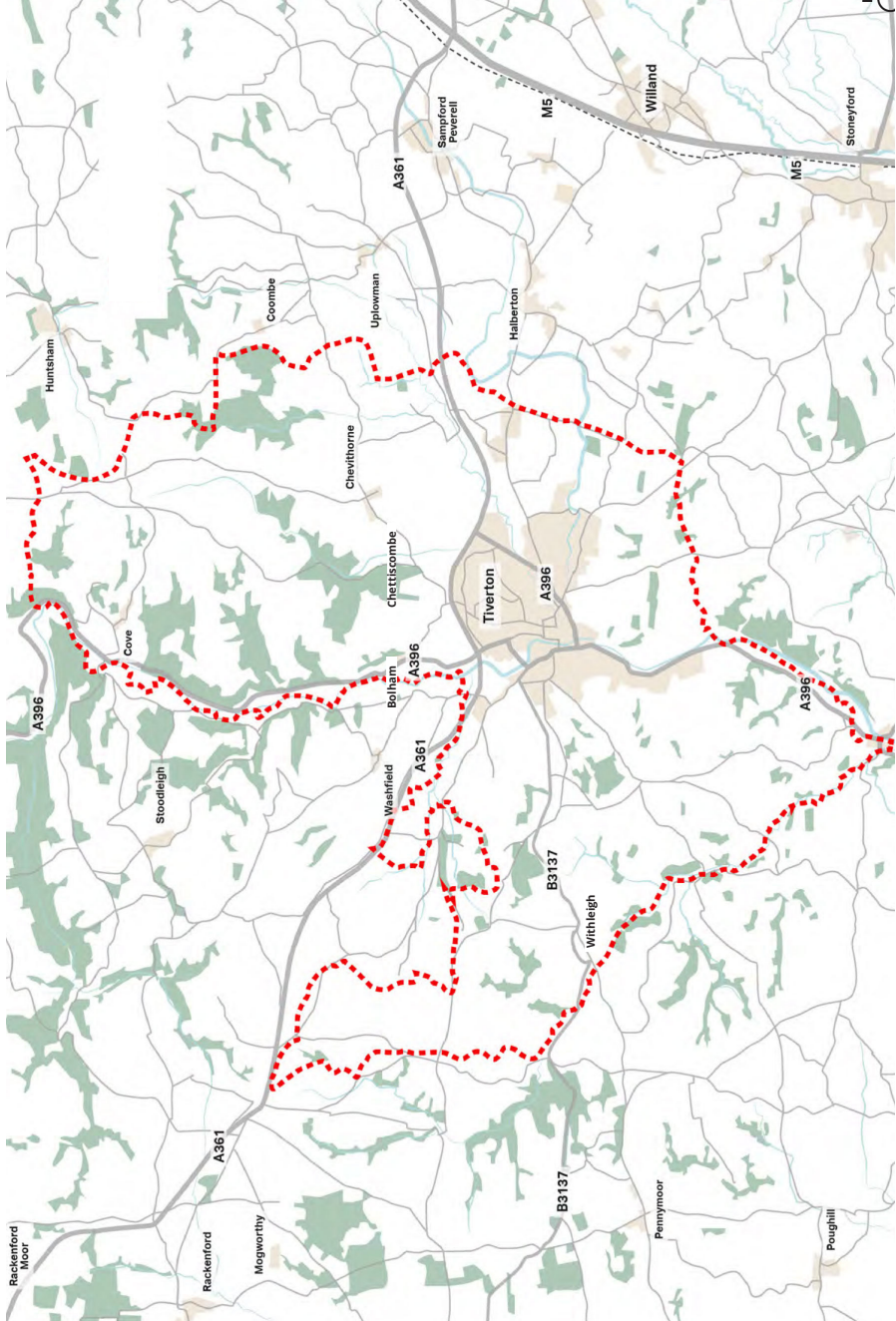
Supports the provision of flexible workspaces to support those wishing to work locally.

Policy T18: Supporting a sustainable visitor economy

Encourages proposals that will help to attract visitors to Tiverton and the wider parish.

Recommended community actions outside of planning policies

1. Meet the need for more affordable housing in the parish.
2. Work with MDDC to update Tiverton's list of heritage assets.
3. Encourage and enable community participation in the development of the Eastern Urban Extension.
4. Ensure enforcement of guidance in Conservation Areas by MDDC.
5. Encourage and enable a community energy scheme.
6. Encourage and enable an extensive tree planting scheme.
7. Enable community involvement in the EUE community centre development.
8. Enhance existing and develop new walking and cycling routes.
9. Strengthen Tiverton's brand as a visitor destination all the year and develop outdoor accommodation.
10. To conduct a signage audit and implement changes where identified.
11. Bring together local producers, the market and local businesses to promote locally sourced produce.



TIVERTON PARISH AND NEIGHBOURHOOD PLAN BOUNDARY