Mid Devon District Council

Cabinet

Tuesday, 29 November 2022 at 10.00 am
Phoenix Chamber, Phoenix House, Tiverton

Next ordinary meeting
Tuesday, 3 January 2023 at 10.00 am

Please Note: This meeting will take place at Phoenix House and members of the Public and Press are able to attend via Zoom. If you are intending to attend in person please contact the committee clerk in advance, in order that numbers of people can be appropriately managed in physical meeting rooms.

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Membership

Cllr R M Deed
Cllr C J Eginton
Cllr R J Chesterton
Cllr Mrs C P Daw
Cllr D J Knowles
Cllr B A Moore
Cllr S J Penny
Cllr C R Slade

Committee Administrator: Andrew Seaman
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This document is available on the Council's Website at: www.middevon.gov.uk

A G E N D A

Members are reminded of the need to make declarations of interest prior to any discussion which may take place

1. **Apologies**
   To receive any apologies for absence.

2. **Public Question Time**
   To receive any questions relating to items on the Agenda from members of the public and replies thereto.

3. **Declarations of Interest under the Code of Conduct**
   To record any interests on agenda matters.

4. **Minutes of the Previous Meeting** *(Pages 5 - 8)*
   To consider whether to approve the minutes as a correct record of the meeting held on the 1 November 2022.

5. **Q2 Financial Monitoring** *(Pages 9 - 30)*
   To receive a report of the Deputy Chief Executive (S151) presenting a financial update in respect of the income and expenditure so far in the year.

6. **Performance and Risk** *(Pages 31 - 72)*
   To consider a report of the Director of Business Improvement and Operations providing Members with an update on the performance against the Corporate Plan and local service targets.

7. **3 Rivers Development Ltd - Verbal Update**

8. **Budget 23/24** *(Pages 73 - 114)*
   Report of the Deputy Chief Exec, this item will be discussed under the general exception clause.

9. **Mid Year Treasury Management Report** *(Pages 115 - 124)*
   Report of the Deputy Chief Executive (S151).

10. **NW Cullompton Masterplan SPD** *(Pages 125 - 268)*
    Report of the Director of Place.

11. **Tiverton Neighbourhood Plan - Decision to Adopt (subject to referendum result)** *(Pages 269 - 452)*
    Report of the Director of Place.

12. **Climate Change Action Plan update** *(Pages 453 - 474)*
    Following a report of the Corporate Manager Property, Leisure & Climate Change, the Environment Policy Development Group made the following recommendations:

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- That the Environment PDG recommends to the Cabinet that the team with delegated authority (13 May 2021 Cabinet decision) lead next steps with regard to Environment PDG input regarding options for green travel hire schemes.

- That Environment PDG consult with Corporate Management Team (CMT) to formulate a method for a Climate and Sustainability Statement that can be consistently applied to all business cases. Feedback to inform a Recommendation to Cabinet.

- That Environment PDG and Net Zero Advisory Group (NZAG) consult with CMT and the C&S Specialist to devise a consistent approach to climate change impact statements noted on committee reports. Feedback to inform a Recommendation to Cabinet

13. **Infrastructure Funding Statement** *(Pages 475 - 496)*
Report of the Director of Place.

14. **Crediton Shopfront Scheme** *(Pages 497 - 506)*
Following a report of the Director of Place, the Economy Policy Development Group made the following recommendation:

- That the new Crediton Shopfront Enhancement Scheme is approved by the Cabinet and three Crediton Ward Members are nominated to be part of the Funding Panel for the Scheme.

15. **HRA CCTV Policy** *(Pages 507 - 516)*
Following a report of the Corporate Manager for Public Health, Regulation and Housing, the Homes Policy Development Group made the following recommendation:

- That Cabinet recommends to Council the adoption of the Tenant CCTV and Camera Doorbell Policy as set out in annex 1

16. **HRA Fees and Charges** *(Pages 517 - 524)*
Following a report of the Corporate Manager for Public Health, Regulation and Housing, the Homes Policy Development Group made the following recommendation:

- The Cabinet approve the revised discretionary fees and charges for 2022/2023 as set out in annexes 1, 2 and 3
- The Cabinet approve the Consumer Price Index (CPI) inflation adjustment (within range 2 – 10%) for discretionary fees and charges to be applied on the 1st April every year (in addition to the in year recommendations set out in annexes 1, 2 and 3)

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17. **Private Sector Housing Fees and Charges** *(Pages 525 - 550)*
Following a report of the Corporate Manager for Public Health, Regulation and Housing, the Homes Policy Development Group made the following recommendation:

- The Cabinet approve the revised locally set fees and charges as set out in annexes 1 and 2
- That Cabinet approve the revised Policy on the Use of Financial penalties as set out in Annex 4

18. **Recycling Options Paper** *(Pages 551 - 554)*
Report of the Operations Manager for Street Scene and Open Services.

19. **Economic Recovery Plan** *(Pages 555 - 564)*
Following a report of the Director of Place, the Economy Policy Development Group made the following recommendation:

- That Cabinet approve of the direction and level of investment proposed for the Rural England Prosperity Fund.

20. **Notification of Key Decisions** *(Pages 565 - 578)*
To note the contents of the Forward Plan.

Stephen Walford
Chief Executive
Monday, 21 November 2022

Meeting Information
From 7 May 2021, the law requires all councils to hold formal meetings in person. The Council will enable all people to continue to participate in meetings via Zoom.

If you want to ask a question or speak, email your full name to Committee@middevon.gov.uk by no later than 4pm on the day before the meeting. This will ensure that your name is on the list to speak and will help us ensure that you are not missed. Notification in this way will ensure the meeting runs as smoothly as possible.

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MID DEVON DISTRICT COUNCIL

MINUTES of a **MEETING** of the **CABINET** held on 1 November 2022 at 10.00 am

Present
Councillors R M Deed (Leader)
C J Eginton, R J Chesterton, Mrs C P Daw,
D J Knowles, B A Moore, S J Penny and
C R Slade

Also Present
Officers: Stephen Walford (Chief Executive), Andrew Jarrett (Deputy Chief Executive (S151)), Richard Marsh (Director of Place) and Maria De Leiburne (District Solicitor and Monitoring Officer)

76. **APOLOGIES**

None received.

77. **PUBLIC QUESTION TIME**

None received.

78. **DECLARATIONS OF INTEREST UNDER THE CODE OF CONDUCT**

Members were reminded of the need to make declarations of interest if and when necessary.

79. **MINUTES OF THE PREVIOUS MEETING**

The minutes of the previous meeting were approved as a correct record and signed by the Leader.

80. **UPDATE FROM THE CABINET MEMBER FOR CONTINUOUS IMPROVEMENT**

The Cabinet Member for Continuous Improvement informed the meeting that the Tracker continued to be updated. In addition she noted; that there had been positive feedback from the Department for Work and Pensions regarding the administration of benefits and that Revenues & Benefits officers had been trained to be generic in order for customer services to be improved. In addition, a Revenues Information Officer role had been piloted in order to reduce “avoidable contact” this also improved customer service.

With regard to planning enforcement there were 74 pre 2022 cases, with 293 open enforcement cases. Since April 2022 255 cases had been closed and 227 opened.

The Cabinet Member raised awareness of the 3CX software that allowed Members to contact officers and residents more easily and encouraged Members to use it.

There were 180 abandoned vehicles reported in Q2, 46 required action to be taken.

In regards to parking enforcement, Q2 reported a 52% collection rate with 863 PCNs paid, 202 written off and 317 outstanding.

Litter patrols had taken place, with a particular focus on Crediton, Cullompton and Tiverton town centres. Street cleansing and inspections had been completed in Tiverton, Crediton and Cullompton, with funding received and machinery procured for gum removal.

81. MEDIUM TERM FINANCIAL PLAN

The Cabinet were presented with a report from the Deputy Chief Executive which updated Member's on the updated Medium Term Financial Plan (MTFP) which covered the period 2023/24 to 2027/28 and accounted the Council's key strategies (i.e. the Corporate Plan, Business Plans, Treasury Management Plan, Asset Management Plan, Work Force Plan and Capital Strategy) and demonstrated it had the financial resources to deliver the Corporate Plan. This modelled potential changes in funding levels, new initiatives, unavoidable costs and proposed service savings.

Consideration was given to:

- That Members took an active role in the forthcoming PDG meetings, for the budget process.
- That every year there seemed to be a budget gap. There was a need to have a strategy and for the gap to be managed. It was felt that the PDGs were compartmentalised and there was a need for a more holistic approach.
- This exercise was to support the council in this financial year and through to the MTFP and that Member's input would be welcomed.
- A top down approach of setting the scene was applied with a bottom up strategy where Members could feedback through the PDGs due to the complex nature of the budget.
- There was no mention of 3 Rivers Development Ltd in the report.

Officers provided a response stating that the Council was in a very challenging position and noted that other local authorities had similar budget gaps. The Council's cost base had risen between 10 – 15% with income figures having not fully recovered post pandemic. They agreed that a strategy was needed but also every service needed to be assessed. In addition, officers had engaged with Members as well as residents to be part of this process.

RESOLVED: That

- Note the updated MTFP's for the General Fund and Housing Revenue Account and the updated Capital Programme all covering the five years 2023/24 to 2027/28 and endorse the proposals outlined in paragraphs 5.6, 5.7 and 6.2 as the approach to balancing the General Fund Revenue Budget.

- Seek recommendations from the Policy Development Groups on the appropriate fees for Services to charge and the services areas where savings should be sought and to what level.

(Proposed by Cllr B A Moore, seconded by Cllr C Slade)

Reason for decision – As stated in the report.

82. REVIEW OF DEVELOPMENT MANAGEMENT - DISCRETIONARY FEES

The Cabinet were presented a report from the Director of Place which advised Members of the proposal to increase the fees associated with our current pre-application service in addition to introducing a range of new charges relating to discretionary services currently provided by the Planning department. As pressure on the Council's budget continued to increase, the introduction of these charges will assist this key service area to maintain the level of service provided to our customers whilst managing the cost to the Council of providing these services. It will also bring Mid Devon more in to line with similar district councils within the wider Devon and South West geography.

It was highlighted that:

- The current pre-application fees had not been reviewed since 2020 and benchmarking exercises revealed that Mid Devon was charging far less than other Local Planning Authorities' in the region.
- This would support staff levels and resource. In addition, the current planning duty service be stopped which would allow officers to spend more quality time on chargeable pre-application enquires.

Consideration was given to:

- There was a need for revenues to be improved
- It was asked if these fees were capped.

Officers provided a response by stating that the fees were not capped, however, because there was a competitive dynamic there was a need to not make services too expensive. This report would bring the Council in line with neighbouring authorities, which meant this council remained competitive, reasonable and to sustain a viable service.

RESOLVED: That

- That the proposed fees and charges set out in Appendix 1 of this report be introduced from 15 November 2022

- That the duty planning service be removed from 15 November 2022.

- That future increases to discretionary fee charges to be delegated to the Director of Place in conjunction with the Cabinet Member for Planning and Economic regeneration.

(Proposed by Cllr R Chesterton, seconded by Cllr B A Moore)

Reason for decision – as stated in the report.

83. CREDITON MASTERPLAN - PROCUREMENT

The Cabinet were presented a report from the Director of Place which sought Members approval for commissioning consultants to assist in the preparation of a Crediton Town Centre Masterplan Supplementary Planning Document (SPD) and Delivery Plan; and also sought Members endorsement of the geographic scope for the Crediton Masterplan Supplementary Planning Document.

It was highlighted that:

- This work had been delayed due to the Covid-19 Pandemic but could now be resumed. This had provided an opportunity to reflect on additional challenges such as cost of living and climate change.
- St Saviour's Way Car Park was now included within the study area which also enabled a review of the car parking as part of this study.

Consideration was given to:

- There was a need for a clear implementation plan. In addition, there was a need to make Crediton a place to visit for those that lived in the surrounding areas.
- Crediton is a hub for the Wards that surround the town.

RESOLVED: That

- That delegated authority be given to the Director of Place, in consultation with the Cabinet Member for Planning and Economic Regeneration, to engage consultants to

assist with the preparation of a Crediton Town Centre Masterplan and Delivery Plan; and

- That the geographic scope in Appendix 1 be approved.

(Proposed by Cllr R Chesterton, seconded by Cllr S Penny)

Reason for decision – as set out in the report.

84. **NOTIFICATION OF KEY DECISIONS**

RESOLVED: That the notification of Key Decisions be noted.

(The meeting ended at 11.09 am) **CHAIRMAN**

CABINET
29 November 2022

FINANCIAL UPDATE FOR THE THREE MONTHS TO 30 SEPTEMBER 2022

Cabinet Member Cllr Andrew Moore, Cabinet Member for Finance

Responsible Officer Andrew Jarrett – Deputy Chief Executive (S151)

Reason for Report: To present a financial update in respect of the income and expenditure so far in the year.

RECOMMENDATION(S):

1. The Cabinet are asked to:
- **a) Note the financial monitoring information for the income and expenditure for the three months to 30 September 2022 and the projected outturn position;**
- **b) Note the use of Waivers for the Procurement of goods and services as included in Section 0;**
- **c) Note the latest update on the development of the South West Mutual included in Section 11.0.**

Relationship to the Corporate Plan: The financial resources of the Council impact directly on its ability to deliver the Corporate Plan; prioritising the use of available resources brought forward and any future spending will be closely linked to key Council pledges from the updated Corporate Plan.

Financial Implications: Good financial management and administration underpins the entire document. A surplus or deficit on the Revenue Budget will impact on the Council's General Fund balances. The Council's financial position is constantly reviewed to ensure its continued financial health.

Legal Implications: There are no direct implications from the content of this report.

Risk Assessment: Regular financial monitoring information mitigates the risk of unforeseen over or underspends at year end and allows the Council to direct its resources to key corporate priorities. Members will be aware that the Council continues to face a financially difficult and uncertain future. As such, the Strategic Risk Register (monitored by Audit Committee) includes a specific risk relating to this issue.

Equality Impact Assessment: There are no direct impacts from the content of this report.

Impact on Climate Change: There are no direct impacts from the content of this report.

1.0 Introduction

1.1 The Council agreed the 2022/23 Annual Budget at its meeting on 23 February. The aim is to keep a tight control on spending on services within a flexible budget management framework, allowing budget holders to manage savings within controllable budgets to help mitigate budget pressures and thus contain or minimise a budget deficit for the Council as a whole.

1.2 The purpose of this report is to highlight to Cabinet our current financial status and the likely reserve balances at 31 March 2023. It encompasses both revenue, in respect of the General Fund, the Housing Revenue Account (HRA), and Capital Programme. The detail under pinning these projections is included within the body of report in the following sections / appendices:

- The projected General Fund outturn position for 2022/23 (**Section 3 + Appendices A to D**);
- The projected HRA Outturn position for 2022/23 (**Section 4 + Appendix E**);
- The projected Capital Outturn position for 2022/23 (**Section 5 + Appendix F**);
- The projected Reserves Outturn position for 2022/23 (**Section 6**);
- 3 Rivers Development Ltd update (**Section 7**);
- Summary Treasury Management position (**Section 8**);
- Collection Fund Update (**Section 9**);
- The Procurement Waivers utilised during the quarter (**Section 10**).
- Update on the South West Mutual Bank (**Section 11**).

1.3 Favourable variances generating either increased income or cost savings are expressed as credits (negative numbers), whilst unfavourable overspends or incomes below budget are debits (positive numbers). Any variance against the agreed budget will impact on the Council's reserves.

1.4 The Council's financial position will be constantly reviewed to ensure its continued financial health and delivery of excellent Value for Money.

1.5 This report also includes Section 0 which updates Members on the use of Procurement Waivers during the first quarter of 2022/23. A procurement waiver is were contract procedure regulations have not be applied due to exceptional circumstances, such as urgency of the goods/services being required, or the specialist nature of the goods/services where there is no effective competition to provide it.

1.6 An update of the latest progress of the South West Mutual Bank is included within Section 11.0.

2.0 Executive Summary of 2022/23

2.1 The report indicates a projected General Fund outturn variance of £504k over spend and a HRA outturn variance of £122k under spend. In respect of the Capital Programme, there is a variance of £3,677k against the 2022/23 Deliverable Budget, this is explained through a forecast £122k underspend, £1,311k overspend and slippage of £4,866k across various projects. These forecasts will continue to be refined during the year.

2.2 Since Quarter 1, the Local Government Pay Award has been offered and accepted. The offer of £1,925 per FTE (broadly 6.5% on average) is significantly in excess of the 2% budget assumption, and the 3% assumption included within Quarter 1. This has added c£500k to our staffing costs within the General Fund and c£150k in the HRA.

2.3 Fuel to operate the vehicle fleet to deliver key services such as waste collection remained relatively stable during the quarter and therefore the forecast has been adjusted to assumed £1.75 per litre for the remainder of the year; a reduction of £50k from the Quarter 1 position.

2.4 Substantial utilities cost increases were included in Quarter 1 based on projections from our provider. We expected to know the fixed price for the period 1 October 2022 to 30 September 2023 by this point, the changes nationally to the Government's support package have complicated matters and we now expect to have prices confirmed by the end of this month. Therefore the projected increase of £188k for the remainder of this financial year with a full year forecast of £375k remains.

2.5 The Council continues to struggle with recruitment and retention. Key services, particularly Waste and Planning have higher usage of agency staff than planned although this is partially offset by underspends on the staffing establishment, leading to a net additional cost of £275k. Some of these additional agency costs will be further mitigated through the use of Earmarked Reserves.

2.6 Income remains lower than pre-Covid-19 levels in both Leisure and Car Parks. The latter is showing it may recover more than originally expected, whereas Leisure is showing slower recovery in membership numbers and bookings. However, wetside income remains above forecast. Other services such as Planning and Waste continue to see higher than forecast income levels, although the housing market and the increased prices per tonne for recycled materials are showing signs of retraction. This also affects Building Control.

2.7 Considering the additional cost of the pay award, agency staff and probably pressures on income during the second half of the year, the forecast overspend of £504k shows that good budget management continues within services in order to mitigate this funding pressure.

2.8 However, if this level of overspend is required to be covered from General Reserves, this will reduce the balance to £1.710m, below the agreed minimum £2m balance. Therefore action needs to be taken to address the matter.

2.8.1 As such, a "soft freeze" on recruitment and the use of agency staff has been implemented. This reviews all vacancies and decides whether the position is business critical, for example a life guard or waste loader and therefore is necessary to fill/cover, or whether the service will have to manage without for a period of time by cutting its cloth accordingly. Similarly, all expenditure will be reviewed to ensure it is essential.

2.8.2 A review of all Fees and Charges is also underway with a view to setting the fees in year covering the period through to March 2024. This will provide some additional income in-year that will further help reduce the shortfall.

3.0 The General Fund

3.1 The forecast General Fund over spend for the current year is £504k after transfers to and from Earmarked Reserves as shown at **Appendix A**. **Appendix B** provides the significant service variances and those above £20k.

3.2 The current incomes from our major fee income streams are shown in **Appendix C**. It shows that the full year forecast Income has reduced to only £9k above budget (down from £60k in Quarter 1). The lower than forecast income in Leisure and Building Control is offset by increases in Planning, Waste and Car Parks. Other Service income streams remain relatively close to expectations.

3.3 The current employee costs are shown at **Appendix D**. It shows a full year forecast under spend of £489k (down from £535k in Quarter 1). This includes the full implication of the pay award, therefore although the bottom-line is lower, there has been an increase in the vacancies largely offsetting the additional costs. Examples of this include General Fund Housing, IT, and Legal which have all increased staffing underspends. However, the impact of the pay award has impacted significantly in Waste and Leisure. As previously reported, the anticipated funding to offset the additional costs incurred in delivering the Government's Energy Rebate Scheme have yet to be received. The HRA is also showing a number of vacancies, particularly in Tenancy Services.

3.4 The increase in Agency Spend of £60k since Quarter 1 is essentially due to covering Planning vacancies, where costs are significantly above normal salary levels. Waste and Public Health have reduced their forecast need, with salary savings in Waste practically offsetting the additional agency costs. Sickness levels and staff turnover is also higher than expected, with particular services such as Street Scene requiring agency cover to continue the service.

4.0 Housing Revenue Account (HRA)

4.1 This is a ring-fenced account in respect of the Council's social housing function. The forecast position of £122k under spend, £95k lower than the Quarter 1 position. An explanation of the key variances and those above £20k are highlighted within **Appendix E.**

4.2 The main variances are again due to vacancies and the difficulty in recruiting to those roles. In total, this sums to £143k inclusive of the agreed higher pay award. This is offset by the rising cost of materials and less work funded by Disabled Facilities Grant. Investment returns are also higher than budgeted, but are partially offset by higher bank charges.

4.3 It is anticipated that the forecast variance will increase the budgeted transfer to the Housing Maintenance Fund and so the HRA reserve balance will remain at £2m.

5.0 Capital Programme

5.1 Following the additional approval at Quarter 1 to accelerate the spend of the Salix funding, and subsequently the increased lending to 3Rivers and the purchase of two HMO's, the current approved overall Capital Programme has increased to £70,896k (£51,002k General Fund and £19,894k HRA), including slippage rolled forward from previous year's programmes. The revised 2022/23 Deliverable Programme has increased to £27,549k, with the remainder of the overall Capital Programme (£43,347k) planned to be spent in future years. The status of the Capital Programme is shown at **Appendix F.**

5.2 Actual, committed and planned expenditure across the remainder of the financial year is currently £23,872k (£3,000k less than forecast in Quarter 1) leaving a variance of £3,677k against the 2022/23 Deliverable Budget. Of which, £122k is an under spend, £1,311k is an over spend, and £4,866k will slip into future years. This can be explained by the following key variances:

<u>General Fund</u>

- £3,956k slippage against 3 Rivers Developments Ltd projects, specifically Knowle Lane, Post Hill and Future Projects.

<u>HRA</u>

- £467k additional spend on the Modular Housing development at Shapland Place associated with additional planning requirements, £277k of which has slipped into 2023/24;
- £300k slippage to the redevelopment of Garage Blocks;
- £661k additional spend on Post Hill linked to S106 requirements.

6.0 Reserves

6.1 The table below shows the opening position of key operational balances of the Council, the forecast in year movements and final predicted position at 31 March 2023:

Usable Reserves	**31/03/2022**	**Forecast In Year Movement**	**31/03/2023**
REVENUE	**£000's**	**£000's**	**£000's**
General Fund (See Section 3)	(2,215)	504	(1,710)
Earmarked Reserves	(20,655)	3,529	(17,126)
Housing Revenue Account (See Section 4)	(2,000)	0	(2,000)
CAPITAL	**£000's**	**£000's**	**£000's**
Capital Receipts Reserve	(6,529)	356	(6,173)

6.2 The General Fund is the major revenue reserve of the Council. It is increased or decreased by the surplus or deficit generated on the General Fund in the year. This reserve held a balance of £2,215k as at 31/03/22 and as shown above is currently forecast to decrease to £1,710 due to the forecast £504k over spend. This falls below the agreed minimum of £2,000k and as outlined in paragraph 2.8 action is being taken to minimise the impact. However, should this forecast be the final outturn position, a review of Earmarked Reserves will be undertaken to

realign funds. The reduction on the forecast Capital Receipts Reserve reflects a lower assumption on the number of Right-to-Buys.

6.3 The projected contribution to the NNDR smoothing reserve has reduced by £152k due to some outstanding appeals being settled and therefore the appeals provision and bad debt provision can be reduced. There is also an adjustment to the assumed drawdown to support IT projects that were initially included in the Capital Programme but have now been deemed to be revenue. A further net £26k of new S106 Funding received is proposed to transfer to reserves to offset future associated expenditure.

7.0 3 Rivers Developments Ltd – Update

7.1 In Quarter 2 of 2022/23 the Council lent £2,142k of further borrowing to 3 Rivers to fund project payments and capital commitments. No loans were due to be repaid during the quarter but £176k of interest payments has been received relating to interest charged for Quarter 1. A further £200k of interest has been charged during Quarter 2 of this financial year, and a projection of £395k is included covering the second half of the year.

8.0 Collection Fund

8.1 Council Tax

8.1.1 The predicted collection rate at the end of Quarter 2 was 96.6%, up from 95.3% in Quarter 1. £36,976k has actually been collected and indications are that this trend is moving in the right direction. As highlighted in the Quarter 1 report, now the Energy Rebate Scheme has ended, resources have been redeployed back to their substantive roles which is having a positive impact on collection.

8.2 Business Rates

8.2.1 The forecast deficit on the collection of Business Rates fell from £510k at Quarter 1 to £129k, an improvement of £381k. This is due to a number of outstanding appeals have been concluded enabling a reduction in our appeals provision, a reduction in the bad debt and an improvement in the Net Rates Payable. The Council's share of the projected £129k deficit is £52k (40%).

9.0 Treasury Management

9.1 The £840k budgeted Net Interest position for the Council incorporates interest payable on loans and finance leases and interest receivable on investments. Since the budget was set interest rates have risen to 3.00%, therefore interest receivable is above budget across both temporary investments and loans to third parties by a further £90k compared to Quarter 1. Based on the Deliverable Capital Programme, no additional external borrowing is expected during the year which also provides a favourable variance against budget.

10.0 Procurement Waivers

10.1 The Council undertakes a range of procurement approaches to ensure that it awards contracts to suppliers in line with procurement legislation. In exceptional circumstances, there are sometimes justifiable reasons to act outside the contract procedure regulations. These include the following reasons:

I. The work, goods or materials are urgently required, and loss would be entailed by delay arising from advertising;
II. The work, goods or materials required are of such special nature that no advantage would accrue by inviting competitive tenders;
III. There is no effective competition for the goods or materials required by reason of the fixing of prices under statutory authority or that such goods or materials are patented or proprietary articles or materials;
IV. Transactions, which, because of special circumstances, may (either individually or as a class) be excepted from time to time by the Cabinet of the Council.

10.2 In such circumstances, prior written approval of the Deputy Chief Executive (S151) is required and Cabinet will be informed. Below is a list of the Procurement Waivers utilised during the third quarter of this financial year:

Ref	Subject of the Waiver	Expected Spend £	Reason Code
1	Les Mills – "virtual" offering in the spinning studio at Exe Valley Leisure Centre	£800	I
2	Homes for Ukraine – SLA with Churches Housing Action Team (CHAT) to provide Specialist Support for Ukrainian Guests and their hosts	£31,562	I and II
3	HAZ - Consultant Project Management support	£16,000	I
4	Communal area cleaning (Housing)	£25,000	I and IV
5	Lifeline Out of Hour's call monitoring with Somerset West and Taunton Council	£40,000	I, II and III
6	Heat Pumps for Decarbonisation of Leisure Centres funded by Salix PSDS Phase 3	£252,341	I, II and III
7	Internet based mutual housing exchange service	£1,300	I and II
8	Homes for Ukraine refugee scheme – extension of services provided by CHAT	£70,100	I and II
9	Structural integrity testing of street-lighting columns	£30,000	I and II

10.3 The remainder of contracts awarded use best endeavours to ensure that the successful supplier complies with the ethical standards applied within our Procurement Partnership with Devon County Council, including having policies on Equalities and Diversity, Data Protection, Modern Slavery and Human Trafficking and Fair Tax Mark.

11.0 South West Mutual

11.1 The latest update report went to 12 July Cabinet. It indicated slow progress with continue economic and investment challenges continuing. However, progress had been made with the proposed legal structure of the Mutual and the Board had agreed a phased approach to launching the bank, starting with a wholesale

funding lending facility for food and farming businesses applying agroecology principles and practices, with the aim to introduce the full range of services.

11.2 Since that update, £115k further investment has been secured and various conversations with potential investors for the initial £20 million lending facility continue. A financial model to demonstrate viability is being developed and a research partnership with the Food, Farming and Countryside Commission has formed. The Mutual are also developing an impact measurement and reporting framework to track the social and environmental improvements financed by the loans.

11.3 The Mutual are seeking necessary legal and regulatory advice and beginning the detailed work of building operational readiness to begin lending next year.

12.0 Summary

12.1 Members are asked to note the Revenue and Capital forecasts for the financial year and the use of procurement waivers during the quarter.

12.2 We continue to closely monitor the financial position and amend our expectations accordingly. The budget process for 2023/24 is now underway and Managers are working hard to develop proposals to mitigate the future year's forecast shortfalls.

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Circulation of the Report: Cllr Andrew Moore, Cabinet, Leadership Team

GENERAL FUND FINANCIAL MONITORING INFORMATION FOR THE PERIOD FROM 01 APRIL TO 30 SEPTEMBER 2022

General Fund Summary	Appendix B Note Ref	2022/23 Annual Budget £	2022/23 Full Year Forecast £	2022/23 Full Year Variance (0 = On budget) £	%
Cllr Bob Deed					
Corporate Management	A	1,702,694	1,795,794	93,100	5.5%
Cllr Colin Slade					
Grounds Maintenance	B	559,523	575,823	16,300	2.9%
Cemeteries & Bereavement Services	C1	(67,230)	(67,230)	0	0.0%
Waste Services	D	1,907,674	2,968,774	1,061,100	55.6%
Cllr Dennis Knowles					
Community Development	E	138,500	138,500	0	0.0%
Enforcement and CCTV	C1	157,530	147,530	(10,000)	-6.3%
IT Services	F	1,337,150	1,612,650	275,500	20.6%
Land charges	G	(24,561)	(34,561)	(10,000)	40.7%
Public Health incl. Licensing	C	677,190	500,850	(176,340)	-26.0%
Open Spaces	H	180,190	244,970	64,780	36.0%
Recreation & Sport	I	903,485	1,394,485	491,000	54.3%
Cllr Andrew Moore					
Financial Services	J	773,070	787,650	14,580	1.9%
Revenues & Benefits	K	608,000	599,360	(8,640)	-1.4%
Car Parks	L	(489,680)	(519,680)	(30,000)	-6.1%
Cllr Stuart Penney					
Private Sector Housing	C	(1,490)	(1,490)	0	0.0%
General Fund Housing	M	269,192	225,492	(43,700)	-16.2%
Property Services	N	1,610,240	1,769,840	159,600	9.9%
Cllr Richard Chesterton					
Community Development: Markets	E	70,320	70,320	0	0.0%
Planning & Regeneration	G	1,946,110	1,932,968	(13,142)	-0.7%
Cllr Clive Eginton					
Customer Services	O	749,318	694,268	(55,050)	-7.3%
Human Resources	P	616,470	576,170	(40,300)	-6.5%
Legal & Democratic Services	Q	1,182,601	1,160,301	(22,300)	-1.9%
All General Fund Services		**14,806,296**	**16,572,784**	**1,766,488**	**11.9%**
Net recharge to HRA		(1,714,560)	(1,714,560)	0	0.0%
Statutory Adjustments (Capital charges)		686,660	686,660	0	0.0%
Net Cost of Services		**13,778,396**	**15,544,884**	**1,766,488**	**12.8%**
Net Interest Payable / (Receiveable)		(840,013)	(1,068,995)	(228,983)	27.3%
Transfers into Earmarked Reserves		1,759,064	2,391,304	632,240	35.9%
Transfer into NNDR Smoothing Reserve		0	32,814	32,814	0.0%
Transfers from Earmarked Reserves		(3,808,859)	(5,206,043)	(1,397,184)	36.7%
Net Contribution to/(from) New Homes Bonus Reserve		(627,429)	(747,209)	(119,780)	19.1%
Total Budgeted Expenditure		**10,261,160**	**10,946,757**	**685,597**	**4.4%**
FUNDED BY:					
Business Rates					
Retained Business Rates		(1,082,910)	(1,163,836)	(80,926)	7.5%
S31 Grant associated with COVID-19 Reliefs		(2,449,280)	(2,336,507)	112,773	-4.6%
Business Rates (Surplus)/Deficit (2021-22)		1,677,640	1,634,532	(43,108)	-2.6%
Business Rates Benefit from Devon Pool		0	(168,000)	(168,000)	0.0%
Council Tax					
Council Tax		(6,523,930)	(6,523,930)	0	0.0%
Council Tax (Surplus)/Deficit (2021-22)		(401,030)	(401,030)	0	0.0%
Council Tax Family Annexe		(21,000)	(21,000)	0	0.0%
Un-Ringfenced Grants					
New Homes Bonus Grant		(719,072)	(719,072)	0	0.0%
Lower Tier Services Grant		(99,272)	(101,242)	(1,970)	2.0%
Rural Services Delivery Grant		(489,742)	(489,742)	0	0.0%
2022/23 Services Grant		(152,564)	(152,564)	0	0.0%
Total Budgeted Funding		**(10,261,160)**	**(10,442,391)**	**(181,231)**	**1.8%**
Forecast in year (Surplus) / Deficit		**0**	**504,366**	**504,366**	
General Fund Reserve 31/03/22				**(2,214,602)**	
Forecast General Fund Balance 31/03/2023				**(1,710,236)**	

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GENERAL FUND FINANCIAL MONITORING INFORMATION FOR THE PERIOD FROM 01 APRIL TO 30 SEPTEMBER 2022

Note	Description of Major Movements or those above £20k	2022/23 Full year variance (net of transfer to EMR) £	PDG
A	**Corporate Management**		
	Salary costs for new performance management posts	78,800	Cabinet
	Salary saving due to vacancies	(39,400)	Cabinet
	Executive Assistant post not budgeted	15,300	Cabinet
	Recharge of salaries to capital project	(11,800)	Cabinet
	Additional external audit fees - Previous years	9,500	Cabinet
	Additional external audit fees - Current financial year	22,000	Cabinet
	Overspend on bank and transaction charges	18,700	Cabinet
		93,100	
B	**Grounds Maintenance**		
	Salary underspend due to vacancies	(23,200)	Environment
	Agency costs increased due to vacancies	32,500	Environment
	Additional fuel costs due to price rises	7,000	Environment
		16,300	
C	**Public Health (combined)**		
	Salary underspend due to vacant posts and external grant funding	(149,000)	Community
	Water Sampling income below budget due to staff shortages	17,000	Community
	S106 Air Quality, net expenditure and receipts	(44,340)	Community
		(176,340)	
C1	**Enforcement, CCTV & Cemeteries & Bereavement Services**		
	Staff vacancies and new starters at bottom of grade	(10,000)	Economy
		(10,000)	
D	**Waste Services**		
	Salary underspend due to vacancies	(87,900)	Environment
	Pay enhancements and additional estimated pay award	224,000	Environment
	Agency cover increased due to long term sickness and higher than budgeted sickness levels	142,200	Environment
	Additional recycling boxes due to demand from public as a result of 3 weekly rollout	50,000	Environment
	Additional fuel costs due to price rises	149,800	Environment
	Recycling income rates are higher than expected. Some commodities are 3 times higher than 2021-22 average rate.	(269,000)	Environment
	Refuse bins, seagull sacks, salaries and printing costs for 3 weekly rollout - £750k funded by EMR	886,000	Environment
	Clinical waste increased charges	10,000	Environment
	Garden waste additional permit sales	(20,000)	Environment
	Wheelie bins sales suspended due to 3 weekly roll out	3,000	Environment
	DCC Shared Savings Scheme reduced income for 2021-22	43,000	Environment
	Trade waste income including ad hoc requests	(70,000)	Environment
		1,061,100	
F	**I.T. Services**		
	Initial 3 years of virus & security protection included in Capital project	(20,000)	Cabinet
	IT Projects (Unifed Comms, CRM replacement, Digital Transformation - £135k to be funded by reserves)	219,000	Cabinet
	Cyber Project - grant funded	75,000	Cabinet
	Rev & Bens Northgate external support	35,500	Cabinet
	Pay award impact	17,500	Cabinet
	Vacancy saving to move to EMR	(51,500)	Cabinet
		275,500	
G	**Planning & Regeneration**		
	Enforcement - Agency staffing to clear backlogs and cover sickness - EMR release of £128k	129,000	Cabinet
	Development Management - Staffing. Includes forecast for pay award and agency costs to cover vacancies, partially offset by vacancies and £23.5k EMR release	73,500	Cabinet
	Development Management - Income exceeding budget	(106,000)	Cabinet
	S106 Public Open Space, net expenditure and receipts	(159,642)	Community
	Land Charges underspend on DCC searches. Reduced income forecast	(10,000)	Community
	Building Control - Agency staffing to cover vacant posts and BC Manager post to move to MDDC from NDC - EMR release	48,000	Community
	Building Control - Income less than budgeted	35,000	Community
	Building Control - Share of partnership costs (transfer of costs from NDC to MDDC, see lines above)	(33,000)	Community
		(23,142)	
H	**Open Spaces**		
	Contribution for Play Area transfer - Funded from New Homes Bonus	29,780	Community
	Play Area maintenance overspend - Funded from EMR	35,000	Community
		64,780	
I	**Recreation & Sport**		
	Decarbonisations works carried out across all 3 site - Fully funded from EMR	201,000	Community
	Increase in income from updated dual use agreement not as high as budgeted	20,000	Community
	Wetside income higher than budget mainly due to swimming lesson programme and pool hire	(79,000)	Community
	Fitness income behind budget due to slower than expected recovery in membership numbers	180,000	Community
	Dryside income behind budget mainly due to fewer sports hall & ATP bookings than expected	49,000	Community
	Increase in salaries due to pay award and regrading of swimming teachers & recreation assistants	120,000	Community
		491,000	
J	**Financial Services**		
	Proposed pay award	20,580	Cabinet
	Annual memberships savings	(6,000)	Cabinet
		14,580	

GENERAL FUND FINANCIAL MONITORING INFORMATION FOR THE PERIOD FROM 01 APRIL TO 30 SEPTEMBER 2022

Note	Description of Major Movements or those above £20k	2022/23 Full year variance (net of transfer to EMR) £	PDG
K	**Revenues & Benefits**		
	Council Tax staffing, includes forecasted pay awards and administration of Energy Rebate scheme (direct costs only)	81,500	Cabinet
	Income & Grant receipts; Court Costs & Fines, Administration of Energy Rebate Scheme and LCTS Admin Grant	(17,280)	Cabinet
	Housing Benefits - unbudgeted grant receipts from DWP (earmarked)	(45,000)	Cabinet
	DHP grant less than budgeted	24,000	Cabinet
	Housing Benefits Subsidy, improved forecast over budgeted	(30,000)	Cabinet
	Grant Receipts - Administration of Household Support Fund (earmarked)	(21,860)	Cabinet
		(8,640)	
L	**Car Parks**		
	Half yearly forecast shows P&D Parking Income above profile, although this income is unpredictable in nature	(30,000)	Economy
		(30,000)	
M	**General Fund Housing**		
	Increased Homelessness costs for B&B & reduction in our bad debt provision due to increased old debt recovery	51,500	Homes
	Salary underspend due to vacant posts and external grant funding	(115,000)	Homes
	Lifeline service expected to be under budget for Income due to reduced customer base, this is reduced by a small underspend on overheads	19,800	Homes
		(43,700)	
N	**Property Services**		
	Staffing underspends due to vacant posts	(80,000)	Environment
	Utility contracted rates are renewed in Oct and early indications are predicting a big hike in unit prices - overspends across the Property portfolio	187,500	Homes
	Salary pressure due to pay award	29,100	Environment
	Fore Street shops rental down due to vacant unit and rent reductions	23,000	Economy
		159,600	
O	**Customer Services**		
	Salaries - underspend due vacancies and secondments. RIO post currently funded by Revs and Bens	(37,850)	Community
	Supplies and Services underspend across service, incl switch charges & telephones	(17,200)	Community
		(55,050)	
P	**Human Resources**		
	Salaries - Acting up & secondment pay, additional apprentice and pay award	8,700	Cabinet
	Reduced training requirement	(13,000)	Cabinet
	Saving achieved by alteration to Zellis upgrade plan	(30,000)	Cabinet
	Consultancy now charged to service areas	(6,000)	Cabinet
		(40,300)	
Q	**Legal & Democratic Services**		
	Legal Services - 3 vacancies offset by Agency costs	(22,300)	Cabinet
		(22,300)	
	FORECAST (SURPLUS)/DEFICIT AS AT 31/03/2023	**1,766,488**	

Note the sum of the explanations above do not equal the full variance - they are only those key variances or above £20k

Cabinet	**408,440**
Community	**204,748**
Homes	**143,800**
Environment	**1,026,500**
Economy	**(17,000)**
	1,766,488

GENERAL FUND FINANCIAL MONITORING INFORMATION FOR THE PERIOD FROM 01 APRIL TO 30 SEPTEMBER 2022

Fees and Charges	2022/23 Annual Budget £	2022/23 P6 Profiled Budget £	2022/23 P6 Actual £	2022/23 P6 Variance £	2022/23 Full Year Forecast Variation £	2022/23 Full Year Forecast Variation %
Building Control Fees	(252,350)	(126,175)	(131,094)	(4,919)	35,000	-14%
Planning Fees	(828,000)	(414,000)	(484,274)	(70,274)	(70,000)	8%
Land Search Fees	(120,000)	(60,000)	(57,952)	2,048	3,000	-3%
Car Parking Fees - See Below	(732,330)	(362,282)	(376,791)	(14,509)	(30,000)	4%
Leisure Fees & Charges	(2,827,485)	(1,363,091)	(1,021,105)	341,986	170,000	-6%
Trade Waste Income	(830,860)	(825,875)	(527,192)	298,683	(70,000)	8%
Garden Waste	(547,100)	(212,970)	(248,881)	(35,911)	(20,000)	4%
Licensing	(137,200)	(49,675)	(53,907)	(4,232)	0	0%
Market Income	(82,290)	(42,242)	(47,813)	(5,571)	(9,000)	11%
	(6,357,615)	**(3,456,310)**	**(2,949,009)**	**507,300**	**9,000**	**-0.1%**

Car Parking Fees	2022/23 Annual Budget £	2022/23 P6 Profiled Budget £	2022/23 P6 Actual £	2022/23 P6 Variance £	Spaces	2022/23 Budgeted Income pa per space £
Beck Square, Tiverton	(65,000)	(33,800)	(34,012)	(212)	40	(1,625)
William Street, Tiverton	(25,000)	(12,750)	(14,470)	(1,720)	45	(556)
Westexe South, Tiverton	(45,000)	(24,300)	(28,970)	(4,670)	51	(882)
Wellbrook Street, Tiverton	(15,000)	(7,200)	(6,445)	755	27	(556)
Market Street, Crediton	(35,000)	(18,550)	(20,187)	(1,637)	39	(897)
High Street, Crediton	(70,000)	(34,300)	(38,074)	(3,774)	190	(368)
Station Road, Cullompton	(40,000)	(18,800)	(19,469)	(669)	112	(357)
Multistorey, Tiverton	(175,000)	(80,500)	(79,054)	1,446	631	(277)
Market Car Park, Tiverton	(175,000)	(87,500)	(90,657)	(3,157)	122	(1,434)
Phoenix House, Tiverton	(3,000)	(1,380)	(2,149)	(769)	15	(200)
P&D Shorts & Overs	0	0	(158)	(158)	-	0
Total Pay and Display	**(648,000)**	**(319,080)**	**(333,647)**	**(14,567)**	**1,272**	**(7,153)**
Day Permits	(22,000)	(13,881)	(13,881)	0		
Allocated Space Permits	(37,600)	(10,419)	(10,419)	0		
Overnight Permits	(600)	(270)	(573)	(303)		
Day & Night Permits	(16,500)	(12,017)	(12,017)	0		
Other Income	(7,630)	(6,615)	(6,254)	361		
Total Permits	**(84,330)**	**(43,202)**	**(43,144)**	**58**		
Total Car Parking	**(732,330)**	**(362,282)**	**(376,791)**	**(14,509)**		
Standard Charge Notices (Off Street)	**(43,200)**	**(19,440)**	**(25,334)**	**(5,894)**	**0**	**0%**

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GENERAL FUND FINANCIAL MONITORING INFORMATION FOR THE PERIOD FROM 01 APRIL TO 30 SEPTEMBER 2022

Employee Costs	2022/23 Annual Budget £	2022/23 P1 - P6 Profiled Budget £	2022/23 P1 - P6 Actual £	2022/23 P1 - P6 Variance £	2022/23 Full Year Forecast Variation £	%
General Fund						
Cemeteries & Bereavement Services	25,760	12,880	12,616	(264)	0	0.0%
Community Development	85,180	42,590	40,513	(2,077)	0	0.0%
Corporate Management	679,074	339,537	307,688	(31,849)	42,200	6.2%
Customer Services	688,318	344,159	280,032	(64,127)	(46,550)	-6.8%
Enforcement & CCTV	132,950	66,475	57,329	(9,146)	(48,495)	-36.5%
Public Health	754,400	377,200	290,218	(86,982)	(183,000)	-24.3%
Financial Services	556,620	278,310	271,002	(7,308)	20,580	3.7%
General Fund Housing	405,057	202,529	170,076	(32,453)	(135,000)	-33.3%
Grounds Maintenance	473,510	236,755	205,308	(31,447)	(23,200)	-4.9%
Human Resources	452,520	226,260	243,000	16,740	8,700	1.9%
I.T. Services	700,990	350,495	303,553	(46,942)	(34,000)	-4.9%
Legal & Democratic Services	685,940	342,970	307,843	(35,127)	(25,300)	-3.7%
Open Spaces	14,090	7,045	7,793	748	0	0.0%
Planning & Regeneration	1,972,719	986,360	776,938	(209,422)	(219,000)	-11.1%
Property Services	727,970	363,985	299,744	(64,241)	(80,000)	-11.0%
Recreation & Sport	2,183,747	1,091,874	1,063,169	(28,705)	120,000	5.5%
Revenues & Benefits	790,670	395,335	426,643	31,308	94,500	12.0%
Waste Services	2,713,700	1,356,850	1,324,848	(32,002)	184,100	6.8%
Total General Fund	**14,043,215**	**7,021,609**	**6,388,315**	**(633,294)**	**(324,465)**	**-2.3%**
Housing Revenue Account						
BHO09 Repairs & Maintenance	1,021,456	510,728	403,291	(107,437)	(40,000)	-3.9%
BHO10 Supervision & Management	2,047,454	1,023,727	869,152	(154,575)	(125,000)	-6.1%
BHO11 Special Services	0	0	0	0	0	0.0%
Total Housing Revenue Account	**3,068,910**	**1,534,455**	**1,272,443**	**(262,012)**	**(165,000)**	**-5.4%**
Total Employee Costs	**17,112,125**	**8,556,064**	**7,660,758**	**(895,306)**	**(489,465)**	**-2.9%**

Agency Staff (within Employee costs)	2022/23 Annual Budget £	2022/23 P1 - P6 Profiled Budget £	2022/23 P1 - P6 Actual £	2022/23 P1 - P6 Variance £	2022/23 Full Year Forecast Variation £	%
General Fund						
Car Parks	0	0	0	0	0	0.0%
Cemeteries & Bereavement Services	0	0	0	0	0	0.0%
Community Development	0	0	0	0	0	0.0%
Corporate Management	0	0	0	0	0	0.0%
Customer Services	0	0	8,709	8,709	8,709	0.0%
Enforcement & CCTV	0	0	0	0	0	0.0%
Public Health	0	0	29,112	29,112	34,000	0.0%
Financial Services	0	0	0	0	0	0.0%
General Fund Housing	0	0	18,973	18,973	20,000	0.0%
Grounds Maintenance	10,500	5,250	25,693	20,443	32,000	304.8%
Human Resources	0	0	0	0	0	0.0%
I.T. Services	0	0	0	0	0	0.0%
Legal & Democratic Services	0	0	0	0	14,800	0.0%
Open Spaces	0	0	0	0	0	0.0%
Planning & Regeneration	0	0	194,827	194,827	466,000	0.0%
Property Services	0	0	3,257	3,257	3,257	0.0%
Recreation & Sport	0	0	0	0	0	0.0%
Revenues & Benefits	0	0	12,256	12,256	12,256	0.0%
Waste Services	171,880	85,940	170,861	84,921	172,200	100.2%
Total General Fund	**182,380**	**91,190**	**463,689**	**372,499**	**763,222**	**418.5%**
Housing Revenue Account						
BHO09 Repairs & Maintenance	0	0	0	0	0	0.0%
BHO10 Supervision & Management	0	0	12,563	12,563	21,780	0.0%
BHO11 Special Services	0	0	0	0	0	0.0%
Total Housing Revenue Account	**0**	**0**	**12,563**	**12,563**	**21,780**	**0.0%**
Total Agency Costs	**182,380**	**91,190**	**476,252**	**385,062**	**785,002**	**430.4%**

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HOUSING REVENUE ACCOUNT FINANCIAL MONITORING INFORMATION FOR THE PERIOD FROM 01 APRIL TO 30 SEPTEMBER 2022

Note	Housing Revenue Account (HRA)	2022/23 Annual Budget £	2022/23 Full Year Forecast Variance £	%
	Income			
A	SHO01 Dwelling Rents Income	(12,673,660)	0	0%
B	SHO04 Non Dwelling Rents Income	(488,360)	0	0%
D	SHO07 Leaseholders' Service Charges	(29,000)	0	0%
E	SHO08 Contributions Towards Expenditure	(80,920)	(10,000)	12%
G	SHO10 H.R.A. Investment Income	(25,000)	(214,000)	856%
H	SHO11 Miscellaneous Income	(7,000)	0	0%
	Services			
I	SHO13A Repairs & Maintenance	3,825,730	154,000	4%
J	SHO17A Housing & Tenancy Services	1,730,710	(52,000)	-3%
	Accounting entries 'below the line'			
L	SHO29 Bad Debt Provision Movement	150,000	0	0%
M	SHO30 Share Of Corporate And Democratic	173,900	0	0%
N	SHO32 H.R.A. Interest Payable	1,077,320	0	0%
O	SHO34 H.R.A. Transfers between earmarked reserves	1,311,720	0	0%
Q	SHO37 Capital Receipts Reserve Adjustment	(20,800)	0	0%
R	SHO38 Major Repairs Allowance	2,465,000	0	0%
S	SHO45 Renewable Energy Transactions	(105,000)	0	0%
		(2,695,360)	**(122,000)**	**(0)**

Note	Description of Major Movements	2022/23 Full Year Forecast Variance £
E	**Rechargeable Repairs** estimated to generate income slightly above budget	(10,000)
G	**Investment Income** due to the improvement on interest rates	(214,000)
I	**Building Services:** **-Staffing-**the service has filled a number of vacancies since Q1, however there are still a number of posts vacant at present. There is an estimated £26k underspend, this is inclusive of the anticipated pay award. **-Vehicles-**due to the increase in fuel costs and a few minor repair charges and vehicle hire, the service is estimated to exceed budget by £18k -**Overheads**-Q2 estimate of contractor and materials spend is £60k above budget, this will likley change at Q3 -**Income**-forecast work on Private Sector DFGs estimated to be below budget at year end £100k **-various** minor expenses net additional spend £2k	154,000
J	**Tenancy Services:** **-Staffing-**there has been delays to the service filling posts therefore it is carrying an underspend across their establishment (inclusive of anticipated pay award) £117k **-Overheads-** £10k estimated additional spend on bank charges, Estates budget cost pressures of £60k, this is due to penalties for empty properties increasing, additionally there are no exemptions applicable for LAs relating to properties pending demolition or in very poor condition -**various** other net underspends £5k	(52,000)
	FORECAST (SURPLUS)/DEFICIT AS AT TOTAL	**(122,000)**

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CAPITAL PROGRAMME MONITORING INFORMATION FOR THE PERIOD FROM 01 APRIL TO 30 SEPTEMBER 2022

Code	Scheme	Total Budgeted Capital Programme	Total Deliverable Programme 2022/23	Actual Expenditure 2022/23	Committed Expenditure 2022/23	Forecast spend for remainder of 2022/23	Total Actual, Committed & Forecast Expenditure 2022/23	Variance (Underspend) to Deliverable Programme 2022/23	Variance Overspend to Deliverable Programme 2022/23	Forecast Slippage against Deliverable Programme 2022/23	Capital Programme Forecast spend (in addition to Deliverable Prog Slippage) in 2023/24 to 2026/27	Budget no longer required	Notes
		£	£	£	£	£	£	£	£	£	£	£	
	General Fund Projects												
	Leisure												
CA642	Reception infrastructure review - All sites	120,000	40,000	-	-	-	-	-	-	(40,000)	80,000	-	Projected completion Q3 23/24. Additional costs flagged in draft MTFP
CA643	All Leisure Etarmis - Security Swipe - (linked to security project)	30,000	10,000	-	-	-	-	(10,000)	-	-	-	20,000	Projected completion Q3 23/24. This project is part a wider scheme 'Replacement of all Leisure sites access system' at a value of £200k included in 23/24 MTFP.
CA644	EVLC - Boilers and CHP	30,000	-	-	-	-	-	-	-	-	-	30,000	This sum (funded by UCR) will be used to partially offset MDDC contribution for Salix projects on CA650 & CA651
CA645	EVLC - Fitness Studio renewal of equipment	153,000	153,000	-	157,398	5,602	163,000	-	10,000	-	-	-	Projected completion Q3 22/23. Budget shortfall to be covered by sale of existing equipment
CA646	CVSC - Remodelling of Ground Floor	204,000	30,000	-	-	30,000	30,000	-	-	-	174,000	-	Feasibility & Procurement exercise in 22/23. Project delivery likely in 24/25
CA649	CVSC - Sports Hall Ceiling asset review	260,000	30,000	-	-	30,000	30,000	-	-	-	230,000	-	Procurement exercise in 22/23. Project delivery in 24/25 once expenditure under dual use agreement agreed
CA650	EVLC - ASHP - Salix Round 3 Funding	818,000	752,770	190,237	41,263	521,270	752,770	-	-	-		65,230	Link to Cabinet report 30/11/21 & Full Council approval 15/12/21 - ASHP reduced in Salix change request (15/07/2022)
CA651	EVLC - GSHP - Salix Round 3 Funding	351,000	927,694	36,468	-	891,226	927,694	-	-	-	-	(576,694)	Link to Cabinet report 30/11/21 & Full Council approval 15/12/21 - GSHP increased in Salix Change Request (15/07/2022)
CA652	LMLC - ASHP - Salix Round 3 Funding	656,000	912,315	60,332	46,136	805,847	912,315	-	-	-	-	(256,315)	Link to Cabinet report 30/11/21 & Full Council approval 15/12/21 - Includes both ASHP & GSHP
CA653	EVLC - Solar - Salix Round 3 Funding	750,000	228,400	-	-	228,400	228,400	-	-	-	-	521,600	Link to Cabinet report 30/11/21 & Full Council approval 15/12/21 - Salix change request (15/07/2022) reduced from PSDS3 agreed value
CA654	LMLC - Solar - Salix Round 3 Funding	350,000	52,928	11,770	4,102	37,056	52,928	-	-	-	-	297,072	Link to Cabinet report 30/11/21 & Full Council approval 15/12/21 - reduced from PSDS3 agreed value
	Phoenix House												
CA487	Etarmis - Security Swipe - (linked to security project)	50,000	20,000	-	-	10,000	10,000	-	-	(10,000)	30,000	-	Projected completion Q3 23/24
	Play Areas												
CA472	Open Space Infrastructure (incl Play Areas)	40,000	35,216	-	-	35,216	35,216	-	-	-	-	4,784	£4.8k used towards play area contribution please see note on CA648 below. Remaining Project delivery expected in Q4 22/23
CA632	Play area refurbishment - Amory Park Tiverton	130,000	130,000	-	129,999	-	129,999	(1)	-	-	-	-	Additional £56k approved at S106 Project Board. Expected project completion Q3 22/23
CA648	Play Area Chestnut Drive Willand	25,000	-	-	-	-	-	-	-	-	-	25,000	£25k Play area contribution coded to Revenue & will be funded by NHB (also see comment on CA472 above)
	MDDC Shops & Industrial Units												
CA584	Market Walk Unit 17 - remodelling options	510,000	80,000	-	-	80,000	80,000	-	-	-	430,000	-	Current lease agreement until 31/03/23. Feasibility & Procurement exercise in 22/23. Project delivery in 24/25
CA574	36 & 38 Fore Street including Flat above structure & cosmetic works	197,000	90,000	-	-	90,000	90,000	-	-	-	107,000	-	Feasibility & Procurement exercise in 22/23. Project delivery in 25/26
	Other Projects												
CA491	Fire Dampeners - Corporate sites	80,000	80,000	-	-	80,000	80,000	-	-	-	-	-	Projected completion Q4 22/23
CA490	West Exe South - Remodelling - additional parking spaces	90,000	30,000	-	-	30,000	30,000	-	-	-	60,000	-	Feasibility & Procurement exercise in 22/23. Project delivery in 25/26
CA473	Land drainage flood defence schemes - St Marys Hemyock	50,000	-	-	-	-	-	-	-	-	50,000	-	Environment Agency are the lead organisation on this project
CA420	Land drainage flood defence schemes - Ashleigh Park Bampton	87,000	20,000	-	-	10,000	10,000	-	-	(10,000)	67,000	-	Environment Agency are the lead organisation on this project
CA576	Tiverton Town Centre improvements	140,000	-	-	-	-	-	-	-	-	-	140,000	This expenditure will be revenue in nature
CA832	Land acquisition for operational needs	1,000,000	-	-	-	-	-	-	-	-	1,000,000	-	This project is dependent on availability of land in the appropriate location
CA835	Depot Design & Build - Waste & Recycling	250,000	-	-	-	-	-	-	-	-	250,000	-	This project is likely to be commence in 24/25
CA497	Cemetery Lodge - Structural solution for damp	62,000	-	-	-	-	-	-	-	-	62,000	-	This project is likely to be delivered in 24/25
CA511	Regeneration Project 2	500,000	-	-	-	-	-	-	-	-	-	500,000	This project is no longer required
	HIF Schemes												
CA719	Cullompton Town Centre Relief Road (HIF bid)	12,052,000	4,044,000	20,385	191,244	3,832,371	4,044,000	(0)	-	-	8,008,000	-	This project is subject to a Levelling-up bid as per previous Cabinet report 28/06/22
CA720	Tiverton EUE A361 Junction Phase 2 (HIF bid)	4,640,000	115,000	7,691	32,441	74,868	115,000	(0)	-	-	4,525,000	-	This project is currently under review as outlined in the Cabinet report of 12/07/22
	Economic Development Schemes												
CA582	Hydromills Electricity generation Project - Tiverton Weir	1,220,000	20,000	-	-	20,000	20,000	-	-	-	1,200,000	-	Feasibility & Procurement exercise in 22/23. Project delivery in 24/25
	* All Economic Development schemes are subject to acceptable Business Case												

Code	Scheme	Total Budgeted Capital Programme	Total Deliverable Programme 2022/23	Actual Expenditure 2022/23	Committed Expenditure 2022/23	Forecast spend for remainder of 2022/23	Total Actual, Committed & Forecast Expenditure 2022/23	Variance (Underspend) to Deliverable Programme 2022/23	Variance Overspend to Deliverable Programme 2022/23	Forecast Slippage against Deliverable Programme 2022/23	Capital Programme Forecast spend (in addition to Deliverable Prog Slippage) in 2023/24 to 2026/27	Budget no longer required	Notes
		£	£	£	£	£	£	£	£	£	£	£	
	ICT Projects												
CA425	Server farm expansion/upgrades	74,000	74,000	-	-	74,000	74,000	-	-	-	-	-	Forecast project completion Q4 2022/23. This has a dependency on the reliability of the supply chain which is & will be effected for the foreseeable future due to the shortage in availability of various components.
CA433	Additional Unified Communications budget	96,000	-	-	-	-	-	-	-	-	-	96,000	Forecast project completion Q4 2022/23. This Project will be cloud based and will be charged to Revenue. This has a dependency on the reliability of the supply chain which is & will be effected for the foreseeable future due to the shortage in availability of various components.
CA456	CRM replacement	175,000	-	-	-	-	-	-	-	-	-	175,000	Forecast project completion Q4 2023/24. This Project will be cloud based and will be charged to Revenue. This has a dependency on the reliability of the supply chain which is & will be effected for the foreseeable future due to the shortage in availability of various components.
CA437	Digital Transformation	33,000	-	-	-	-	-	-	-	-	-	33,000	Forecast project completion Q4 2022/23. This Project will be cloud based and will be charged to Revenue. This has a dependency on the reliability of the supply chain which is & will be effected for the foreseeable future due to the shortage in availability of various components.
CA480	Lalpac Licensing System replacement	80,000	-	-	-	-	-	-	-	-	-	80,000	Forecast project completion Q4 2022/23. This Project will be cloud based and will be charged to Revenue. This has a dependency on the reliability of the supply chain which is & will be effected for the foreseeable future due to the shortage in availability of various components.
CA496	Hardware replacement of Network Core Switch	-	-	30,015	2,985	0	33,000	-	33,000	-	-	-	Forecast project completion Q4 2022/23. This has a dependency on the reliability of the supply chain which is & will be effected for the foreseeable future due to the shortage in availability of various components.
CA498	Laptop/desktop refresh - Workstation	150,000	150,000	69,297	-	80,703	150,000	-	-	-	-	-	Forecast project completion Q4 2022/23. This has a dependency on the reliability of the supply chain which is & will be effected for the foreseeable future due to the shortage in availability of various components.
CA463	Secure WIFI Replacement	60,000	60,000	-	-	-	-	-	-	(60,000)	-	-	Forecast project completion Q3 2023/24. This has a dependency on the reliability of the supply chain which is & will be effected for the foreseeable future due to the shortage in availability of various components.
CA499	Network Switch/Firewall Refresh (all sites except P/House)	50,000	50,000	-	-	-	-	-	-	(50,000)	-	-	Forecast project completion Q4 2023/24. This has a dependency on the reliability of the supply chain which is & will be effected for the foreseeable future due to the shortage in availability of various components.
	Other General Fund Development Projects												
CA493	3 Rivers Scheme - Bampton	3,117,000	2,818,000	1,201,990	-	1,616,010	2,818,000	-	-	-	299,000	-	Project due to complete 2023/24. Budget amended in line with additional drawdown request approved at Cabinet 22/09/22.
CA462	3 Rivers Scheme - Riverside Development (rear of Town Hall) Tiverton	2,573,000	2,573,000	1,996,729	-	576,271	2,573,000	-	-	-	-	-	Project due to complete Q4 2022/23. Budget amended in line with additional drawdown request approved at Cabinet 22/09/22.
CA486	* 3 Rivers scheme - Knowle Lane, Cullompton	7,954,000	255,580	56,760	-	91,700	148,460	-	-	(107,120)	7,698,420	-	Planning permission being sought
CA495	* 3 Rivers Schemes - Future Projects	3,929,000	3,929,000	-	-	580,000	580,000	-	-	(3,349,000)	-	-	A range of projects are currently being assessed, reflecting Cabinet agreement 06/09/22
CA581	Post Hill Tiverton	4,460,000	500,000	-	-	-	-	-	-	(500,000)	3,960,000	-	Tender exercise to be completed
CA494	Park Road (Delivery of this project is yet to be determined until conclusion of marketing exercise & therefore maybe a Capital Receipt)	2,140,000	886,085	85,085	-	801,000	886,085	-	-	-	1,253,915	-	Tender exercise to complete
	** These schemes require signed loan agreements before they can be progressed further*												
	Private Sector Housing Grants												
CG201	Disabled Facilities Grants-P/Sector	577,000	500,000	166,119	-	333,881	500,000	-	-	-	-	77,000	Forecast spend £500k during 22/23. Forecast underspend of £77k will remain in the EMR for future spending
CA303	HMO Scheme 1	353,000	353,000	-	-	353,000	353,000	-	-	-	-	-	Approved at 09/08/22 Cabinet
CA304	HMO Scheme 2	336,000	336,000	-	-	336,000	336,000	-	-	-	-	-	Approved at 09/08/22 Cabinet
	Total General Fund Projects	**51,002,000**	**20,285,988**	**3,932,877**	**605,567**	**11,654,423**	**16,192,867**	**(10,001)**	**43,000**	**(4,126,120)**	**29,484,335**	**1,231,677**	

Code	Scheme	Total Budgeted Capital Programme	Total Deliverable Programme 2022/23	Actual Expenditure 2022/23	Committed Expenditure 2022/23	Forecast spend for remainder of 2022/23	Total Actual, Committed & Forecast Expenditure 2022/23	Variance (Underspend) to Deliverable Programme 2022/23	Variance Overspend to Deliverable Programme 2022/23	Forecast Slippage against Deliverable Programme 2022/23	Capital Programme Forecast spend (in addition to Deliverable Prog Slippage) in 2023/24 to 2026/27	Budget no longer required	Notes
		£	£	£	£	£	£	£	£	£	£	£	
	HRA Projects - Existing Housing Stock												
CA100	Major Repairs to Housing Stock	2,824,000	2,824,000	1,366,351	1,152,043	305,606	2,824,000	-	-	-	-	-	Currently delivery assumed on budget - this will be closely monitored & further reviewed for Q2
CA111	Renewable Energy Fund	250,000	250,000	61,172	218,855	(30,027)	250,000	-	-	-	-	-	Currently delivery assumed on budget - this will be closely monitored & further reviewed for Q2
CG200	Home Adaptations - Disabled Facilities	300,000	300,000	169,689	-	130,311	300,000	-	-	-	-	-	Currently delivery assumed on budget - this will be closely monitored & further reviewed for Q2
	**** Housing Schemes (1:4:1 Receipt) Projects**												
CA147	Affordable Housing/ Purchase of ex RTB	400,000	400,000	-	-	289,900	289,900	(110,100)	-	-	-	-	Assumed to be fully spent in 22/23. 1 RTB buyback purchase in Q2 detailed on Ca179 (line below)
CA179	RTB Buyback - 12 Shortridge Mead Tiverton		-	110,100	-		110,100	-	110,100	-	-	-	This is an RTB Buyback, budget on CA147 (line above)
CA158	Housing 1-4-1 Scheme - Project 1	35,000	35,000	-	-	-	-	-	-	(35,000)	-	-	Projected completion 23/24 - additional £10k Budget reflected in the draft MTFP
CA159	Housing 1-4-1 Scheme - Project 2	150,000	150,000	116,653	2,000	31,348	150,000	-	-	-	-	-	Projected completion Q4 22/23
CA160	Future Housing schemes - 1:4:1 - Project 3 (15% enabling budget)	113,000	8,000	-	-	8,000	8,000	-	-	-	105,000	-	Projected project completion 23/24
CA161	Future Housing schemes - 1:4:1 - Project 4 (15% enabling budget)	21,000	5,000	-	-	5,000	5,000	-	-	-	16,000	-	Projected project completion 23/24
CA162	Future Housing schemes - 1:4:1 - Project 8 (15% enabling budget)	360,000	60,000	-	-	-	-	-	-	(60,000)	300,000	-	Projected project completion 24/25 - Currently budgeted under 1:1 projects - This project will be a bid from Homes England & if successful categorised under Housing Development schemes
CA155	Modular Housing - St Andrews, Cullompton	341,000	341,000	-	-	371,000	371,000	-	30,000	-	-	-	Projected completion Q4 22/23 - Additional costs associated with Planning Permission including mature planting & additional parking. Please note £120k additional funding from BRLFT2 Fund has been secured
	**** Housing Development Schemes**												
CA154	Modular Housing - Shapland Place, Tiverton	1,023,000	1,023,000	751,760	630	459,787	1,212,177	-	466,785	(277,608)	-	-	Projected completion Q1 23/24 - Additional total projects costs £467k associated with Planning Permission - including additional EV charging points & communal glazing. Please note £692k contribution agreed from Homes England & £160k additional funding from BRLFT2 Fund has been secured
CA163	Housing Scheme - Project 11	1,500,000	84,000	73,633	-	-	73,633	-	-	(10,367)	1,416,000	-	Projected project completion 23/24
CA164	Housing Scheme - Project 14	800,000	49,000	40,500	-	-	40,500	-	-	(8,500)	751,000	-	Projected project completion 23/24
CA165	Housing Scheme - Project 16	900,000	2,000	-	-	-	-	(2,000)	-	-	-	898,000	The Housing Delivery programme has been reviewed following consultation with stakeholders, feasibility studies & available funding. This project has been flagged in new MTFP for delivery in 26/27
CA166	Housing Scheme - Project 18	900,000	49,000	40,905	-	-	40,905	-	-	(8,095)	851,000	-	Projected project completion 23/24
CA167	Housing Scheme - Project 19	1,400,000	-	-	-	-	-	-	-	-	-	1,400,000	This Project will be delivered as a traditional build 1:4:1 scheme as site not suitable for Pod construction - please see scheme CA160 above
CA168	Housing Scheme - Project 17 (15% enabling budget)	150,000	-	-	-	-	-	-	-	-	-	150,000	The Housing Delivery programme has been reviewed following consultation with stakeholders, feasibility studies & available funding. This Project has been removed from the Housing Delivery Programme
CA169	Housing Scheme - Project 9 (15% enabling budget)	195,000	73,000	62,626	-	-	62,626	-	-	(10,374)	122,000	-	Projected project completion 23/24
CA170	Housing Scheme - Project 10 (15% enabling budget)	195,000	77,000	67,089	-	-	67,089	-	-	(9,911)	118,000	-	Projected project completion 23/24
CA171	Housing Scheme - Project 15 (15% enabling budget)	690,000	175,000	155,150	-	-	155,150	-	-	(19,850)	515,000	-	Projected project completion 23/24
CA172	Housing Scheme - Project 12 (15% enabling budget)	225,000	-	-	-	-	-	-	-	-	-	225,000	The Housing Delivery programme has been reviewed following consultation with stakeholders, feasibility studies & available funding. This project has been flagged in new MTFP for delivery in 26/27
CA173	Housing Scheme - Project 13 (15% enabling budget)	165,000	-	-	-	-	-	-	-	-	-	165,000	The Housing Delivery programme has been reviewed following consultation with stakeholders, feasibility studies & available funding. This project has been flagged in new MTFP for delivery in 26/27
CA174	Housing Scheme - Project 29 (15% enabling budget)	150,000	-	-	-	-	-	-	-	-	150,000	-	Projected project completion 24/25, however there will be enabling spend in 23/24
CA175	Housing Scheme - Project 30 (15% enabling budget)	165,000	-	-	-	-	-	-	-	-	-	165,000	The Housing Delivery programme has been reviewed following consultation with stakeholders, feasibility studies & available funding. This project has been flagged in new MTFP for delivery in 26/27
	**** Proposed Council House 1:4:1 & Housing Development schemes subject to full appraisal**												
	HRA Other Projects												
CA176	Westexe - Structural Communal area work (stairwells, steps)	100,000	20,000	-	-	20,000	20,000	-	-	-	-	80,000	Projected completion Q4 22/23. Assessment of work/value on project completion - potentially revenue in nature
CA151	Garages Block - Redevelopment	500,000	300,000	-	-	-	-	-	-	(300,000)	-	200,000	£300k of this project budget will be slipped into 23/24. Further work required in order to scope this project
CA152	Post Hill, Tiverton	5,417,000	513,000	190,400	112,824	870,776	1,174,000	-	661,000	-	4,243,000	661,000	Tender exercise to be completed & subject to approval. Future year additional costs also flagged in draft MTFP
CA177	Old Road Depot remodelling options - forecast expenditure to maintain operations	50,000	50,000	-	-	50,000	50,000	-	-	-	-	-	Projected completion Q4 22/23
CA124	Queensway (Beech Road) Tiverton (3 units)	550,000	450,000	121,063	394,471	(65,534)	450,000	-	0	-	100,000	-	Projected completion Q1 23/24. Negative value shown as contract value correctly raised as a Commitment - in reality a proportion of actual spend will occur in 23/24
CA126	Sewerage Treatment Works - Washfield	25,000	25,000	-	-	25,000	25,000	-	-	-	-	-	Projected completion Q4 22/23
	Total HRA Projects	**19,894,000**	**7,263,000**	**3,327,090**	**1,880,823**	**2,471,167**	**7,679,080**	**(112,100)**	**1,267,885**	**(739,705)**	**8,687,000**	**3,944,000**	
	CAPITAL PROGRAMME GRAND TOTAL	**70,896,000**	**27,548,988**	**7,259,967**	**2,486,389**	**14,125,590**	**23,871,947**	**(122,101)**	**1,310,885**	**(4,865,825)**	**38,171,335**	**5,175,677**	

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CABINET **AGENDA ITEM:**
29 NOVEMBER 2022:

PERFORMANCE AND RISK REPORT

Cabinet Member	Cllr Bob Deed, the Leader of the Council.
Responsible Officers	Dr Stephen Carr, Corporate Performance and Improvement Manager. Matthew Page, Corporate Manager for People, Performance & Waste.

Reason for Report: To provide Members with an update on performance against the corporate plan and local service targets for quarter 2 (2022/23), as well as providing an update on strategic risks.

RECOMMENDATION: That the Cabinet reviews the Performance Indicators and Risks detailed in this report and feeds back any areas of concern.

Relationship to Corporate Plan: Corporate Plan priorities and targets are managed and scrutinised on a regular basis using appropriate performance indicators.

Financial Implications: There are no direct financial implications arising from this report. However, if performance is not at the expected or desired level then resources may need to be reviewed or redirected to improve performance.

Budget and Policy Framework: Produced in accordance with the Risk Management Policy 2022/23.

Legal Implications: There are no direct legal implications arising from this report. However, if the performance of some indicators is not at required levels, there is a risk of legal challenge.

Risk Assessment: If performance is not managed we may not meet our corporate and local service plan targets or take appropriate corrective action. If strategic risks are not identified and managed they cannot be mitigated effectively.

Equality Impact Assessment: Customer feedback can help the council identify any groups of people who may potentially be experiencing a less satisfactory level of service. When reviewing performance and making recommendations on priorities, the Council should be mindful to consider how services might impact on different sections of the community.

Impact on Climate Change: Several performance indicators are related to our corporate ambition to reduce carbon emissions. Managing the performance of these can help evaluate the impact of Council interventions as well as guide future decisions on spend and investment.

1.0 Introduction

1.1 Appendices 1-5 provide Members with details of performance against the Corporate Plan and local service targets for quarter 2, financial year 2022/23.

1.2 Appendix 6 details the Corporate Risk Register. These are the Council's strategic risks with a current risk rating of 10 or more.

1.3 The appendices are produced from the Corporate "Service Performance and Risk" Management system (SPAR).

2.0 Performance Analysis

Environment Appendix 1A

2.1 Levels of residual waste collected per household is performing ahead of target for the year to date (Figure 1). The reduction in residual waste may indicate that residents have followed Council advice to reduce non-recyclable waste after receiving their new black bin.

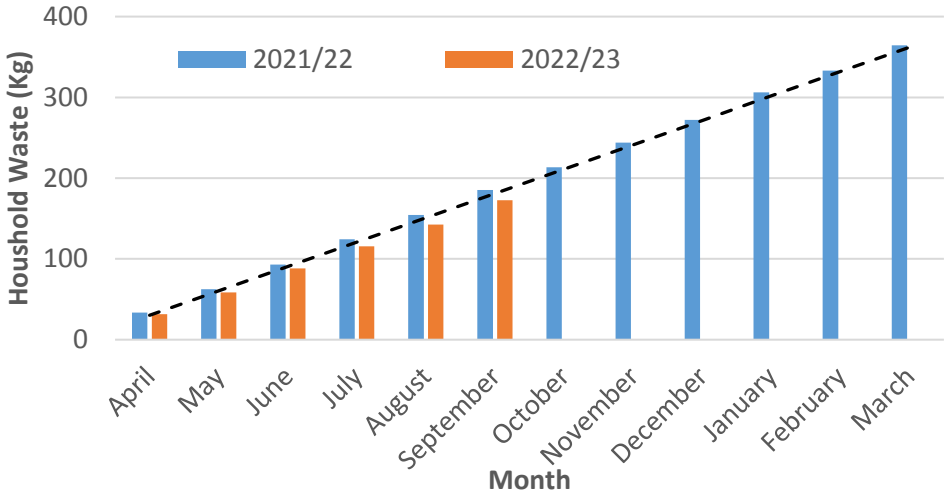


Figure 1: Residual Waste per Household (Kg), 2021/22 to present.

2.2 Household waste recycled is 53.7% (April to September 2022), this is below target (54.5%). This underperformance can be related to less garden and food waste collected, most likely due to the hot and dry summer.

2.3 Households opted into chargeable Garden Waste collections is 12,018 (September 2022) compared to 11,879 last year (September 2021).

2.4 Levels of missed bin collections remain low (0.02%), performing ahead of target (0.03%).

2.5 The Council has introduced the Bin-It 123 collection cycle which should improve recycling rates, decrease the amount of waste collected and in turn reduce the carbon impact, and decrease emissions from our collection vehicles. It will also help the Council to meet Government guidelines to recycle 65% of household waste by 2035 and Devon's proposed 60% target rate by 2025.

2.6 Six fixed penalty notices (Environment) have been issued (April to September 2022). One of the objectives for the Environment and Enforcement service is to educate the public and ensure a balanced and proportionate approach to enforcement activity. This will enable the service to build public confidence in our enforcement practice.

Climate Change Appendix 1B

2.7 To date, the Council has installed three electric vehicle charger units, each with two charging points. A further five charger units are due to be installed by the end of the financial year, taking the total to eight (16 charging points). The number of charging point uses continues to increase, Figure 2.

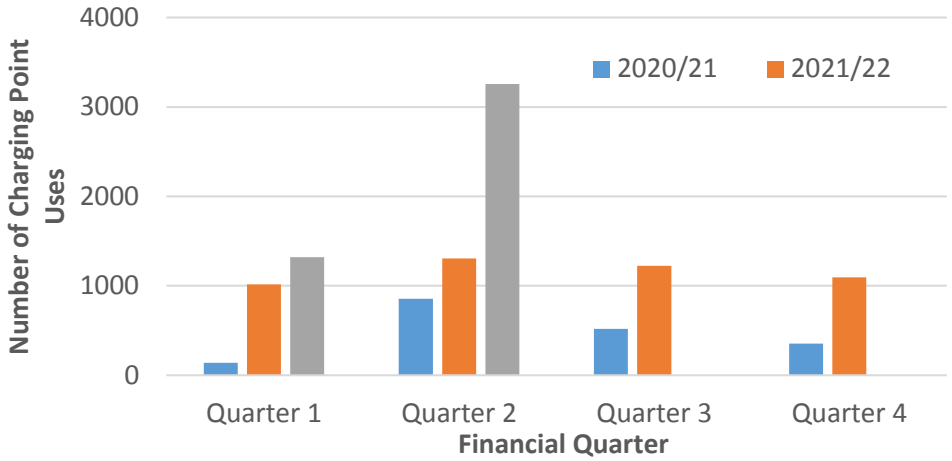


Figure 2: Electric Vehicle Charge Point uses per quarter, 2020/21 to present

2.8 Decarbonisation works have commenced at Exe Valley and Lords Meadow leisure centres with the installation of ground and air source heat pumps. To undertake this work, the Council secured £2.8 million of funding from the Department for Business, Energy and Industrial Strategy (BEIS) as part of its Public Sector Decarbonisation Scheme, delivered by Salix.

Homes Portfolio - Appendix 2

2.9 The number of empty houses brought back into use for the year to date is 12 (April to September 2022). A new Housing Initiatives Officer has been appointed and this post will focus on empty houses, as well as other projects. It is expected that more homes will be brought back into use later in 2022/23.

2.10 The number of households who considered themselves as homeless that approached the Council's housing advice service for Quarter 2 was 243 (443 households year to date), Figure 3.

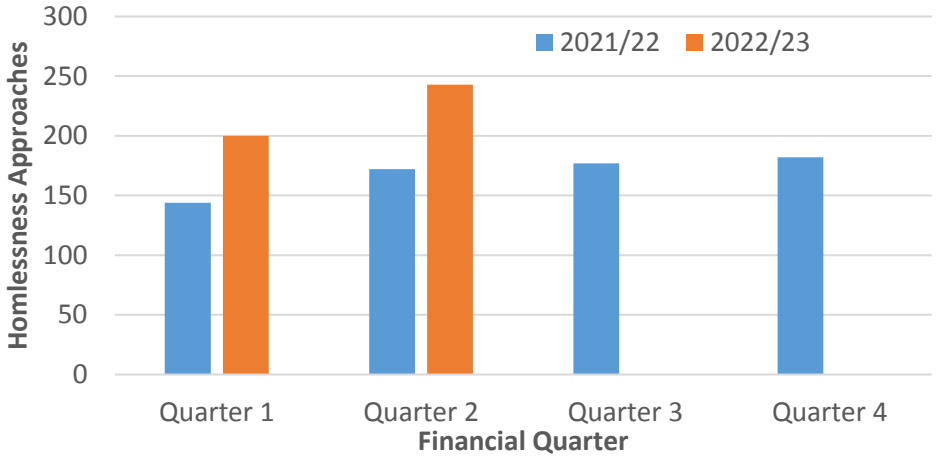


Figure 3: Homelessness approaches per quarter, 2021/22 to present.

2.11 The data for Council Housing shows good performance for Quarter 2, 2022/23 (July to September), Table 1.

Table 1: Council housing performance indicators, July to September 2022.

Indicator	July	August	Sept.
Emergency repairs completed on time	100%	100%	100%
Urgent repairs completed on time	99%	99%	99%
Routine repairs completed on time	99%	97%	98%
Properties with a valid gas safety certificate	99%	99%	99%
Housing complaints responded to on time	100%	100%	100%

Economy Portfolio - Appendix 3

2.12 The number of empty business properties is measured by the number of national non-domestic rates (NNDR) accounts receiving empty property relief. There were 245 empty business properties in September 2022, Figure 4.

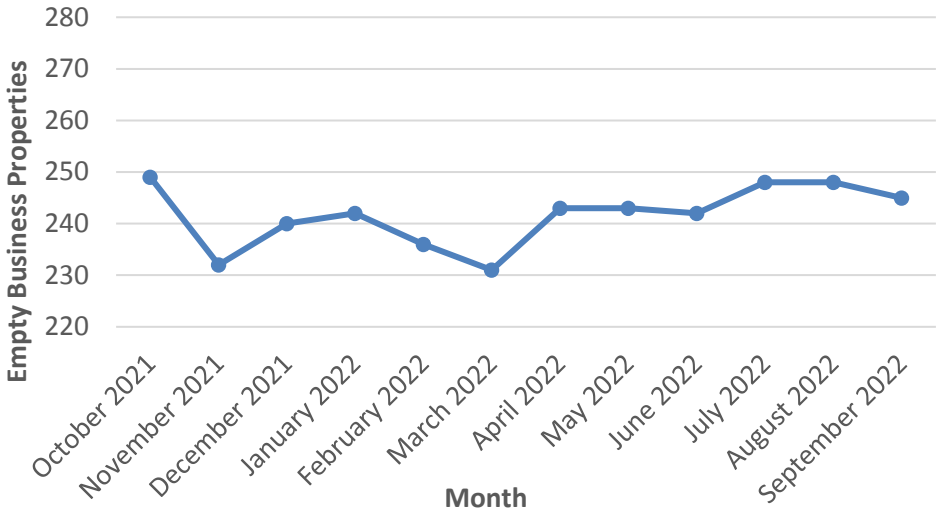


Figure 4: Number of empty business properties, last 12 months.

2.13 The number of regular traders at the Pannier market is 86% for Quarter 2, ahead of a target of 85%. This represents a steady increase, Table 2.

Table 2: Regular Traders at the Tiverton Pannier market, 2021/22 to present

Financial Year	Quarter	Regular Traders
2021/22	1	75%
2021/22	2	80%
2021/22	3	82%
2021/22	4	82%
2022/23	1	85%
2022/23	2	86%

Community Portfolio - Appendix 4

2.14 There have been 201 complaints this financial year (April to Sept). The performance of resolving complaints within the target timescale is detailed at Figure 5. The Annual Report of Complaints and Compliments was reported to Scrutiny committee on 17 October 2022.

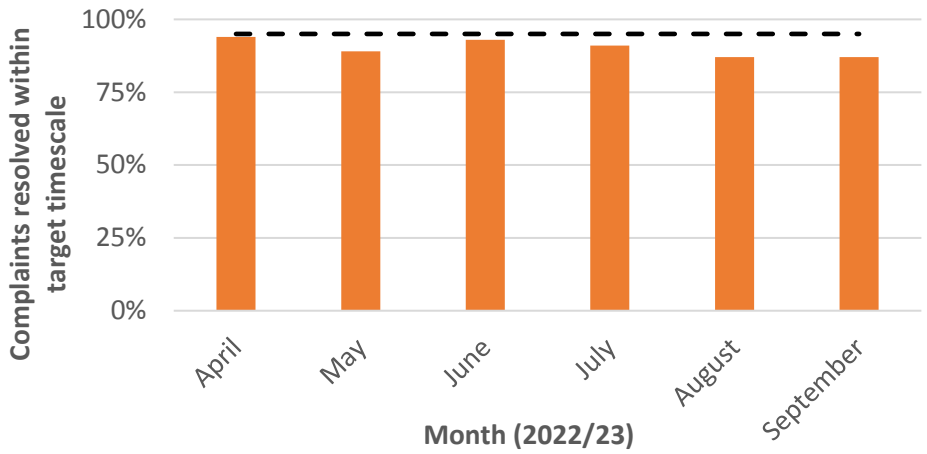


Figure 5: Complaints resolved within the target timescale (10 days – 12 weeks), 2022/23.

2.15 Health Referral Initiative starters is 65 for the year to date (April to September 2022), higher than at the same point in 2021/22 (48). The number of Health Referral Initiative Completers is currently 44 (September 2022) and the number of Health Referral Initiative Conversions is 20.

Corporate - Appendix 5

2.16 Council Tax collected on a monthly basis is currently at 55.6% (Quarter 2, 2022/23), and the National Non Domestic Rate (NNDR) collected on a monthly basis is 62.6% (Quarter 2, 2022/23).

2.17 The number of working days/ shifts lost due to staff sickness absence per full time equivalent employee is 3.11% for the financial year to date (September 2022). This is higher than at the same point last year, 2.45% (September 2021).

2.18 Staff turnover at the Council for the year to date is 12.05% (September 2022), Figure 6.

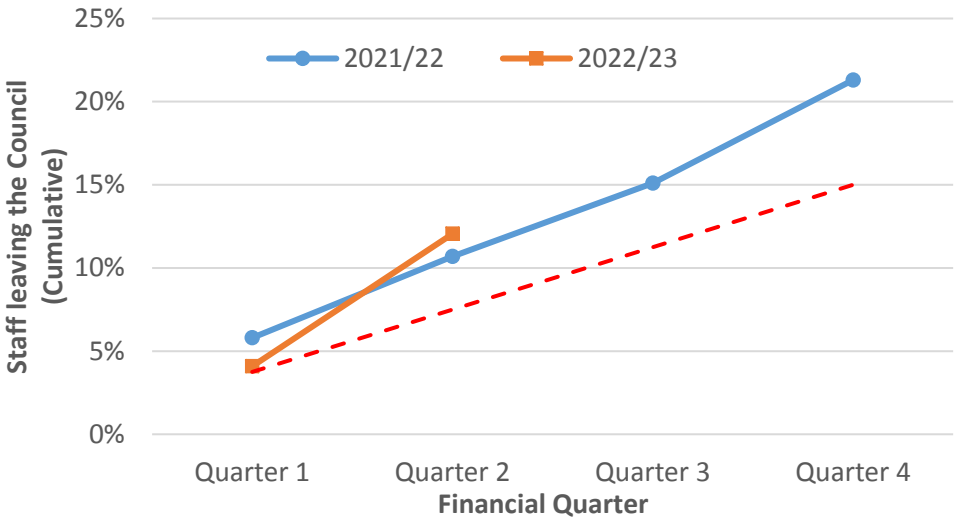


Figure 6: Staff Turnover per financial quarter (Cumulative year to date), 2021/22 to present.

3.0 Risk Management

3.1 The Corporate Risk Register is regularly reviewed by Corporate Managers and the Leadership Team and updated as required.

3.2 The risks reported to Cabinet are the Council's strategic risks with a current score of 10 or more (Appendix 6).

3.3 Operational risk assessments are job specific and flow through to safe systems of work. These risks go to the Health and Safety Group biannually with escalation to committees where serious concerns are raised.

3.4 The Corporate Management Team (CMT) are currently reviewing the risk landscape drawing on the European Confederation of Institutes of Internal Auditing "Risk in Focus 2023" Report. This report suggests there is a "perfect storm" of six high-impact interlocking risks which organisations need to be mindful of when delivering services and managing risk. The six risks are:

1) Geopolitical tensions
2) Supply chain transparency
3) Cyber security
4) Transport/ Distribution bottlenecks
5) Raw materials shortages
6) Financial liquidity – inflation, cost of living, strikes etc.

3.5 CMT are undertaking work to consider how the Council is affected by each of these risks, how this is mitigated, managed, and reported upon.

4.0 Summary of Key Business Risks

4.1 Strategic risks detailed are extracted from SPAR, the Corporate Service Performance and Risk Management system, and have a current risk rating of Medium or High. Risk ratings are calculated by multiplying the risk severity by the risk likelihood. Further details on each of these risks can be found at Appendix 6.

4.2 Risk: Culm Garden Village
Current Risk Rating: Medium (12)

Description: Possible discontinuance of Government funding support

Mitigation: 2022/23 funding secured, however other sources of funding needed to advance the project. Mitigation is focused on lobbying for future rounds of funding and developing bids to secure external funding.

4.2 Risk: Cyber Security
Current Risk Rating: High (20)

Description: Inadequate Cyber Security could lead to breaches of confidential information, damaged or corrupted data and ultimately Denial of Service if the Council fails to have an effective ICT security strategy in place. There is a significant risk of monetary penalties and fines, and legal action by affected parties.

Mitigation: As reported to Audit committee (27th September 2022), an internal audit on cyber security is nearing completion. Implementing the action plan will form a significant part of the continuing mitigation of this risk.

4.3 Risk: Homes for Ukraine Scheme
Current Risk Rating: High (20)

Description: There is a risk of the 'Homes for Ukraine' scheme failing should the host relationship breakdown and re-matching is not an option. Where refugees cannot afford to pay for private accommodation the Council has a Homelessness Duty.

Mitigation: The Council continue to work closely with network organisations on the delivery of the scheme. Funding arrangements are in place for the scheme. Re-matching demand has been low but some cases related to access to employment or services. Petroc have offered a programme of activities across the summer. A "Team Devon" Strategy is in place to prevent homelessness presentations and temporary accommodation costs.

4.4 Risk: Information Security
Current Risk Rating: Medium (12)

Description: Inadequate data protection could lead to breaches of confidential information and ultimately enforcement action by the Information Commissioner's Officer (ICO).

Mitigation: Appointment of Data Protection officer. This has highlighted areas for improvement and frameworks in place to improve data quality, compliance and data protection. Framework is being built and will be embedded at all levels with training provided.

4.5 Risk: National shortage of chlorine and other chemicals
Current Risk Rating: High (15)

Description: A countrywide shortage of chlorine due to production issues in China and the war in Ukraine means some councils plan to close their swimming pool facilities and amend timetables.

Mitigation: Chlorine availability remains a national/ global challenge, however the supply chain has consistently delivered the requested volumes on time since August 2022. Costs are continuing to increase and resources remain vulnerable to the events in Ukraine. Alternatives could be considered, however this would require a feasibility assessment and a cost-benefit analysis.

4.6 Risk: Overall Funding Availability
Current Risk Rating: High (20)

Description: Changes to Revenue Support Grant, Business Rates, New Homes Bonus and other funding streams in order to finance ongoing expenditure needs.

Mitigation: Clarity on levels of future grant funding is awaited. The cost of living crisis places significant financial pressure on local authorities. The Autumn Statement will now be announced on 17 November 2022. This places a risk that the Local Government Settlement may be announced later than normal (placing an extra potential pressure on budget setting). The Medium Term Financial Plan report was presented to Cabinet on 1 November 2022 and savings options and potential increases in Fees and Charges will be presented to Policy Development Groups for discussion, prior to approval being sought on 29 November 2022.

4.7 Risk: Reduced Funding – Budget Cuts
Current Risk Rating: High (20)

Description: We are subject to continuing budget reductions. If we concentrate on short term cost savings, it may increase the longer term impact of decisions.

Mitigation: The Medium Term Financial Plan report was presented to Cabinet on 1 November 2022 and savings options and potential increases in Fees and Charges will be presented to Policy Development Groups for discussion, prior to approval being sought on 29 November 2022.

4.8 Risk: SPV 3 Rivers Developments Ltd – Failure of the Company
Current Risk Rating: High (16)

Description: Failure of the company is a potential risk, dependent upon economic factors and the company's success in the marketplace commercially. For MDDC the impacts would be an inability of the company to service and repay the loan from the Council; the Council not receiving the forecast additional income; and the company not supporting the corporate objectives which underlie its existence.

Mitigation: Regular meetings with the Council's Shareholder Representative continue. All of the 33 recommendations to improve financial and governance arrangements have been embedded and the company has appointed an

external auditor. Quarterly financial updates are considered by the Cabinet which also receives the annual Business Plan and Outturn Summary reports. The Council ensures all intercompany transactions are charged at a commercial rate in order to maintain its “arm’s length” independent status.

4.9 Risk: Resourcing Risk

Current Risk Rating: Medium (9). As the risk rating is now less than 10, it is no longer required to be presented. It is included in this report to provide an update to Members.

Description: If the Council fails to recruit and/or retain sufficient, suitable staff it may not be able to maintain essential and/or statutory services.

Mitigation: Staff turnover is high at the Council. Mitigation work is focused on staff retention with a staff survey on benefits currently being analysed. The pay award for 2022/23 has just been agreed and will see an uplift of £1,925 for all staff and apprentices being paid in November 2022. A report on the staffing establishment is presented to Scrutiny every six months and was last considered in September.

5.0 Conclusion and Recommendation

5.1 That Cabinet reviews the Performance Indicators and Risks detailed in this report and feeds back any areas of concern.

Contact for more Information: Matthew Page, Corporate Manager for People, Performance & Waste mpage@middevon.gov.uk; Dr Stephen Carr, Corporate Performance & Improvement Manager scarr@middevon.gov.uk

Circulation of the Report: Leadership Team and Cabinet Member

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*

Corporate Plan PI Report Environment

Monthly report for 2022-2023
Arranged by Aims
Filtered by Aim: Priorities Environment
For MDDC - Services

Key to Performance Status:

Performance Indicators: | No Data | Well below target | Below target | On target | Above target | Well above target |

indicates that an entity is linked to the Aim by its parent Service

Corporate Plan PI Report Environment

Priorities: Environment

Aims: Increase recycling and reduce the amount of waste

Performance Indicators

Title	Prev Year End	Annual Target	Apr Act	May Act	Jun Act	Jul Act	Aug Act	Sep Act	Oct Act	Nov Act	Dec Act	Jan Act	Feb Act	Mar Act	Corporate Team Manager	Officer Notes
Residual Waste per Household (Kg; figures have to be verified by DCC)	364.5	362.0	31.6	58.6	88.4	115.5	142.6	172.6							Darren Beer	(April - September) The reduction in residual waste may be an indication that customers followed the advice to reduce their non-recyclable waste upon receipt of their wheel bin. (LD)
Fixed Penalty Notices Issued (Environment)	0		0	0	2	2	4	6							Matthew Page	(June) Two FPNs relate to the abandonment of vehicles on a public highway. Both were issued in accordance with the Refuse Disposal (amenity) Act 1978. This type of FPN is a first for MDDC and are in line with the relevant legislation and put us on par with many other English authorities. As an authority, we are looking to balance our enforcement of environmental crimes with an

Corporate Plan PI Report Environment

Priorities: Environment

Aims: Increase recycling and reduce the amount of waste

Performance Indicators

Title	Prev Year End	Annual Target	Apr Act	May Act	Jun Act	Jul Act	Aug Act	Sep Act	Oct Act	Nov Act	Dec Act	Jan Act	Feb Act	Mar Act	Corporate Team Manager	Officer Notes
																educational approach. This is supported by Defra guidance who encourage proportionate, targeted, consistent, effective and transparent approaches to environmental crime enforcement. (LH)
Household Waste Reused, Recycled and Composted (%; figures have to be verified by DCC)	53.4%	54.5%	51.9%	54.5%	54.3%	53.8%	53.5%	53.7%							Darren Beer	(September) The decline in household recycling tonnage can be attributed to less garden and food waste as the dry recycling element is almost level with the previous year (previous year average to date:22.36% this year: 22.32%). The reduction in garden waste is most likely due to the prolonged period of hot weather during the summer. (LD)
Households on Chargeable Garden Waste	11,882	11,300	11,800	12,051	11,961	11,893	11,980	12,018							Darren Beer	(September) An increase of 139 customers compared to the same period last year. (LD)
Missed refuse and organic waste collections reported (%)	0.02%	0.03%	0.02%	0.02%	0.02%	0.02%	0.02%	0.02%							Darren Beer	(September) Remaining on target for the year (LD)
Missed Recycling Collections logged (%)	0.03%	0.03%	0.03%	0.03%	0.02%	0.03%	0.02%	0.02%							Darren Beer	(September) Remaining on target for the year (LD)

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Corporate Plan PI Report Climate Change

Monthly report for 2022-2023
Arranged by Aims
Filtered by Aim: Priorities Climate Change
For MDDC - Services

Key to Performance Status:

Performance Indicators: | No Data | Well below target | Below target | On target | Above target | Well above target |

* indicates that an entity is linked to the Aim by its parent Service

Corporate Plan PI Report Climate Change

Priorities: Climate Change

Aims: Green Sources of Energy

Performance Indicators

Title	Prev Year End	Annual Target	Apr Act	May Act	Jun Act	Jul Act	Aug Act	Sep Act	Oct Act	Nov Act	Dec Act	Jan Act	Feb Act	Mar Act	Corporate Team Manager	Officer Notes
Electric Car Charger usage (Number of uses)	4,639	2,300	n/a	n/a	1,321	n/a	n/a	3,256	n/a	n/a		n/a	n/a		Andrew Busby	(Quarter 2) Data from April to July inclusive (July 508 sessions). August, September data not available - being chased. (JB)
Electric Car Charger Units	3	8	n/a	n/a	3	n/a	n/a	3	n/a	n/a		n/a	n/a		Andrew Busby	(Quarter 2) During 2020 Instavolt installed 3x 'rapid' charger units (each with 2 chargepoints) at MDDC leisure centres. Sites: Lords Meadow, Exe Valley and Culm Valley. Instavolt is the operator and leaseholder. More units are due to be installed at 5 MDDC car parks this financial year (2022-2023) by Gamma Energy (operator and leaseholder) as part of the Deletti partnership project. (JB)

Aims: Biodiversity

Corporate Plan PI Report Climate Change

Priorities: Climate Change

Aims: Biodiversity

Performance Indicators

Title	Prev Year End	Annual Target	Apr Act	May Act	Jun Act	Jul Act	Aug Act	Sep Act	Oct Act	Nov Act	Dec Act	Jan Act	Feb Act	Mar Act	Corporate Team Manager	Officer Notes
Corporate Tree Planting Scheme	650	500	n/a	n/a	0	n/a	n/a	0	n/a	n/a		n/a	n/a		Andrew Busby	(Quarter 3) The Council made a decision to plant trees on its land and has also said it wishes to work with other landowners to achieve tree planting for carbon sequestration and habitat / nature improvement. The council have worked to encourage / support landowners in getting grant aid to plant trees - and this partnership route is to achieve 500 trees planted by March 2023. (JB)
Community climate and biodiversity grants	No		n/a	n/a	No	n/a	n/a	No	n/a	n/a		n/a	n/a		Andrew Busby	(Quarter 1) The Environment PDG provided a prioritised list of climate investment opportunities to Cabinet which can be used when allocating internal resources - or when considering successful external funding bids that may be secured during 2022/23 and in the future. The list of aspirations was felt to be useful in providing a roadmap for future schemes that could be delivered when funding was available. (JB)

Aims: Retro-fitting measures

Performance Indicators

Title	Prev Year End	Annual Target	Apr Act	May Act	Jun Act	Jul Act	Aug Act	Sep Act	Oct Act	Nov Act	Dec Act	Jan Act	Feb Act	Mar Act	Corporate Team Manager	Officer Notes
Corporate Renewable Energy Projects	8	4	n/a	n/a		n/a	n/a	3	n/a	n/a		n/a	n/a		Andrew Busby	(Quarter 2) 2020/2021: Carlu Close solar PV project completed. 2021/2022: Retrofit of Air Source Heat Pump (ASHP) at Lords Meadow Leisure Centre; retrofit energy saving light installations at all 3 leisure centres; retrofit energy saving lighting measures installed at Tiverton multi-storey car park.

Corporate Plan PI Report Climate Change

Priorities: Climate Change

Aims: Retro-fitting measures

Performance Indicators

Title	Prev Year End	Annual Target	Apr Act	May Act	Jun Act	Jul Act	Aug Act	Sep Act	Oct Act	Nov Act	Dec Act	Jan Act	Feb Act	Mar Act	Corporate Team Manager	Officer Notes
																2022/2023: 100% renewable electricity tariff (REGO backed) for approximately half of MDDC buildings supply (comprising 3 supply locations: Phoenix House; Exe Valley; Pannier Market). The proposal for a hydro project in the River Exe is a live planning application at present. (JB)
Housing Assistance Policy (Retro-fit schemes supported)	28	5	0	3	7	7	8	9							Simon Newcombe	
Home Improvement Loans sanctioned	5	10	n/a	n/a	2	n/a	n/a	4	n/a	n/a		n/a	n/a		Simon Newcombe	

Aims: Other

Performance Indicators

Title	Prev Year End	Annual Target	Apr Act	May Act	Jun Act	Jul Act	Aug Act	Sep Act	Oct Act	Nov Act	Dec Act	Jan Act	Feb Act	Mar Act	Corporate Team Manager	Officer Notes
Community Schemes (Environmental)	8	4	n/a	n/a	8	n/a	n/a	17	n/a	n/a		n/a	n/a		Andrew Busby	(Quarter 2) No allocated budget for this work. Actively engaging with community networks / groups / individuals - also local farmers and other enterprises with a green agenda / project / exemplar. Proactively promoting the sustainability projects and activities of community schemes on the Sustainable Mid Devon website (resource map, events and news, etc.). Community groups /networks / projects e.g.: Blackdown Hills Transition; Connecting the Culm; Exeter Community Energy; Mid Devon Parish Wildlife Warden Scheme;

Corporate Plan PI Report Climate Change

Priorities: Climate Change

Aims: Other

Performance Indicators

Title	Prev Year End	Annual Target	Apr Act	May Act	Jun Act	Jul Act	Aug Act	Sep Act	Oct Act	Nov Act	Dec Act	Jan Act	Feb Act	Mar Act	Corporate Team Manager	Officer Notes
																New Prosperity Devon; Sustainable Bradninch; Sustainable Crediton; Sustainable Tiverton; Uffculme Green Team; Liaison with Community Action Groups (CAG) Devon to help reach out to groups and pick up on opportunities. Liaison with Exeter Community Energy to help promote their services and voluntary role training. The Climate and Sustainability Specialist was actively involved in the concept stages of the 'Net Zero Visions' public artwork project hosted near the Pannier Market (led by Sustainable Tiverton). The Climate and Sustainability Specialist developed and coordinated the MDDC 2022 State of the District Debate - this involved pre-event engagement with networks / groups / individuals / local farmers / farming advisors / enterprises / partnerships. Pre-event workshops and event debate involved e.g. Carbon Savvy, Heathcoat Fabrics Ltd, Exeter Community Energy, bike shops, tourism sector, Co-Cars, growers and farmers, farming advisors, the Soil Association, community food growing and composting, local food suppliers, and several of community groups listed earlier. Devon County Show: worked with Recycle Devon and Devon Climate Emergency. Topical theme: re-use, repair, exchange, upcycle.

Corporate Plan PI Report Climate Change

Priorities: Climate Change

Aims: Other

Performance Indicators

Title	Prev Year End	Annual Target	Apr Act	May Act	Jun Act	Jul Act	Aug Act	Sep Act	Oct Act	Nov Act	Dec Act	Jan Act	Feb Act	Mar Act	Corporate Team Manager	Officer Notes
																Mid Devon Show: Councillors joined multiple staff teams to promote sustainability messages on: sustainable farming and landscapes (nature-based solutions for climate adaptation and flood resilience at a landscape scale); housing (passivhaus design in proposed affordable and social housing); waste and recycling (Bin-It 123); active travel; what the Council is doing to shrink its carbon footprint; what makes up your carbon footprint. Teamwork with Westcountry Rivers Trust, Connecting the Culm, FreeTrike, Mid Devon Housing. The Climate and Sustainability Specialist joined the launch event of the Mid Devon Parish Wildlife Warden Scheme. Sustainability in procurement promoted to staff and communities e.g. by highlighting workshops and joint funding bid opportunities by New Prosperity Devon. (JB)
Council Carbon Footprint (tCO2e)	20,503		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a		Andrew Busby	(2022 - 2023) This is an annual KPI, data not available to the end of the financial year (JB)

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Corporate Plan PI Report Homes

Monthly report for 2022-2023
Arranged by Aims
Filtered by Aim: Priorities Homes
For MDDC - Services

Key to Performance Status:

Performance Indicators: **No Data** | **Well below target** | **Below target** | **On target** | **Above target** | **Well above target**

Corporate Plan PI Report Homes

Priorities: Homes

Aims: Deliver Housing

Performance Indicators

Title	Prev Year End	Annual Target	Apr Act	May Act	Jun Act	Jul Act	Aug Act	Sep Act	Oct Act	Nov Act	Dec Act	Jan Act	Feb Act	Mar Act	Corporate Team Manager	Officer Notes
Additional homes provided (net)	237		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a		Simon Newcombe, Tristan Peat	(2022 - 2023) This is an annual KPI therefore data is not due until 31 March 2023 (TP)
Self Build Plots	12	5	n/a	n/a		n/a	n/a		n/a	n/a		n/a	n/a		Tristan Peat	(Quarter 2) Data has not yet been recorded for this PI for this quarter. (TP)
Gypsy & Traveller Pitches delivered	1	2	n/a	n/a	0	n/a	n/a	0	n/a	n/a		n/a	n/a		Tristan Peat	(Quarter 1) The delivery of pitches on Gypsy and Travellers sites is dependent on when permissioned sites are implemented. All such sites in Mid Devon are privately owned and their development will be dependent on the applicant / developer. There is a healthy pipeline supply of new sites coming forward through the planning process including sites allocated in the adopted Local Plan. Planning permission exists for up to 5 pitches at Pedlerspool, Crediton, 6 pitches at the Tiverton EUE and 9 pitches on consented sites elsewhere. Local Plan allocations include provision

Corporate Plan PI Report Homes

Priorities: Homes

Aims: Deliver Housing

Performance Indicators

Title	Prev Year End	Annual Target	Apr Act	May Act	Jun Act	Jul Act	Aug Act	Sep Act	Oct Act	Nov Act	Dec Act	Jan Act	Feb Act	Mar Act	Corporate Team Manager	Officer Notes
																for a further 5 pitches at NW Cullompton and 10 pitches at East Cullompton. (TP)
Number of affordable homes delivered (gross)	24		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a		Tristan Peat	(2022 - 2023) This is an annual KPI therefore data is not due until 31 March 2023 (TP)
Number of Homelessness Approaches	675		n/a	n/a	200	n/a	n/a	443	n/a	n/a		n/a	n/a		Simon Newcombe	

Aims: Community Land Trusts

Performance Indicators

Title	Prev Year End	Annual Target	Apr Act	May Act	Jun Act	Jul Act	Aug Act	Sep Act	Oct Act	Nov Act	Dec Act	Jan Act	Feb Act	Mar Act	Corporate Team Manager	Officer Notes
Community Land Trusts Assisted	1	1	n/a	n/a	0	n/a	n/a	0	n/a	n/a		n/a	n/a		Tristan Peat	(Quarter 2) The Council's Housing Enabler is currently engaged with local communities at Silverton, Shobrooke and Thorverton that are considering setting up CLTs. (TP)

Aims: Private Sector Housing

Performance Indicators

Title	Prev Year End	Annual Target	Apr Act	May Act	Jun Act	Jul Act	Aug Act	Sep Act	Oct Act	Nov Act	Dec Act	Jan Act	Feb Act	Mar Act	Corporate Team Manager	Officer Notes
Deliver homes by bringing Empty Houses into use	54	72	3	3	5	7	9	12							Simon Newcombe	(June) New Housing Initiatives Officer post appointed and due to start in July. Post will focus on empty homes as well as other projects. Expect to see more homes brought back into use later in the year (TW)
Houses in Multiple Occupation (HMOs)	100%	100%	100%	75%	83%	88%	90%	92%							Simon Newcombe	(May) The work on the Homes for Ukraine scheme has meant that other areas of work for

Corporate Plan PI Report Homes

Priorities: Homes

Aims: Private Sector Housing

Performance Indicators

Title	Prev Year End	Annual Target	Apr Act	May Act	Jun Act	Jul Act	Aug Act	Sep Act	Oct Act	Nov Act	Dec Act	Jan Act	Feb Act	Mar Act	Corporate Team Manager	Officer Notes
investigations																the team have been put on hold (TW)
Landlord Engagement and Support	14	9	n/a	n/a	2	n/a	n/a	6	n/a	n/a		n/a	n/a		Simon Newcombe	(Quarter 2) 3x Pin point 1x Joint event with Exeter (TW)

Aims: Council Housing

Performance Indicators

Title	Prev Year End	Annual Target	Apr Act	May Act	Jun Act	Jul Act	Aug Act	Sep Act	Oct Act	Nov Act	Dec Act	Jan Act	Feb Act	Mar Act	Corporate Team Manager	Officer Notes
Emergency Repairs Completed on Time (%)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%							Simon Newcombe	
Urgent Repairs Completed on Time (%)	99.3%	95%	98%	99%	100%	99%	99%	99%							Simon Newcombe	
Routine Repairs Completed on Time (%)	98.8%	95%	99%	99%	99%	99%	97%	98%							Simon Newcombe	
Properties With a Valid Gas Safety Certificate (%)	99%	100%	99%	99%	99%	99%	99%	99%							Simon Newcombe	(September) We are working to address some performance issues that we are experiencing with the new Contractor. (AH)
Housing Complaints Responded to On Time (%)	98.8%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%							Simon Newcombe	

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Corporate Plan PI Report Economy

Monthly report for 2022-2023
Arranged by Aims
Filtered by Aim: Priorities Economy
For MDDC - Services

Key to Performance Status:

Performance Indicators: | No Data | Well below target | Below target | On target | Above target | Well above target |

indicates that an entity is linked to the Aim by its parent Service

Corporate Plan PI Report Economy

Priorities: Economy

Aims: Incubator and start-up space

Performance Indicators

Title	Prev Year End	Annual Target	Apr Act	May Act	Jun Act	Jul Act	Aug Act	Sep Act	Oct Act	Nov Act	Dec Act	Jan Act	Feb Act	Mar Act	Corporate Team Manager	Officer Notes
Incubator and Start-up space	0		n/a	n/a	0	n/a	n/a	0	n/a	n/a		n/a	n/a		Adrian Welsh	(Quarter 3) Work being developed through SPF programme for delivery over the next three years. (AW)
Sites for Commercial Development	0	1	n/a	n/a	0	n/a	n/a	0	n/a	n/a		n/a	n/a		Andrew Busby	(Quarter 2) Should an opportunity present itself it would be reported through the applicable committee. (SK)

Aims: Improve and regenerate our town centres

Performance Indicators

Title	Prev Year End	Annual Target	Apr Act	May Act	Jun Act	Jul Act	Aug Act	Sep Act	Oct Act	Nov Act	Dec Act	Jan Act	Feb Act	Mar Act	Corporate Team Manager	Officer Notes
Business rate accounts (Number)	3,426	3,150				3,424	3,431	3,444							Dean Emery	
Business Rates (Rateable Value)	£46,305,114		£46,272,564	£46,272,554	£46,227,164	£46,329,664	£46,341,514	£46,396,964							Dean Emery	

Corporate Plan PI Report Economy

Priorities: Economy

Aims: Improve and regenerate our town centres

Performance Indicators

Title	Prev Year End	Annual Target	Apr Act	May Act	Jun Act	Jul Act	Aug Act	Sep Act	Oct Act	Nov Act	Dec Act	Jan Act	Feb Act	Mar Act	Corporate Team Manager	Officer Notes
Empty Business Properties	231		243	243	242	248	248	245							Dean Emery	
Tiverton Town Centre Masterplan			n/a	n/a		n/a	n/a		n/a	n/a		n/a	n/a		Adrian Welsh	(Quarter 3) Partnership Board established. (AW)
Cullompton Town Centre Masterplan	Yes		n/a	n/a		n/a	n/a		n/a	n/a		n/a	n/a		Adrian Welsh	(Quarter 3) Cabinet report scheduled for February 2023 (AW)
Crediton Town Centre Masterplan			n/a	n/a		n/a	n/a		n/a	n/a		n/a	n/a		Adrian Welsh	(Quarter 3) Cabinet Report November regarding commissioning. (AW)
Pannier Market Regular Traders (%)	82%	85%	n/a	n/a	85%	n/a	n/a	86%	n/a	n/a		n/a	n/a		Adrian Welsh	(Quarter 1) Combined 3 month average. Occupancy: Tuesday (79%); Friday (86%); Saturday (91%). Three month average 85% (JB)

Aims: Community Land Trusts

Performance Indicators

Title	Prev Year End	Annual Target	Apr Act	May Act	Jun Act	Jul Act	Aug Act	Sep Act	Oct Act	Nov Act	Dec Act	Jan Act	Feb Act	Mar Act	Corporate Team Manager	Officer Notes
Community Land Trusts Assisted	1	1	n/a	n/a	0	n/a	n/a	0	n/a	n/a		n/a	n/a		Tristan Peat	(Quarter 2) The Council's Housing Enabler is currently engaged with local communities at Silverton, Shobrooke and Thorverton that are considering setting up CLTs. (TP)

Corporate Plan PI Report Economy

Priorities: Economy

Aims: Digital Connectivity

Performance Indicators

Title	Prev Year End	Annual Target	Apr Act	May Act	Jun Act	Jul Act	Aug Act	Sep Act	Oct Act	Nov Act	Dec Act	Jan Act	Feb Act	Mar Act	Corporate Team Manager	Officer Notes
Digital connectivity	0		n/a	n/a	0	n/a	n/a	0	n/a	n/a		n/a	n/a		Adrian Welsh	(Quarter 2) This project is dependant on the progress of the Gigaclear contract through CDS. (JB)

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Corporate Plan PI Report Community

Monthly report for 2022-2023
Arranged by Aims
Filtered by Aim: Priorities Community
Filtered by Flag: Exclude: Corporate Plan Aims 2016 to 2020
For MDDC - Services

Key to Performance Status:

Performance Indicators:	No Data	Well below target	Below target	On target	Above target	Well above target

*indicates that an entity is linked to the Aim by its parent Service

Corporate Plan PI Report Community

Priorities: Community

Aims: Health and Wellbeing

Performance Indicators

Title	Prev Year End	Annual Target	Apr Act	May Act	Jun Act	Jul Act	Aug Act	Sep Act	Oct Act	Nov Act	Dec Act	Jan Act	Feb Act	Mar Act	Corporate Team Manager	Officer Notes
Annual Community Safety Partnership (CSP) Action Plan	15	12	0	0	1	3	3	6							Simon Newcombe	(September) DYS Space were funded to provide positive summer activities for young people in the Tiverton area over the summer holiday period Crediton Community Youth Work - provided schools transition support for Yr 11 pupils. Trauma informed report agreed at cabinet (TW)

Aims: Community Involvement

Performance Indicators

Title	Prev Year End	Annual Target	Apr Act	May Act	Jun Act	Jul Act	Aug Act	Sep Act	Oct Act	Nov Act	Dec Act	Jan Act	Feb Act	Mar Act	Corporate Team Manager	Officer Notes
Complaints resolved within timescales (%; 10	91%	95%	94%	89%	93%	91%	87%	87%							Lisa Lewis	(September) 18 closed at second check (RT)

Corporate Plan PI Report Community

Priorities: Community

Aims: Community Involvement

Performance Indicators

Title	Prev Year End	Annual Target	Apr Act	May Act	Jun Act	Jul Act	Aug Act	Sep Act	Oct Act	Nov Act	Dec Act	Jan Act	Feb Act	Mar Act	Corporate Team Manager	Officer Notes
days - 12 weeks)																
Complaints (Number)	404		33	66	94	136	179	201							Lisa Lewis	

Aims: Leisure Centres

Performance Indicators

Title	Prev Year End	Annual Target	Apr Act	May Act	Jun Act	Jul Act	Aug Act	Sep Act	Oct Act	Nov Act	Dec Act	Jan Act	Feb Act	Mar Act	Corporate Team Manager	Officer Notes
Health Referral Initiative starters	102	15	11	27	38	48	53	65							Corinne Parnall	(September) 12 (K)
Health Referral Initiative completers	58	10	7	19	27	30	39	44							Corinne Parnall	(September) 5 (K)
Health Referral Initiative conversions	33	5	3	6	7	10	18	20							Corinne Parnall	(September) 2 (K)

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Corporate Plan PI Report Corporate

Monthly report for 2022-2023
Arranged by Aims
Filtered by Aim: Priorities Delivering a Well-Managed Council
For MDDC - Services

Key to Performance Status:

Performance Indicators:	No Data	Well below target	Below target	On target	Above target	Well above target

* indicates that an entity is linked to the Aim by its parent Service

Corporate Plan PI Report Corporate

Priorities: Delivering a Well-Managed Council

Aims: South West Mutual Bank

Performance Indicators

Title	Prev Year End	Annual Target	Apr Act	May Act	Jun Act	Jul Act	Aug Act	Sep Act	Oct Act	Nov Act	Dec Act	Jan Act	Feb Act	Mar Act	Corporate Team Manager	Officer Notes
South West Mutual Bank	No		n/a	n/a	No	n/a	n/a	No	n/a	n/a		n/a	n/a		Paul Deal, Andrew Jarrett	(Quarter 1) The latest update report went to 12 July Cabinet. It indicated slow progress and any change in direction for the set up of the company and roll out of products to the market. The first, product Agroecology, is expected to be launched this financial year. (PD)

Aims: Commercial Opportunities

Performance Indicators

Title	Prev Year End	Annual Target	Apr Act	May Act	Jun Act	Jul Act	Aug Act	Sep Act	Oct Act	Nov Act	Dec Act	Jan Act	Feb Act	Mar Act	Corporate Team Manager	Officer Notes
Industrial Units Cullompton-Kings Mill Industrial Estate (Unit Occupancy)	14	15	n/a	n/a	14	n/a	n/a	14	n/a	n/a		n/a	n/a		Andrew Busby	(Quarter 2) The Kingsmill Units has 1 void this quarter. (KA)

Corporate Plan PI Report Corporate

Priorities: Delivering a Well-Managed Council

Aims: Commercial Opportunities

Aims: Other

Performance Indicators

Title	Prev Year End	Annual Target	Apr Act	May Act	Jun Act	Jul Act	Aug Act	Sep Act	Oct Act	Nov Act	Dec Act	Jan Act	Feb Act	Mar Act	Corporate Team Manager	Officer Notes
Sickness Absence (%)	2.73%	2.78%	n/a	n/a	2.73%	n/a	n/a	3.11%	n/a	n/a		n/a	n/a		Matthew Page	
Appraisals Completed (%)	62%	100%	n/a	n/a	n/a	n/a	n/a	94%	n/a	n/a	n/a	n/a	n/a		Matthew Page	(April - September) At 5 September, the return of completed appraisals shown in the LMS system increased to 94.47%. Awaiting a few which have commenced and need completing. (MP)
Total Council Tax Collected - monthly (%)	96.69%	97.50%	11.33%	20.07%	28.75%	37.76%	46.72%	55.57%							Dean Emery	
Total NNDR collected - monthly (%)	98.62%	97.00%	19.41%	32.24%	41.11%	48.10%	54.65%	62.56%							Dean Emery	
New Performance Planning Guarantee determine within 26 weeks	100%	100%	n/a	n/a	100%	n/a	n/a	100%	n/a	n/a		n/a	n/a		Dean Emery	(Quarter 2) This is a 2 year rolling period (CG)
Major applications overturned at appeal (over last 2 years)	5.53%	10%	n/a	n/a	5%	n/a	n/a	4%	n/a	n/a		n/a	n/a		Dean Emery	
Major Applications	2.26%	10%	n/a	n/a	5%	n/a	n/a	4%	n/a	n/a		n/a	n/a		Dean Emery	(Quarter 2) 2 out of 5 Major applications that went to

Corporate Plan PI Report Corporate

Priorities: Delivering a Well-Managed Council

Aims: Other

Performance Indicators

Title	Prev Year End	Annual Target	Apr Act	May Act	Jun Act	Jul Act	Aug Act	Sep Act	Oct Act	Nov Act	Dec Act	Jan Act	Feb Act	Mar Act	Corporate Team Manager	Officer Notes
Overturned at Appeal (% of Appeals)																appeal were overturned by the Inspectorate (CG)
Minor applications overturned at appeal (over last 2 years)	0%	10%	n/a	n/a	1%	n/a	n/a	1%	n/a	n/a		n/a	n/a		Dean Emery	
Minor Applications Overturned at Appeal (% of Appeals)	0.78%	10%	n/a	n/a	1%	n/a	n/a	1%	n/a	n/a		n/a	n/a		Dean Emery	(Quarter 2) 13 of 30 Applications that went to Appeal were overturned by the by the Inspectorate (CG)
Response to FOI/EIR Requests (within 20 working days)	100%	100%	98%	99%	99%	99%	99%	99%							Lisa Lewis	(September) 1 FOI/EIR request not meeting 20 day timescale. Applicant has been made aware of the delay. (SC)
Working Days Lost Due to Sickness Absence	7.80days	7.00days	0.53days	1.08days	1.63days	2.47days	3.35days	4.10days							Matthew Page	(June) For Q1, the number of working days lost due to: • Sickness including COVID: 831 • COVID: 132 • Lost to other reasons: 699 (JH)
Staff Turnover	21.3%	15.00%	n/a	n/a	4.09%	n/a	n/a	12.05%	n/a	n/a		n/a	n/a		Matthew Page	

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Corporate Risk Management Report - Appendix 6 2022-2023

Report for 2022-2023
Filtered by Prefix: Exclude Risk Prefix: OP, PR, EV
Filtered by Flag:Include: * Corporate Risk Register
For MDDC - Services
Filtered by Performance Status: Exclude Risk Status: Low
Not Including Risk Child Projects records, Including Mitigating Action records

Key to Performance Status:

Mitigating Action: **Milestone Missed** | **Behind schedule** | **In progress** | **Completed and evaluated** | **No Data available**

Risks: **No Data (0+)** | **High (15+)** | **Medium (6+)** | **Low (1+)**

Corporate Risk Management Report - Appendix 6 2022-2023

Risk: Culm Garden Village Possible discontinuance of Government funding support

Service: Planning

Mitigating Action records

Mitigation Status	Mitigating Action	Info	Responsible Person	Date Identified	Last Review Date	Current Effectiveness of Actions
In progress	Funding opportunities	Lobby for the creation of further funding opportunities and for further rounds of the garden communities capacity funding	Adrian Welsh	03/02/2021	**01/09/2022**	**Satisfactory(2)**
In progress	Further bids for capacity funding	To continue to secure external funding to support the project	Tristan Peat	29/03/2019	**01/09/2022**	**Satisfactory(2)**

Current Status: Medium (12) | **Current Risk Severity: 4 - High** | **Current Risk Likelihood: 3 - Medium**

Service Manager: Adrian Welsh

Review Note: 2022/2023 capacity funding secured; however other funding sources needed to advance the project - these are currently being explored.

Corporate Risk Management Report - Appendix 6 2022-2023

Risk: Cyber Security Inadequate Cyber Security could lead to breaches of confidential information, damaged or corrupted data and ultimately Denial of Service. If the Council fails to have an effective ICT security strategy in place.

Risk of monetary penalties and fines, and legal action by affected parties

Service: I C T

Mitigating Action records

Mitigation Status	Mitigating Action	Info	Responsible Person	Date Identified	Last Review Date	Current Effectiveness of Actions
In progress	Audit of Cyber Security	Devon Audit Partnership will be carrying out a cyber security audit during August and September.	Lisa Lewis	12/08/2022	**31/10/2022**	**Satisfactory(2)**

Current Status: High (20) **Current Risk Severity: 5 - Very High** **Current Risk Likelihood: 4 - High**

Service Manager: Brian Trebilcock

Review Note:

Risk: Homes for Ukraine Scheme There is a risk of the 'Homes for Ukraine scheme' failing should the host relationship breakdown and re-matching is not an option.

Where refugees cannot afford to pay for private accommodation the Council has a Homelessness Duty.

Service: Public Health

Mitigating Action records

Mitigation Status	Mitigating Action	Info	Responsible Person	Date Identified	Last Review Date	Current Effectiveness of Actions
In progress	Collaboration	Continue to engage with DLUHC, LGA and DCN on scheme roll-out, pressures and risks/updated national guidance etc. Reviewing a Devon-wide exit strategy around pending housing/accommodation pressures once hostings end – joint solutions (work in progress)	Simon Newcombe	18/07/2022	**05/08/2022**	**Satisfactory(2)**
In progress	Finance	• Funding for Q1 of the scheme received from DCC under agreed financial arrangement based on numbers and payments out. Further Q2-Q4 returns and payments in due course -60% of £10.5k per refugee (DCC 25%, 15% contingency for all) which includes £200 subsistence payment per head -100% of monthly £350 host 'thank you' payments -Q1 payment of £640K banked -Committed spend to date inc. some Q2 expenditure and existing staff time is around one-third of funding received so far @ £235k	Simon Newcombe	18/07/2022	**05/08/2022**	**Satisfactory(2)**
In progress	Re-matching demand	Re-matching demand is relatively low (host/guest arrangements ending early) and single figures but starting to see increase due to rurality of some hosts and requirement to be closer to employment, services and schools	Simon Newcombe	18/07/2022	**05/08/2022**	**Satisfactory(2)**
In progress	Team Devon	Petroc offer a myriad of informal network events will help support transition to sustainable residency (employment, language, skills, accommodation, schools etc) and help during summer holiday period – likely to be testing for some host/guest relationships Negotiated strong Petroc offer for summer holidays and longer-term programme inc. Tiverton campus - Summer programme (get to know - family cookery, arts and crafts, physical activity, trips to local attractions)	Simon Newcombe	18/07/2022	**05/08/2022**	**Satisfactory(2)**
In progress	Team Devon resettlement	Devon strategy agreed with L&Cs to prevent homelessness presentations&TA costs [Existing host support (host monthly payments top-ups)/Re-	Simon Newcombe	13/10/2022		**Satisfactory (2)**

Corporate Risk Management Report - Appendix 6 2022-2023

Mitigating Action records

Mitigation Status	Mitigating Action	Info	Responsible Person	Date Identified	Last Review Date	Current Effectiveness of Actions
	strategy	matching/utilisation of EOIs/Transition to private rental sector (guest and landlord grants, rent assurance)] Costs within Q1&2 budget-contingency&Q3/4 funds headroom. 12-mths CHAT contract+MDDC PSH/homeless teams. Support beyond formal HfU scheme end (Mar. 23) to Oct. 23. HfU funds c/f into 23/24. 215 guests/92 hosts - new arrivals now 1-2 families per mth.				

Current Status: High (20) | **Current Risk Severity: 5 - Very High** | **Current Risk Likelihood: 4 - High**

Service Manager: Tanya Wenham

Review Note: Councils are concerned about what will happen post six-months as we know the importance of having continuity for children settled in schools, those guests who have found jobs and the connections they now have to local communities.

We also face the challenge of a large number of people already on our housing register, the high cost of renting property, and the rise in the cost of living for everyone.

An LGA spokesperson said "Councils, sponsors and Ukrainian guests all need to know what the options are at the end of the six month period so they can start planning now".

We also face the challenge of a large number of people already on our housing register, the high cost of renting property, and the rise in the cost of living for everyone.

Risk: Information Security Inadequate data protection could lead to breaches of confidential information and ultimately enforcement action by the ICO.

Service: Governance

Mitigating Action records

No Mitigating Action records found.

Current Status: Medium (12) | **Current Risk Severity: 4 - High** | **Current Risk Likelihood: 3 - Medium**

Service Manager: Giovanni Wallace

Review Note: Recently appointed to the role of Data Protection officer - Instantly highlighted areas for improvement and have put a frameworks in place to improve data quality, compliance and data protection. Framework is being built and will be imbedded at all levels with training being given to all levels of MDDC.

Corporate Risk Management Report - Appendix 6 2022-2023

Risk: National shortage of chlorine and other chemicals A countrywide shortage of chlorine due to production issues in China and the war in Ukraine means some councils plan to close their swimming pool facilities and amend timetables.

Service: Leisure Services

Mitigating Action records

Mitigation Status	Mitigating Action	Info	Responsible Person	Date Identified	Last Review Date	Current Effectiveness of Actions
In progress	Alternatives to using Chlorine in our swimming pools	To convert the disinfection systems to salt would cost EVLC and LMLC approximately £30K each. A significant investment however if there is an agreement to change over to salt it would take time and resources.	Nicola Cuskeran	08/07/2022	**31/10/2022**	**Satisfactory(2)**
In progress	Challenges Nationally	Leisure pools are being “challenged nationally” with (sodium hypochlorite) chlorine shortages and while these have been building for some time. The ongoing crisis is due to a ‘perfect storm’ of supply chain issues, caused by Brexit, Covid, and the Ukraine war. Curently our leisure service are able to get stocks of Chlorine by chasing suppliers. The price of chlorine has also increased by 50-60%.	Nicola Cuskeran	08/07/2022	**31/10/2022**	**Satisfactory(2)**

Current Status: High (15) **Current Risk Severity: 5 - Very High** **Current Risk Likelihood: 3 - Medium**

Service Manager: Lee Chester

Review Note: Chlorine resources remain challenged nationally, however the supply chain has consistently delivered the requested volumes on time since August 2022. costs are continuing to increase and resources remain vulnerable to the events in the Ukraine. At this time the impact of chlorine shortages will still remain high although the likelihood of pool closures has decreased. alternatives are still possible, however this would require a feasibility assessment and a cost-benefit analysis moving forwards.

Risk: Overall Funding Availability Changes to Revenue Support Grant, Business Rates, New Homes Bonus and other funding streams in order to finance ongoing expenditure needs.

Service: Financial Services

Mitigating Action records

Mitigation Status	Mitigating Action	Info	Responsible Person	Date Identified	Last Review Date	Current Effectiveness of Actions
In progress	Engaging in commercial activities	To provide additional revenue streams	Paul Deal	28/09/2017	**31/10/2022**	**Satisfactory(2)**
In progress	Medium term planning	Work to close is on-going. A range of options are being considered but Covid, business rates and uncertainty over fair funding review make the situation extremely challenging	Paul Deal	28/09/2017	**31/10/2022**	**Satisfactory(2)**
In progress	We continue to work with managers to reduce costs and explore new income streams	To close the budget gap and maintain services	Paul Deal	07/02/2019	**31/10/2022**	**Action required(3)**

Current Status: High (20) | **Current Risk Severity: 5 - Very High** | **Current Risk Likelihood: 4 - High**

Service Manager: Paul Deal

Review Note: National political issues provide less clarity on the potential future level of grant funding. The cost of living crisis places significant financial pressure on local authorities that the Government must note and act upon. The delayed Autumn Statement will now be announced on 17 November. This places a risk that the Local Government Settlement may be announced later than normal.
The Medium Term Financial Plan report will be presented to Cabinet on 1 November and savings options and potential increases in Fees and Charges will be presented to Policy Development Groups for discussion, prior to approval being sought on 29 November.

Corporate Risk Management Report - Appendix 6 2022-2023

Risk: Reduced Funding - Budget Cuts We are subject to continuing budget reductions. If we concentrate on short term cost savings, it may increase long term impact of decisions

Service: Financial Services

Mitigating Action records

Mitigation Status	Mitigating Action	Info	Responsible Person	Date Identified	Last Review Date	Current Effectiveness of Actions
In progress	Business Plans	Service Business Plans are reviewed each financial year with suggestions for revised performance targets based on budget to be agreed by Cabinet Member and PDG.	Paul Deal	28/05/2013	**31/10/2022**	**Satisfactory(2)**
In progress	Identify Efficiencies	Taking proactive steps to increase income and reduce expenditure through efficiencies, vacancies that arise and delivering services in a different way.	Paul Deal	28/05/2013	**31/10/2022**	**Satisfactory(2)**
Completed and evaluated	Reserves	Cabinet have taken the decision to recommend a minimum general reserve balance of 25% of Net annual budget.	Paul Deal	28/05/2013	**31/10/2022**	**Fully effective(1)**
In progress	Set Budget	Each year as part of the budget setting process, members are consulted via PDGs in time to evaluate savings proposals, ahead of the November draft budget.	Paul Deal	28/05/2013	**31/10/2022**	**Satisfactory(2)**

Current Status: High (20) **Current Risk Severity: 5 - Very High** **Current Risk Likelihood: 4 - High**

Service Manager: Paul Deal

Review Note: The Medium Term Financial Plan report will be presented to Cabinet on 1 November and savings options and potential increases in Fees and Charges will be presented to PDGs for discussion, prior to approval being sought on 29 November.

Corporate Risk Management Report - Appendix 6 2022-2023

Risk: Resourcing Risk If the Council fails to recruit and/or retain sufficient, suitable staff it may not be able to maintain essential and/or statutory services.

Service: Human Resources

Mitigating Action records

Mitigation Status	Mitigating Action	Info	Responsible Person	Date Identified	Last Review Date	Current Effectiveness of Actions
In progress	Increase in cost of living	As unemployment rates decline and job market confidence rises, employee turnover is more likely to increase. There is the added impact of growing inflation, energy price increases and increase in fuel prices and wider national industrial action across England as workers are seeking higher pay rises to deal with the cost of living may impact on service delivery.	Matthew Page	18/07/2022	**17/10/2022**	**Satisfactory(2)**
In progress	Pay award - cost of living	The LGA has consulted all authorities on proposals and have made an offer to the unions regarding the pay award. A response is hoped by September however the pay award last year was not accepted by all parties until March 2022.	Matthew Page	02/08/2022	**17/10/2022**	**Satisfactory(2)**
In progress	Recruitment and retention remains challenging	the rate of inflation rising, sometimes changing career leads to exciting opportunities and new people can bring fresh perspectives, ideas and expertise however when people move on employers can lose knowledge, experience and institutional memory. The staff turnover is at 4.28% for quarter 1 in 2022/2023.	Matthew Page	18/07/2022	**17/10/2022**	**Satisfactory(2)**
In progress	Retention	Consideration of bonuses and terms and conditions to improve staff retention	Matthew Page	12/07/2022	**17/10/2022**	**Satisfactory(2)**
In progress	Turnover Figure	The actual turnover figure came in as 21.23% which was an increase from 14% in the year 2020/2021. The council is currently able to continue business whilst carrying a number of vacancies. You would expect to have a reasonable turnover during the financial year, it is natural to have a number of leavers and gives opportunities to bring in to the Council different skill set and knowledge	Matthew Page	14/04/2022	**17/10/2022**	**Satisfactory(2)**
Completed and evaluated	Update to Scrutiny	The 6 monthly establsihment update report will be presented to Scrutiny Committee in September 2022	Matthew Page	02/08/2022	**17/10/2022**	**Satisfactory(2)**

Current Status: Medium (9) **Current Risk Severity: 3 - Medium** **Current Risk Likelihood: 3 - Medium**

Service Manager: James Hamblin

Corporate Risk Management Report - Appendix 6 2022-2023

Review Note: Turnover - Turnover is high, with current rates suggesting 24% could be seen this year.
Retention - A benefits survey has recently competed with analysis to be completed and shared with CMT/LT.
Pay Award - The ballot for Unite finished on 14 October, with GMB's ballot due to end on 21 October. It is expected that a meeting of the three unions will take place in early November to confirm the final result. 2 of the 3 unions must agree. Unison have already accepted the propsoed increase.
updated to Scrutiny - The Established Report was created, reviewed and submitted to scrutiny in September 2022.

Risk: SPV - 3 Rivers - Failure of the Company This will depend on Economic factors and the Company's success in the marketplace commercially.
For MDDC the impacts will be:
3 Rivers are unable to service and repay the loan from MDDC
Not receiving the forecast additional income
Not supporting corporate objectives.

Service: Financial Services

Mitigating Action records

Mitigation Status	Mitigating Action	Info	Responsible Person	Date Identified	Last Review Date	Current Effectiveness of Actions
In progress	Cabinet	Regular meetings with Shareholder Representatives and updates to Cabinet on progress with the recommndations action plan and projects.	Andrew Jarrett	09/11/2020	**13/10/2022**	**Satisfactory(2)**
In progress	Regular monitoring	The Board of 3 Rivers deliver a half yearly report to the Cabinet which provides an update on their delivery against their business plan. We charge interest to them at a commercial rate in order to maintain an "arms-length" relationship and the interest provides some mitigation to the outstanding principal.	Andrew Jarrett	30/05/2019	**13/10/2022**	**Satisfactory(2)**

Current Status: High (16) **Current Risk Severity: 4 - High** **Current Risk Likelihood: 4 - High**

Service Manager: Paul Deal

Review Note: Regular meetings with the Council's Shareholder Representative continue, all of the 33 recommendations to improve financial and governance arrangements have been embedded and the company has also appointed an external auditor.

Quarterly financial updates are provided to and considered by the Cabinet and that it receives annual Business Plan and Outturn Summary reports. The Council ensures all intercompany transactions are charged at a commercial rate in order to maintain its "arm's length" independent status.

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Cabinet **AGENDA ITEM**
29 NOVEMBER 2022

2023/24 Budget Update

Cabinet Member Cllr Andrew Moore, Cabinet Member for Finance
Responsible Officer Andrew Jarrett – Deputy Chief Executive (S151)

Reason for Report: To present to Member's the updated 2023/24 Budget position and to discuss further options for cost savings or income generation. The first draft of the General Fund budget for 2023/24 indicated a deficit of £2,111k, potentially falling to £1,111k if all initial proposals were adopted. This report updates that deficit to the current position of £960k based on updated assumptions and forecasts where applicable and the recommendations from the Policy Development Groups. Note this is subject to any alterations the Community PDG may wish to recommend. The PDG's are requested to discuss further changes required in order for the Council to move towards a balanced budget for 2023/24.

The Capital Programme shows an increase to £130m, up from £126m within the original estimate. However, following updated assumptions, the level of borrowing required has reduced from £56m to £49m.

The overall 5-year deficit on the Housing Revenue Account has reduced by £2,779k following the changes to a number of assumptions, with 2023/24 looking indicatively balanced.

RECOMMENDATION: For Cabinet to:

1. **Consider the updated 2023/24 budget position for the General Fund, Capital Programme and the HRA following a review of proposals by the various Policy Development Groups;**
2. **Agree the proposals included within Appendix 2, subject to any alterations the Community PDG may wish to recommend;**
3. **Agree the proposed new Fees and Charges included within the various annexes to Appendix 3 and the associated proposed implementation dates;**
4. **Consider further options to balance the remaining shortfall and circulate them to the Policy Development Groups for further input during their January suite of meetings prior to the formal recommendation back to Cabinet and Council in February.**

Relationship to Corporate Plan: The Annual Budget sets out the financial resources available for the year to deliver the Council's ongoing Corporate Plan priorities.

Financial Implications: The current budget for the General Fund shows a deficit of £960k. In addition, as shown in the October report, a funding deficit is also projected in future years. This highlights the need to take steps to plan for further reductions to our ongoing expenditure levels. The Capital Programme shows over £4m further investment is planned, while the deficit on the HRA has fallen by £2,779k.

Budget and Policy Framework: The Annual Budget provides an overarching steer of what the Council can afford to deliver in the year.

Legal Implications: None directly arising from this report, although the Local Government Finance Act 1992 places a legal requirement on the Council to approve a balanced budget. There are legal implications arising from any future consequential decisions to change service provision, but these would be assessed at the time.

Risk Assessment: The current forecast continues to make a number of financial assumptions based on a sensible/prudent approach, taking account of the most up to date professional advice that is available. Management must ensure that any proposed savings required to balance the budget are robust and achievable

Equality Impact Assessment: No implications arising from this report.

Climate Change Assessment: The allocation of resources will impact upon the Council's ability to implement/fund new activities linked to climate change.

1 Introduction to the Medium Term Financial Plan

1.1 On 1 November, the first draft of the Medium Term Financial Plan covering the period 2023/24 to 2027/28 for the General Fund (GF), Capital Programme and Housing Revenue Account (HRA) was presented to Cabinet. The GF indicated a deficit of over £5,219k by the end of the 5-year timeframe, with the increase largely due to the implications of the cost of living crisis. The Capital Programme showed significant investment, subject to appropriate business cases and funding available, mainly in the development of additional housing, and therefore an associated increase in the capital financing requirement;. The HRA also showed a deficit position again across the MTFP timeframe, largely due to the rising interest rates associated with the required debt financing for the planned housing developments.

1.2 This report provides an updated position across those three strands of the Council's finances following a detailed budgetary review and seeks agreement to the various Budget Options and Fees and Charges recommended by the PDGs.

2 2023/24 General Fund Budget – Revised Position

2.1 The draft budget deficit for 2023/24 can decrease to £960k if the updated assumptions and recommendations from the PDG's are accepted, with the current position included with **Appendix 1** showing the movement at service level. Following ratification by the various PDG's, the main reasons for this are:

- Inclusion of initial Budget Option proposals and the levels recommended by the PDGs;
- Updated projected income levels as a result of a review of Fees and charges, as recommended by the PDG's.

- Updated assumptions in some areas, for example revised costs associated with the forecast pay award and income generated following the increase in the referendum limit.

2.2 **Appendix 2** shows the movement from the original projected deficit of £2,111k for 2023/24, with the budget options relevant to Cabinet for discussion, the updated budget options and income forecasts recommended by the PDGs (subject to any alterations the Community PDG may wish to recommend) and updated assumptions.

2.3 In addition the following proposed fees and charges are included as **Appendix 3 (Confidential – Part II)** for approval and implementation as soon as possible (dates will differ depending on the process required, including consultation requirements, to implement the revised charges):

Annex	Service
3a	Bereavement Services
3b	Parks and Open Spaces
3c	Public Transport
3d	Waste
3e	Car Parking
3f	Pannier Market
3g	Public Sector Housing
3h	HRA

Based on the recommendation from the PDG's, a further £286k income above the original budget assumptions could be generated if the proposed fee increases are approved, plus or minus any alterations the PDG may wish to recommend regarding Leisure income. Given some of the fees are due to be implemented in-year, there will also be some additional benefit to 2022/23, potentially £30k.

2.4 The other contributing factor to the movement from the original position is an update to some of the original assumptions. These include:

2.4.1 Pension costs – the initial results of the latest 3-year Pension Valuation have been received. This indicates a positive movement over the last three years lowering the outstanding pension deficit. However, the current economic impacts on the future costs, leading to an increase in the Contribution Rate from 16.6% to 19.0% and an additional pressure of £50k.

2.4.2 Council Tax – following the finalisation of the 2023/24 Taxbase, the Council Tax income has been updated. This also includes the financial implication of the change in the Local Council Tax Reduction Policy. However, the Autumn Statement announced the relaxation of the Referendum Limit applied in previous years. This increased the allowable uplift increases to 3%, giving the Council an additional £65k. It must be highlighted that a higher increase in the charge could cause additional pressures on households leading to lower rates of collection. The assumption built into the Taxbase is a collection rate of 96.5% (down from 97.5% in the current year), but this is only an assumption.

2.4.3 Pay award – following comparison with peer councils in the region, the assumed 5% pay award for 2023/24 was found to be the highest, with the majority budgeting for 3%. In addition, the Government have been stating their desire to restrain the Public Sector Pay Award to 2% next year. Therefore, we have revised the current working assumption down to 3% - subject to further announcements/review.

2.5 Although the assumptions have not yet been updated, further information is enabling the refinement of the following assumptions:

2.5.1 Service Income – although the Services Fees and Charges has been reviewed and challenged by the PDGs, there is income generated that is either raised through fees set by government, i.e. Planning and Licensing Fees, or where the potential level is best assessed by the appropriate service managers, for example recycling income. These budgets assumptions have also been updated as appropriate and are included within Appendix 2.

2.5.2 Inflation – Final figures are also overdue on the energy costs for the period October 2022 to September 2023. This is due to the changing support provided to homes and businesses by the Government.

2.5.3 Interest – with the rise in the bank base rate, both the cost of borrowing and interest earnt on investments is increasing. However, the 50-year PWLB rate has fallen nearly 1% since the middle of October. This will move again once the Chancellor announces the Autumn Budget – which way will depend on how the market reacts to the plans. Interest Receivable is now much higher than assumed in the current budget, however until the Capital Financing Requirement is finalised, the forecast level of investments available is not known.

2.5.4 Business Rates – 2023 is the start of the next revaluation period, therefore there will be movement in the Rateable Values of properties, but overall we have assumed this to be cost neutral. This also enables a window of opportunity for a raft of other changes to be implemented, which the Autumn Statement confirmed the Council will be fully compensated for, such as:

- ‘Multipliers’ have been frozen given the rate on inflation as this would increase rates payable at a time of recession. The Council should be fully compensated for this.
- A new ‘Transitional Scheme’ from 1 April 2023 has been announced providing support to ratepayers facing large bill increases following the revaluation. “The ‘upward caps’ will be 5%, 15% and 30%, respectively, for small, medium, and large properties in 2023-24. Full details are not yet known.
- Increasing relief for retail, hospitality and leisure from 50% to 75% business rates relief up to £110,000 per business in 2023-24;
- Additional support for small businesses – “the smallest businesses losing eligibility or seeing reductions in SBRR or Rural Rate Relief (RRR) will be capped at £600 per year from 1 April 2023. This means no small business

losing eligibility for SBRR or RRR will see a bill increase of more than £50 per month in 2023-24";

- A new improvement relief to ensure ratepayers do not see an increase in their rates for 12 months as a result of making qualifying improvements to a property they occupy. This will now be introduced from April 2024. This relief will be available until 2028.

  The timing of these changes is likely to be too late for billing, meaning rebilling in April / May is likely to be required. This might have knock-on financial implications into 2024/25.

2.5.5 There has also been notification of an "Alternative Funding" scheme to help consumers' energy bills for those not directly contracted with a domestic electricity supplier. The Council may also administer another scheme for "Alternative Fuel Payments" for those who use alternative fuels such as heating oil. These schemes will once again by based upon Council Tax data.

2.5.6 Government Grants – Since becoming Prime Minister, Rishi Sunak has highlighted the need to make cuts to balance the budget, indicating a £55bn deficit. Although the Autumn Statement reaffirmed the DLUHC departmental budget would not reduce, there is no guarantee that the grant will be allocated in the same proportions as before. This could mean that some Councils receive lower funding, as monies are redirected to higher priorities, such as Social Care.

3 Next Steps

3.1 A significant GF budget deficit still remains and therefore further action is required. The Cabinet and PDG committees will therefore be challenged to find further budget reductions to the value of £1,000k. Although this is in excess of the current projected shortfall, it is prudent to identify options that allow a degree of choice, or should any assumptions prove to be under or overvalued.

3.2 Budget reductions can consist of reductions to expenditure or increases in income. This value is apportioned over the various committees in line with the value of the baseline budget of the services reporting to them, as follows:

	2022/23 Budget	% Share	Share of £1,000k Requirement
Cabinet	6,199,314	41.9%	419,300
Community	3,842,427	26.0%	259,900
Environment	4,495,403	30.4%	304,000
Economy[1]	(19,550)	-0.1%	(1,300)
Homes	267,702	1.8%	18,100
	14,785,296		**1,000,000**

[1] Note, as this is an income budget, the PDG is tasked with identifying additional income, not cost reductions.

3.3 It is critical that the challenge to find £1,000k of additional budget reductions is embraced. Without these new options, the Council may be forced to consider taking more from reserves and risks leaving the Council in an imprudent position.

3.4 The above apportionment method is purely a mathematical exercise – Leadership Team will review with a more scientific approach using their expertise in the relevant service areas to identity further savings options. Therefore these may differ from the allocations set out above.

4 Capital Programme

4.1 A revised summary of the Capital Programme expenditure and funding is included in **Appendix 4**. This includes the refinement of the Housing Development programme within the HRA. Specifically:

- Post Hill – following planning approval, dialogue has progressed with Homes England regarding the potential for grant funding to be made available. Therefore an assumption has been included that 30% of the cost could be met by grant. However, given the inflationary impact on material prices, the build costs have been increased. The Tender for bids has been published and we await to see the level of interest in the development and the prices quoted.
- One Public Estate – following the success of the bid for grant funding for development on brownfield sites for the current Modular homes, the assumption has been amended to include £15k of grant funding across all brownfield sites with additional units planned.
- An assumption has been included to utilise £5m of the Housing Maintenance Fund (HMF) over the assumed 50 year life of the modular homes; essentially £100k per year. This will help meet the capital financing costs or the ongoing maintenance of the units.
- The refreshed Business Plan from 3Rivers has not been reflected following delays to the approval by Cabinet – now scheduled for January 2023. The approved financial implications will be included in the next budget update, also scheduled for January.

4.2 The delivery of housing development will continue to be refined following further work and the latest survey assessments. This has reduced the borrowing requirement and the associated impact on the HRA.

5 Housing Revenue Account

5.1 As outlined within the section above, the assumptions around the planned housing developments for the HRA have been through a detailed review since the original MTFP position was presented. The revised position now shows the HRA at a breakeven position for 2023/24 – see **Appendix 5**, although there is

still a large deficit over the MTFP timeframe. Options will continue to be investigated and assumptions updated as we progress through the years.

5.2 An update on the latest housing development plans, and the likely level of rent required will be reviewed and finalised at the January Homes PDG and recommended to Cabinet.

5.3 In line with the reduction in the General Fund, the 5% assumed Pay Award has also been reduced to 3% for 2023/24.

5.4 The Autumn Statement announced that rents on Social Housing were to be capped at a maximum of 7% for 2023/24. This has been reflected in the updated assumption.

5.5 These changes in assumptions have enabled the 2023/24 budget to be balanced. Further work will continue to refine the detail within the budget but at this point in time, the 2023/24 budget appears to be balanced.

6 Conclusion

6.1 The significant budget deficit remaining is a challenge and the identification of a further £1,000k of budget reduction is critical to balancing the budget for 2023/24.

6.2 Moving forward Members and Officers need to look to reduce the pressures over the next few years reflected in our MTFP and will need to identify ongoing savings to prevent the reliance upon reserves.

6.3 In order to conclude the statutory budget setting process, this updated draft budget position will go through another round of PDG's in January, a final meeting of the Cabinet before being agreed at Full Council on the 22 February 2023. During this period Officers will continue to identify and examine further savings possibilities that can reduce the longer term budget gap.

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Circulation of the Report: Cabinet, Cllr Andrew Moore, Leadership Team

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Appendix 1

The Table below gives an overall summary of the Council's General Fund MTFP position (which includes a wide range of assumptions).

MTFP General Fund Summary

2022/23 £'000		Notes	2023/24 £'000	2024/25 £'000	2025/26 £'000	2026/27 £'000	2027/28 £'000
14,785	**Net Direct Cost of Services**		**14,881**	**14,910**	**15,260**	**15,534**	**15,634**
(1,715)	Net recharge to HRA		(1,766)	(1,784)	(1,784)	(1,784)	(1,784)
687	Provision for Repayment of Borrowing	1	710	929	1,039	1,150	1,146
13,757	**Net Service Costs**		**13,825**	**14,056**	**14,516**	**14,900**	**14,997**
(993)	Net Interest Costs/(Receipts)	2	(1,005)	(838)	(908)	(1,218)	(1,218)
153	Finance Lease Interest Payable		170	200	126	116	106
(2,677)	Net Transfers to/(from) Earmarked Reserves	3	(286)	326	279	518	618
10,240	**Total Budget Requirement**		**12,704**	**13,744**	**14,013**	**14,317**	**14,502**
	Funded By:						
(1,855)	Retained Business Rates	4	(3,558)	(3,599)	(3,236)	(3,279)	(3,345)
(99)	Lower Tier Services Grant	5	(6,827)	(6,939)	(7,260)	(7,487)	(7,720)
(490)	Rural Services Delivery Grant		(99)	(99)	0	0	0
(719)	New Homes Bonus	5	(490)	(490)	(490)	(490)	(490)
(153)	2022/23 Services Grant	5	(153)	(153)	0	0	0
(6,925)	Council Tax–MDDC	6	(719)	(719)	0	0	0
(10,240)	**Total Funding**		**(11,846)**	**(11,999)**	**(10,986)**	**(11,256)**	**(11,555)**
0	**Annual Gap – Increase/(Decrease) In-year**		**858**	**784**	**1,283**	**33**	**(113)**
0	**Cumulative Gap**		**858**	**1,745**	**3,027**	**3,061**	**2,947**

Notes:

1. The Provision for repayment of borrowing incorporates the financial implications of the proposed Capital Programme shown in Appendix 4.
2. The reduction in Net Interest Costs/ (Receipts) reflects a prudent assumption of the interest earnt from 3 Rivers Developments Ltd. This will be updated once the latest Business Plan has been approved.
3. Net Transfers to/ (from) Earmarked Reserves reflects planned contributions to, or drawdowns from reserves. The 2022/23 value includes the drawdown from the Business Rates Smoothing Reserves to offset the loss caused by Covid-19 reliefs being applied, where S31 Grant was received instead (see Note 4).
4. The Retained Business Rates income drops in 2025/26 to reflect the potential changes the Government might implement to the Business Rates Retention Scheme. These include Re-Baselining and Resource Equalisation.
5. Earlier this year the former Secretary of State announced at the Local Government Association annual conference that there would be a two-year settlement covering 2023/24 and 2024/25. This indicates it is highly likely to be another roll forward settlement. As such, the current assumption is for a cash freeze in 2023/24 and 2024/25.
6. Council Tax income is forecast assuming Band D charge increases in line with assumed referendum limits and the agreed Taxbase

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2023/24 Budget options - updated position

Appendix 2

	Description	2023/24 £
	Annual Budget Shortfall - 1 November 2022 Cabinet	**2,111,450**

Service Specific Options to reduce Budget Shortfall

	Description	PDG committee	2023/24 £	Notes
a	Member Services - not filling vacant post	Cabinet	(20,000)	Reduced Capacity to support Members
b	ICT - Not filling current vacancy	Cabinet	(48,000)	Reduced support to organisation, Security risks / Less efficiency
c	Financial Services - reduced audit days	Cabinet	(15,000)	Reduced legal oversight of council's work with potential for increase in exposure to fraud and inefficient procedures
d	Revenues and Benefits - increased recovery of costs through Penalties and Court Fees	Cabinet	(20,000)	Working assumption - fees recovered are reliant upon Court agreement
e	Human Resources - reduced investment in systems	Cabinet	(75,000)	Option to upgrade and improve current system
	Service Budget Options Sub-total		**(178,000)**	

Generic Budget Options to reduce Budget Shortfall

	Description	PDG committee	2023/24 £	Notes
f	Business Rates and Council Tax Growth and Collection Surplus / Deficit	Cabinet	??	Prudent assumption to include limited growth and not include any collection surplus in 2023/24 and 2024/25
g	Reduce Corporate Subscriptions / Fees	Cabinet	??	Can any subscriptions be dropped or reduced?
h	Commercialise Services	Cabinet	??	How can we commercialise more services?
i	Review of Interest receivable	Cabinet	??	Post approval of 3Rivers Business Plan
j	Review of reserves	Cabinet	??	Review minimum balances and earmarked reserves still appropriate
k	Partnership Working	Cabinet	??	Should services proactively seek the formation of partnerships??
	Generic Budget Options Sub-total		**0**	
	Potential Cumulative MTFP Position		**1,933,450**	

2023/24 Budget options - PDG Recommendations

Environment PDG

Ref	Description	PDG committee	Recommended option £	Explanation
l	Reduced service delivery / seek contributions from Town/Parish Councils for services such as: Play Areas, Public Conveniences, Grass Cutting, Street Cleaning etc.	Environment	(210,000)	The PDG supported the planned approach to seek addition contributions from the Town and Parish Councils. The Council has engaged with the Towns and Parishes seeking their support prior to considering reducing service provision. This remains the working assumption
m	Energy Savings arising from Salix Funding	Environment	??	Energy savings to be calculated once new heating systems are installed
n	Revised Bereavement Services Fees and Charges	Environment	(30,000)	**See Annex 3a** for details of specific fees and charges
o	Review Parks & Open Spaces + Venue Hire Fees and Charges	Environment	(12,000)	**See Annex 3b** for details of specific fees and charges
p	Review Public Transport Fees and Charges	Environment	(10,000)	**See Annex 3c** for details of specific fees and charges
q	Review Waste Charges (Green and Bulky Waste)	Environment	(48,000)	**See Annex 3d** for details of specific fees and charges
			(310,000)	

Economy PDG

Ref	Description	PDG committee	Recommended option £	Explanation
r	Review of commercial rents (Industrial Units, Fore St & Market Walk)	Economy	47,500	Reflecting assumed increased voids due to economic conditions
s	Revised Car Parking - Fees and Charges	Economy	(285,000)	**See Annex 3e (i & ii)** for details of specific fees and charges
t	Revised Pannier Market Fees and Charges	Economy	(11,000)	**See Annex 3f** for details of specific fees and charges
			(248,500)	

Community PDG - The meeting is being held after the publication date for these papers. An update will be provided at the meeting

Ref	Description	PDG committee	Recommended option £	Explanation
u1	Leisure Services - review modus operandi, alternative sporting options, options to increase membership	Community	(100,000)	Original Assumption
u4	Leisure Services - review modus operandi, alternative sporting options, options to increase membership	Community	100,000	Removal of the original assumption - to be replaced by the outcome of the discussion on the proposal from the Operations Manager - Leisure Services
u2	Assumed 3% uplift on Fees and Charges	Community	130,000	Removal of the original assumption - to be replaced by the outcome of the discussion on the proposal from the Operations Manager - Leisure Services
u3	Assumed further recovery from Covid-19	Community	100,000	Removal of the original assumption - to be replaced by the outcome of the discussion on the proposal from the Operations Manager - Leisure Services
u5	Review of Fees and Charges	Community	(120,000)	The community will discuss a report from the Operations Manager – Leisure Services. A outcome of the discussion will form the proposal for approval via a delegated decision
			110,000	

Homes PDG

Ref	Description	PDG committee	Recommended option £	Explanation
v	Revised Private Sector Housing - Fees and Charges	Homes	0	**See Annex 3g** for details of specific fees and charges - Note no budget is assumed as these charges act more as a deterrent, and action incidents are very rare. Any charges levied are treated as an in-year benefit
w	Revised Housing Revenue Account - Fees and Charges	Homes	0	**See Annex 3h** for details of specific fees and charges - Note no budget is assumed as the number of incidents is minimal. Any charges levied are treated as an in-year benefit
			0	
	Potential Cumulative MTFP Position		**1,484,950**	

2023/24 Budget Assumptions - Update

Ref	Description	PDG committee	Updated Projection £	Explanation
x	Phoenix House – sublet office space;	Environment	9,500	Reflecting planned date of subletting Phoenix House
w	Removal of assumed recovery of income within Car Parking Services and assumed inflationary increased to fees and charges	Economy	125,000	To be replace by revised income projection - see PDG Recommendation
y	Refresh of the Local Council Tax Reduction Policy	Cabinet	54,720	Reflected the updated Taxbase and the revision to the existing Local Council Tax Reduction Policy
a1	Increase Pension Costs	Cabinet	50,000	Updated following initial outcomes of the Tri-annual Pension Valuation. Increased ongoing contributions offset by a reduction in the deficit recovery
a2	Legal Services - reduce spend on external advice	Cabinet	0	Initial saving assumption no longer valid
a3	Adjustment to the assumed increased income from Development Management	Environment	(85,000)	Updated following delegated approval of increase fees and changes and volume assumptions
a4	Update assumption of increase income from Waste (Trade Waste and recycling income)	Environment	(220,000)	Based upon latest projections - to be monitored Trade Waste - Increases restricted to contractual position - no options are possible, so the views of the PDG's were not sought Recycling Income - Working assumption - no options are possible, so the views of the PDG's were not sought
a5	Adjustment to the assumed increased income from Piper Lifeline Service	Homes	(8,500)	Revised income projection
a6	Update assumption of increase income from Building Control	Environment	(15,000)	Revised income projection
a7	Update assumption of increase income from Licensing	Community	(11,000)	
a8	Review Asset Maintenance Plan	Environment	(124,000)	A review of asset maintenance has indicated it is safe to defer some planned maintenance, but is offset by increased voids in our commercial properties
a9	Update the assumed Pay Award for 2023/24	Cabinet	(253,716)	Reducing assumption from 5% to 3%, in line with peer authorities and reflecting the Government's desire for a 2% Public Sector Pay restraint
a10	Update working assumption for the increase to the Band D Council Tax to the revised Referendum Limit on £10 or 4.99%	Cabinet	(149,170)	As announced in the Autumn Budget
			(627,166)	
	Potential Cumulative MTFP Position		**857,784**	

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Capital Expenditure Summary		Total Project Costs for Approval						Spend Profile						
Area	Sub Area	2023/24 £000's	2024/25 £000's	2025/26 £000's	2026/27 £000's	2027/28 £000's	Total £000's	2023/24 £000's	2024/25 £000's	2025/26 £000's	2026/27 £000's	2027/28 £000's	Beyond 2028/29 £000's	Total £000's
Leisure	Exe Valley Leisure Centre	32	250	-	-	-	**282**	32	250	-	-	-	-	**282**
Leisure	Lords Meadow Leisure Centre	197	-	-	200	-	**397**	197	-	-	200	-	-	**397**
Leisure	Culm Valley Sports Centre	40	360	-	-	-	**400**	40	360	-	-	-	-	**400**
Leisure	Leisure - Other	200	-	-	-	-	**200**	200	-	-	-	-	-	**200**
Leisure	Leisure - Climate Change/Net Zero	396	-	260	400	-	**1,056**	396	-	260	400	-	-	**1,056**
Other MDDC Buildings	Other - Climate Change/Net Zero	-	815	-	240	-	**1,055**	-	815	-	240	-	-	**1,055**
Other MDDC Buildings	Phoenix House	130	-	150	-	-	**280**	80	50	150	-	-	-	**280**
Other MDDC Buildings	MDDC Depots	-	3,500	-	-	-	**3,500**	-	3,500	-	-	-	-	**3,500**
Other MDDC Buildings	MDDC Shops/Industrial Units	100	-	-	-	-	**100**	50	50	-	-	-	-	**100**
Other MDDC Buildings	Public Conveniences	-	285	-	-	-	**285**	-	100	185	-	-	-	**285**
HIF	HIF Schemes	18,030	-	-	-	-	**18,030**	1,489	15,041	1,500	-	-	-	**18,030**
Private Sector Housing	Private Sector Housing	1,225	1,250	1,275	600	625	**4,975**	1,225	1,250	1,275	600	625	-	**4,975**
Other	ICT Projects	460	150	185	160	540	**1,495**	460	150	185	160	540	-	**1,495**
Other	Other Projects	-	830	-	-	-	**830**	-	830	-	-	-	-	**830**
Other GF Development Projects	Other General Fund Development Projects	-	-	-	-	-	**-**	-	-	-	-	-	-	**-**
General Fund Subtotals		**20,810**	**7,440**	**1,870**	**1,600**	**1,165**	**32,885**	**4,169**	**22,396**	**3,555**	**1,600**	**1,165**	**-**	**32,885**
HRA Projects	Existing Housing Stock	2,990	3,035	2,860	2,885	2,770	**14,540**	2,990	3,035	2,860	2,885	2,770	-	**14,540**
HRA Projects	Housing Schemes (1:4:1 Projects)	5,066	1,700	2,500	400	-	**9,666**	2,163	3,073	1,780	2,290	360	-	**9,666**
HRA Projects	Housing Development Schemes (HE)	42,200	4,400	10,700	-	-	**57,300**	9,060	17,420	13,110	17,710	-	-	**57,300**
HRA Projects	Other HRA Projects	15,757	-	-	-	-	**15,757**	-	6,802	8,955	-	-	-	**15,757**
HRA Subtotals		**66,013**	**9,135**	**16,060**	**3,285**	**2,770**	**97,263**	**14,213**	**30,330**	**26,705**	**22,885**	**3,130**	**-**	**97,263**
Grand Totals		**86,823**	**16,575**	**17,930**	**4,885**	**3,935**	**130,148**	**18,382**	**52,726**	**30,260**	**24,485**	**4,295**	**-**	**130,148**

Capital Funding Summary		Total Funding						Funding Profile						
Funding Type	Funding Description	2023/24 £000's	2024/25 £000's	2025/26 £000's	2026/27 £000's	2027/28 £000's	Total £000's	2023/24 £000's	2024/25 £000's	2025/26 £000's	2026/27 £000's	2027/28 £000's	Beyond 2028/29 £000's	Total £000's
Revenue	RCCO - From Revenue EMR's - ICT	435	-	25	-	30	**490**	435	-	25	-	30	-	**490**
Revenue	RCCO - From Revenue EMR's - Capital	30	30	-	-	-	**60**	30	30	-	-	-	-	**60**
Revenue	RCCO - From Revenue EMR's - Waste Infrastructure EMR	-	1,000	-	-	-	**1,000**	-	1,000	-	-	-	-	**1,000**
Capital Grants	Capital Grants Unapplied - DCC	-	215	-	-	-	**215**	-	215	-	-	-	-	**215**
Capital Grants	Govt Grant (DCLG passported from DCC)	525	550	575	600	625	**2,875**	525	550	575	600	625	-	**2,875**
Capital Grants	DCC Funding - HIF Project	1,347	-	-	-	-	**1,347**	-	-	1,347	-	-	-	**1,347**
Capital Grants	Salix Round 3b Funding	265	-	-	-	-	**265**	265	-	-	-	-	-	**265**
Capital Grants	HIF Funding	5,144	-	-	-	-	**5,144**	1,489	3,655	-	-	-	-	**5,144**
Capital Grants	Govt Grants - Levelling - up Funding	11,539	-	-	-	-	**11,539**	-	11,386	153	-	-	-	**11,539**
Capital Grants	Salix Funding or Equivalent	-	815	260	640	-	**1,715**	-	815	260	640	-	-	**1,715**
Capital Receipts	Usable Capital Receipts	229	150	-	72	-	**451**	229	150	-	72	-	-	**451**
Borrowing	Borrowing 3 Yrs	25	300	160	160	510	**1,155**	25	300	160	160	510	-	**1,155**
Borrowing	Borrowing 5 Yrs	100	-	150	-	-	**250**	50	50	150	-	-	-	**250**
Borrowing	Borrowing 10 Yrs	371	895	-	128	-	**1,394**	371	895	-	128	-	-	**1,394**
Borrowing	Borrowing 25 Yrs	100	-	-	-	-	**100**	50	50	-	-	-	-	**100**
Borrowing	Borrowing 50 Yrs	700	3,485	700	-	-	**4,885**	700	3,300	885	-	-	-	**4,885**
General Fund Subtotals		**20,810**	**7,440**	**1,870**	**1,600**	**1,165**	**32,885**	**4,169**	**22,396**	**3,555**	**1,600**	**1,165**	**-**	**32,885**
Revenue	S106 (Revenue) Contributions	1,000	-	-	-	-	**1,000**	200	800	-	-	-	-	**1,000**
Revenue	MRA Reserve	2,435	2,475	2,295	2,315	2,195	**11,715**	2,435	2,475	2,295	2,315	2,195	-	**11,715**
Revenue	RCCO - From HRA Revenue EMR's - Renewable Energy	250	250	250	250	250	**1,250**	250	250	250	250	250	-	**1,250**
Revenue	RCCO - From HRA Revenue EMR's - Afford Rents Surplus	225	225	225	224	-	**899**	225	93	357	24	200	-	**899**
Capital Grants	Capital Grants Unapplied - S106 Afford Housing	-	-	-	-	-	**-**	-	-	-	-	-	-	**-**
Capital Grants	Government Grants - Homes England	23,072	1,035	4,815	-	-	**28,922**	2,667	9,831	8,456	7,968	-	-	**28,922**
Capital Receipts	Usable Capital Receipts	1,004	1,009	1,015	320	325	**3,673**	507	1,024	891	926	325	-	**3,673**
Capital Receipts	UCR 1:4:1 Replacement Homes	1,719	680	1,016	176	-	**3,591**	566	1,221	712	932	160	-	**3,591**
Capital Grants	One Public Estate Funding	3,285	180	1,140	-	-	**4,605**	240	3,045	180	1,140	-	-	**4,605**
Borrowing	Borrowing 50 Yrs	33,023	3,281	5,304	-	-	**41,608**	7,123	11,591	13,564	9,330	-	-	**41,608**
HRA Subtotals		**66,013**	**9,135**	**16,060**	**3,285**	**2,770**	**97,263**	**14,213**	**30,330**	**26,705**	**22,885**	**3,130**	**-**	**97,263**
Grand Totals		**86,823**	**16,575**	**17,930**	**4,885**	**3,935**	**130,148**	**18,382**	**52,726**	**30,260**	**24,485**	**4,295**	**-**	**130,148**

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MID DEVON DISTRICT COUNCIL — **Appendix 5**

HRA MEDIUM TERM FINANCIAL PLAN 2022-23 TO 2027-28

	Current Base										
	2022-23	Infl	2023-24	Infl	2024-25	Infl	2025-26	Infl	2026-27	Infl	2027-28
	£	%	£	%	£	%	£	%	£	%	£
Employee costs											
Cost pressures - New posts + Recruitment/Retention funding/ Pay Award			339,670						50,000		-
Savings	-		-		-		-		-		-
Base salary budget	3,183,419		3,378,319		3,727,147		3,801,690		3,877,720		4,006,273
Other Employee costs	140,321		144,530		148,870		151,850		154,890		157,990
Inflation base	3,323,740	**3.0%**	3,862,519	**3.0%**	3,876,017	**2.0%**	3,953,540	**2.0%**	4,082,610	**2.0%**	4,164,263
Total in year cost	**3,323,740**		**3,862,519**		**3,876,017**		**3,953,540**		**4,082,610**		**4,164,263**
Premises costs											
Base budget	267,900		275,940		414,200		436,930		460,340		484,450
Utilities			41,200		10,000		10,000		10,000		10,000
Other			85,000								
Savings	-		-		-		-		-		-
Inflation base	267,900	**3.0%**	402,140	**3.0%**	424,200	**3.0%**	446,930	**3.0%**	470,340	**3.0%**	494,450
Total in year cost	**267,900**		**402,140**		**424,200**		**446,930**		**470,340**		**494,450**
Transport related costs											
Base budget	240,040		247,240		281,230		295,290		310,050		325,550
Fuel increases			20,000								
Inflation base	240,040	**3.0%**	267,240	**5.0%**	281,230	**5.0%**	295,290	**5.0%**	310,050	**5.0%**	325,550
Total in year cost	**240,040**		**267,240**		**281,230**		**295,290**		**310,050**		**325,550**
Supplies and services											
Cost pressures	-		-		-		-		-		-
Base budget	2,176,030		2,284,831		2,399,073		2,519,026		2,644,977		2,777,226
Inflation base	2,176,030	**5.0%**	2,284,831	**5.0%**	2,399,073	**5.0%**	2,519,026	**5.0%**	2,644,977	**5.0%**	2,777,226
One off initiatives											
Total in year cost	**2,176,030**		**2,284,831**		**2,399,073**		**2,519,026**		**2,644,977**		**2,777,226**
Support services	1,714,560	**5.0%**	1,800,288	**3.0%**	1,854,297	**2.0%**	1,891,383	**2.0%**	1,929,210	**2.0%**	1,967,794
Total gross expenditure	**7,722,270**		**8,617,018**		**8,834,816**		**9,106,169**		**9,437,188**		**9,729,284**

MID DEVON DISTRICT COUNCIL
HRA MEDIUM TERM FINANCIAL PLAN 2022-23 TO 2027-28

Appendix 5

	Current Base										
	2022-23	Infl	2023-24	Infl	2024-25	Infl	2025-26	Infl	2026-27	Infl	2027-28
	£	%	£	%	£	%	£	%	£	%	£
Employee costs											
Rents , fees, charges and Other Income											
Housing Rents	(12,708,660)	7%	(13,598,270)		(14,039,390)		(14,487,100)		(15,320,250)		(16,088,680)
Income increases - Growth in units		7%	(101,222)		(234,740)		(605,268)		(526,930)		(548,860)
Income Reductions-Units lost through Right-to-Buy		7%	69,020		71,090		72,512		73,962		75,441
Garage and Garage Ground Rent income	(367,520)		(367,520)		(367,520)		(367,520)		(367,520)		(367,520)
Other Income	(380,160)		(321,160)		(416,360)		(501,800)		(537,968)		(524,828)
Inflation base	(13,456,340)		(14,319,152)		(14,986,920)		(15,889,176)		(16,678,706)		(17,454,446)
One off initiatives											
Total in year cost	**(13,456,340)**		**(14,319,152)**		**(14,986,920)**		**(15,889,176)**		**(16,678,706)**		**(17,454,446)**
NET COST OF SERVICES	**(5,734,071)**		**(5,702,134)**		**(6,152,104)**		**(6,783,007)**		**(7,241,518)**		**(7,725,162)**
Capital Financing	980,801		1,010,127		1,182,287		1,295,847		1,687,643		2,024,563
Interest Payable (PWLB)	925,100		1,151,610		1,712,110		2,312,010		2,777,970		2,917,725
Interest Payable HRA to GF	41,950		39,654		37,294		34,869		32,377		29,816
Interest Payable (finance leases)	9,500		9,500		9,500		9,500		9,500		9,500
Contribution to Capital - MRA	2,465,000		2,435,000		2,475,000		2,295,000		2,315,000		2,195,000
Renewable energy surplus	105,000		102,900		100,840		98,820		96,840		94,900
Affordable Rent surplus	149,133		149,133		149,133		149,133		149,133		149,133
Principal adjustment	803,282		854,210		906,646		960,635		1,016,223		1,073,458
Utilisation of the 30 Year Maintenance Programme	-		(100,000)		(100,000)		(100,000)		(100,000)		(100,000)
External Funding to/(from) Decarbonisation Scheme	189,440		-		-		-		-		-
Transfers to sinking funds	50,000		50,000		50,000		50,000		50,000		50,000
Transfer to Housing Maintenance Fund (HMF)	14,865		-		-		-		-		-
Indirect costs/reserve transfers	**5,734,071**		**5,702,134**		**6,522,809**		**7,105,813**		**8,034,685**		**8,444,094**
Annual (Surplus) / Savings to be found	**0**		**(0)**		**370,705**		**322,805**		**793,166**		**718,932**
Cumulative (Surplus) / Savings to be found	**0**		**(0)**		**370,705**		**693,510**		**1,486,677**		**2,205,609**

Cabinet **Agenda Item**
29 November 2022

Treasury Management Strategy Mid-Year Review Report 2022/23

Cabinet Member: Councillor Andrew Moore
Responsible Officer: Andrew Jarrett, Deputy Chief Executive (S151).

Reason for Report: To inform the Cabinet of the treasury performance during the first six months of 2022/23, to agree the ongoing deposit strategy for the remainder of 2022/23 and a review of compliance with Treasury and Prudential Limits for 2022/23.

Recommendation(s):

1. **That Cabinet recommends to Council that a continuation of the current policy outlined at paragraphs 6.0 - 6.5 be agreed.**
2. **That Cabinet recommends that Council approves the changes to the Capital Financing Requirement, Operational Boundaries and Authorised Limits for the current year at paragraphs 4.4 - 4.5.**

Relationship to Corporate Plan: Maximising investment return whilst minimising risk of credit default enables the Council to finance the delivery of its Corporate Plan objectives.

Financial Implications: Good financial management and administration underpins the entire strategy. The Council's Treasury Management Strategy should attempt to maximise investment return commensurate with minimum risk to the principal sums invested**.**

Legal Implications: The Council is under a statutory duty to "have regard" to the 2011 CIPFA Treasury Management Code of Practice. The Council's own Financial Regulations include requirements as to the reporting of treasury management information.

Risk Assessment: The Council considers deposit security as the paramount function in any treasury dealings or activities. It should be noted that any investment decisions will always be subject to a degree of risk. However, in complying with an agreed Treasury Management Strategy, these risks would be kept to an acceptable level.

Equality Impact Assessment: It is considered that the impact of this report on equality related issues will be nil.

Impact on Climate Change: There are no Climate Change implications relating to the content of this report.

1.0 Introduction

1.1 CIPFA's Code of Practice for Treasury Management recommends the annual setting of a Treasury Management Strategy and best practice dictates a half yearly update on treasury performance. This report will not only update Members on the treasury performance over the first six months of 2022/23, but will also seek approval for the ongoing deposit strategy.

2.0 Treasury Performance 01/04/2022 to 30/09/2022

2.1 The table below shows the Council's overall treasury management position for the first six months of 2022/23.

Treasury Position	Average Interest	Total Interest as at 30/09/2022	Forecast Year-End Position
Temporary Investments and Deposits	0.89%	£129k	£479k
CCLA Dividends	3.68%	£92k	£182k
Loans to Subsidiary Company	5.15%	£376k	£771k
Loans to Redlands Primary Care*	3.51%	£38k	£75k
Total		**£635k**	**£1,507k**
Split Between:			
General Fund		£570k	£1,267k
Housing Revenue Account		£65k	£240k

**The Council made two loans in 2021 totalling £2.175m towards the construction of a new GP surgery in Crediton.*

2.2 The General Fund 2022/23 budget for all investment activity is £915k and for the Housing Revenue Account is £40k.

3.0 Economic Update

3.1 The Council's treasury advisor, Link Group, provided the following forecasts on 08 November 2022 (PWLB rates are certainty rates, gilt yields plus 80bps):

Link Group Interest Rate View	08.11.22												
	Dec-22	Mar-23	Jun-23	Sep-23	Dec-23	Mar-24	Jun-24	Sep-24	Dec-24	Mar-25	Jun-25	Sep-25	Dec-25
BANK RATE	3.50	4.25	4.50	4.50	4.50	4.00	3.75	3.50	3.25	3.00	2.75	2.50	2.50
3 month ave earnings	3.60	4.30	4.50	4.50	4.50	4.00	3.80	3.30	3.00	3.00	2.80	2.50	2.50
6 month ave earnings	4.20	4.50	4.60	4.50	4.20	4.10	3.90	3.40	3.10	3.00	2.90	2.60	2.60
12 month ave earnings	4.70	4.70	4.70	4.50	4.30	4.20	4.00	3.50	3.20	3.10	3.00	2.70	2.70
5 yr PWLB	4.30	4.30	4.20	4.10	4.00	3.90	3.80	3.60	3.50	3.40	3.30	3.20	3.10
10 yr PWLB	4.50	4.50	4.40	4.30	4.20	4.00	3.90	3.70	3.60	3.50	3.40	3.30	3.20
25 yr PWLB	4.70	4.70	4.60	4.50	4.40	4.30	4.10	4.00	3.90	3.70	3.60	3.50	3.50
50 yr PWLB	4.30	4.40	4.30	4.20	4.10	4.00	3.80	3.70	3.60	3.40	3.30	3.20	3.20

3.2 It is now expected that the MPC will swiftly increase Bank Rate during the remainder of 2022 and into Q2 2023 to combat the sharp increase in inflationary pressures. It is not thought that the MPC will embark on a series of increases in Bank Rate that would take it to more than 4.5%, but it is possible.

3.3 Please refer to Appendix 1 for the economic commentary provided by the Council's treasury advisors (Link Group).

4.0 Investment Portfolio

4.1 In accordance with the Code, it is the Council's priority to ensure security of capital and liquidity, and to obtain an appropriate level of return which is consistent with the Council's risk appetite. Increases to Bank Rate throughout the first half of the year, and anticipated future increases, have led to large increases in rates offered by banks and building societies, with current rates far exceeding levels seen over recent years. These increases appear to be levelling off, but due to the timing of deposits, the full benefit of the higher interest rates will not be seen until 2023/24.

4.2 The Council's investment portfolio as at 30 September 2022 was made up of short term investments/deposits to the value of £31.73m, comprising of £26.00m in fixed term investments and £5.73m in NatWest call accounts. In addition to this, the Council also holds £5.00m in the CCLA commercial property fund.

4.3 Short term investments/deposits held as at 30 September 2022 are as follows:

Institution	Principal (£)	Rate	Start Date	Maturity Date
NBK International PLC	1,500,000	0.56%	22/10/2021	21/10/2022
Lancashire County Council	3,000,000	0.15%	25/10/2021	24/10/2022
NBK International PLC	2,000,000	1.30%	04/02/2022	03/02/2023
Slough Borough Council	2,000,000	1.10%	15/02/2022	14/02/2023
Thurrock Council	2,000,000	1.10%	25/04/2022	25/10/2022
Coventry Building Society	2,000,000	1.33%	01/06/2022	01/12/2022
Thurrock Council	2,000,000	1.20%	10/06/2022	12/12/2022
Thurrock Council	2,000,000	2.00%	14/07/2022	14/04/2023
NBK International PLC	1,500,000	2.62%	27/07/2022	27/01/2023
Goldman Sachs International Bank	5,000,000	2.28%	01/08/2022	01/02/2023
DMO	3,000,000	1.89%	01/09/2022	21/10/2022

4.4 The Council received an average return of 0.89% on investments during the first six months of 2022/23, up from 0.15% at the same point in the previous year. Returns during the early part of 2022/23 were weakened by maturing investments made before Bank Rate started to rise in December 2021, and so this rate isn't representative of the interest rates on offer during that time. Performance is expected to improve significantly in the second half of 2022/23 following considerable recent increases to interest rates.

4.5 The Council currently has £5m deposited with the CCLA (Churches, Charities and Local Authorities) Local Authorities' Property Fund, which pays dividends quarterly. For the first two quarters of 2022/23, dividends of £92k (3.68%) were received, up slightly from £91k (3.64%) for the same period in 2021/22. The dividend payout has remained consistent since early 2021, and there has been a small increase in fund value of £42k during the first half of 2022/23. The Council's share in the fund is now valued at £5.596m.

5.0 Borrowing Requirements and Prudential Indicators

5.1 The Council has no short-term borrowing but has existing PWLB loans of £34.279m as at 30 September 2022, in addition to £2.190m in finance leases.

5.2 The Council's revised capital financing requirement (CFR) for 2022/23 is £64.889m. The CFR denotes the Council's underlying need to borrow for capital purposes. If the CFR is positive the Council may borrow from the PWLB or the market (external borrowing) or from internal balances on a temporary basis (internal borrowing). The balance of external and internal borrowing is generally driven by market conditions. Table 5.6 shows the Council has forecast borrowings at 31 March 2023 of £35.624m, and so will have utilised £29.265m of cash flow funds in lieu of borrowing to finance the CFR of £64.889m shown in table 5.5.

5.3 There has so far been no new borrowing in 2022/23, and it is expected that there will not be a need for new borrowing before the end of the financial year. This is a reduction in the level of borrowing forecast at the start of the year, which originally stood at £9.32m, and is mainly due to slippage in the Capital Programme.

5.4 The Treasury Management Strategy Statement (TMSS) for 2022/23 was approved by Cabinet on 01 February 2022. The underlying TMSS approved previously requires revision in light of a revised deliverable Capital Programme for 2022/23. The proposed changes are set out below:

Prudential Indicator 2022/23	**Original £000**	**Revised Prudential Indicator £000**
Authorised Limit	96,000	75,000
Operational Boundary	87,000	66,000
Capital Financing Requirement	85,727	64,889

5.5 The table below shows a breakdown of the revised CFR.

Prudential Indicator – Capital Financing Requirement	**2022/23 Original Estimate £000**	**2022/23 Revised Estimate £000**
CFR – Non Housing	15,853	9,877
CFR – Housing	48,429	40,620
CFR – Loans to Subsidiary Company	21,445	14,392
Total CFR	**85,727**	**64,889**
Net movement in CFR*	**19,251**	**3,762**

**In-year movement calculated against 2021/22 CFR (estimated at £66,476k when the original 2022/23 estimate was calculated, now known to be £61,127k).*

5.6 The table below shows the expected debt position at 31 March 2023, which determines the Operational Boundary and Authorised Limit shown in 5.4 above.

Prudential Indicator – External Debt	2022/23 Original Estimate £000	2022/23 Revised Estimate £000
Borrowing	44,498	33,310
Other Long Term Liabilities*	2,170	2,314
Total Debt (Year End Position)	**46,668**	**35,624**

** Includes finance leases*

6.0 Annual Investment Strategy

6.1 Any fixed term investments in the market place (except Debt Management Office [DMO]) are restricted to a maximum term of two years (previously one year). The Council's substantial commitments (particularly the monthly precepts to Devon County Council, the Police and Fire Authority) constrain the term of investments. The Cabinet of 7 February 2019 resolved to diversify the investment portfolio to include non-UK banks with a minimum Sovereign Fitch rating of AAA (highest possible rating).

6.2 The Council will continue to have regard to the MHCLG's Guidance on Local Government Investments ("the Guidance") issued in April 2018 (3rd Edition) and CIPFA's Treasury Management in Public Services Code of Practice and Cross Sectorial Guidance Notes ("the CIPFA Treasury Management Code").

7.0 Lending Criteria and Counterparty Limits

7.1 The current policy allows the lending of funds to be deposited with major UK banks and building societies with an investment period no longer than two years and where the counterparty is required to meet the following ratings requirements: Banks (Fitch F1, F1+) and for building societies based upon a minimum Fitch rating of F1 and an asset base level of at least £1bn. The maximum lending limit to any group counterparty is £5m. The policy includes investments with CCLA property fund and money market funds with a limit of £2m on this option. Note that delegation was provided to the S151 officer and Finance Portfolio Holder in 2011/12 to make reactive decisions when market conditions changed due to volatility in rating changes when our own bankers, NatWest, were downgraded, along with other part nationalised banks. We do not invest any term deposits with the Royal Bank of Scotland Group and only have our call accounts with them.

7.2 Officers would recommend a continuation of the existing policy for investments with banks and building societies, property funds and money market funds.

7.3 In addition to these fixed term deposits, the Council also uses an instant access liquidity account with NatWest (the Council's banker) to sweep any small surplus funds which cannot be placed by our brokers. Again, this account will be subject to the same £5m maximum deposit level, plus the balance of any Covid-19 grant funds.

7.4 The Council will also continue to lend to:

- Local Authorities, Police, Fire & Rescue, Parish Councils and other Public Bodies
- UK Government (including gilts, Treasury Bills and the DMADF)
- Other Bodies.

7.5 The investments that can be made to the organisations stated in paragraph 7.4 will not be constrained to a maximum deposit of £5m due to their lower level of risk. However, other bodies have a monetary limit of £3m.

8.0 Conclusion

8.1 The first half-year performance has seen a significant improvement on 2021/22, with further increases expected through the second half of the year due to rising interest rates. Investment income continues to be bolstered by the interest received from 3 Rivers Developments Limited, which still outstrips interest rates available elsewhere. The Council's investment in the CCLA property fund saw a slight reduction to quarterly dividends at the start of the Covid-19 pandemic, but have remained stable since and continue to provide a high rate of return in comparison to short term investments.

For more information contact:

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Appendix 1

1.0 Economic Commentary from our Treasury Advisors (Link Group)

1.1 During the first half of 2022/23, there was a change of both Prime Minister and Chancellor. The new team (Liz Truss and Kwasi Kwarteng) made a step change in government policy. The government's huge fiscal loosening from its proposed significant tax cuts were set to add to existing domestic inflationary pressures and potentially leave a legacy of higher interest rates and public debt. Whilst the government's utility price freeze, which could cost up to £150bn (5.7% of GDP) over 2 years, will reduce peak inflation from 14.5% in January next year to 10.4% in November this year, the long list of tax measures announced at the "fiscal event" adds up to a loosening in fiscal policy relative to the previous government's plans of £44.8bn (1.8% of GDP) by 2026/27. These included the reversal of April's national insurance tax on 6th November, the cut in the basic rate of income tax from 20p to 19p in April 2023, the cancellation of next April's corporation tax rise, the cut to stamp duty and the removal of the 45p tax rate, although the 45p tax rate cut announcement has already been reversed.

1.2 Since the end of September, the UK has a new Prime Minister, Rishi Sunak, and a new Chancellor, Jeremy Hunt. The Government have also scrapped the reduction in the basic rate of income tax by 1p in the £; maintained the higher band 45p in the £ income tax rate; did not reduce Corporation Tax to 19% from 25%; and only put in place support for businesses and households for 6 months (October to March) regarding caps on the unit costs of gas and electricity. This has helped calm return to the markets, allowing the £ to rise from a historic low of $1.03 to $1.14, and the cumulative movement in gilt yields since the turn of the year is now broadly in line with that seen in the US and Euro-zone bond markets.

1.3 CPI inflation eased from 10.1% in July to 9.9% in August, though inflation has not peaked yet. The easing in August was mainly due to a decline in fuel prices reducing fuel inflation from 43.7% to 32.1%. And with the oil price now just below $90pb, we would expect to see fuel prices fall further in the coming months. However, utility price inflation is expected to add 0.7% to CPI inflation in October when the Ofgem unit price cap increases to, typically, £2,500 per household (prior to any benefit payments). But, as the government has frozen utility prices, energy price inflation will fall sharply after October and have a big downward influence on CPI inflation.

1.4 Nonetheless, the rise in services CPI inflation from 5.7% y/y in July to a 30-year high of 5.9% y/y in August suggests that domestic price pressures are showing little sign of abating. A lot of that is being driven by the tight labour market and strong wage growth. CPI inflation is expected to peak close to 10.4% in November and, with the supply of workers set to remain unusually low, the tight labour market will keep underlying inflationary pressures strong until early next year.

1.5 The MPC has now increased interest rates seven times in as many meetings in 2022 and has raised rates to their highest level since the Global Financial Crisis. However, the UK's status as a large importer of commodities, which have jumped in price, means that households in the UK are now facing a much larger squeeze on their real incomes.

1.6 The Bank of England's most recent Quarterly Monetary Policy Report detailed that the UK economy is headed for eight quarters of negative growth, based on the market's expectation for Bank Rate to increase to 5.25%. Since then, market expectations have been recalibrated, and now view a peak in Bank Rate of between 4.5% and 4.75%. Although rates are expected to peak in May 2023, they could remain at this level until early 2024.

1.7 After a shaky start to the year, the S&P 500 and FTSE 100 climbed in the first half of Q2 2022/23 before falling to their lowest levels since November 2020 and July 2021 respectively. The S&P 500 is 7.2% below its level at the start of the quarter, whilst the FTSE 100 is 5.2% below it as the fall in the pound has boosted the value of overseas earnings in the index. The decline has, in part, been driven by the rise in global real yields and the resulting downward pressure on equity valuations as well as concerns over economic growth leading to a deterioration in investor risk appetite.

1.8 Throughout the first half of 2022/23, gilt yields have been on an upward trend. They were initially caught up in the global surge in bond yields triggered by the surprisingly strong rise in CPI inflation in the US in May. The rises in two-year gilt yields (to a peak of 2.37% on 21st June) and 10-year yields (to a peak of 2.62%) took them to their highest level since 2008 and 2014 respectively. However, the upward trend was exceptionally sharply at the end of September as investors demanded a higher risk premium and expected faster and higher interest rate rises to offset the government's extraordinary fiscal stimulus plans. The 30-year gilt yield rose from 3.60% to 5.10% following the "fiscal event", which threatened financial stability by forcing pension funds to sell assets into a falling market to meet cash collateral requirements. In response, the Bank did two things. First, it postponed its plans to start selling some of its quantitative easing (QE) gilt holdings until 31st October. Second, it committed to buy up to £65bn of long-term gilts to "restore orderly market conditions" until 14th October. In other words, the Bank is restarting QE, although for financial stability reasons rather than monetary policy reasons.

1.9 Since the Bank's announcement on 28th September, the 30-year gilt yield has fallen back from 5.10% to 3.83%. The 2-year gilt yield dropped from 4.70% to 4.30% and the 10-year yield fell back from 4.55% to 4.09%.

1.10 Volatility in gilt yields is likely to endure as investor fears for inflation and/or recession ebb and flow. The overall longer-run trend is for gilt yields and PWLB rates to remain high in the near-term, given the extent to which market expectations are already priced in, and then to fall back once inflation starts to fall through 2023.

1.11 Downside risks to current forecasts for UK gilt yields and PWLB rates include:

- Labour and supply shortages prove more enduring and disruptive and depress economic activity (accepting that in the near-term this is also an upside risk to inflation and, thus, rising gilt yields).
- The Bank of England acts too quickly, or too far, over the next two years to raise Bank Rate and causes UK economic growth, and increases in inflation, to be weaker than currently anticipated.
- UK / EU trade arrangements – if there was a major impact on trade flows and financial services due to complications or lack of co-operation in sorting out significant remaining issues.

- Geopolitical risks, for example in Ukraine/Russia, China/Taiwan/US, Iran, North Korea and Middle Eastern countries, which could lead to increasing safe-haven flows.

1.12 Upside risks to current forecasts for UK gilt yields and PWLB rates include:

- The Bank of England is too slow in its pace and strength of increases in Bank Rate and, therefore, allows inflationary pressures to build up too strongly and for a longer period within the UK economy, which then necessitates an even more rapid series of increases in Bank Rate faster than currently expected.
- The Government acts too quickly to cut taxes and/or increases expenditure in the light of the cost-of-living squeeze.
- The pound weakens because of a lack of confidence in the UK Government's fiscal policies, resulting in investors pricing in a risk premium for holding UK sovereign debt.
- Longer-term US treasury yields continue to rise strongly and pull gilt yields up even higher than currently forecast.

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CABINET **AGENDA ITEM**
30 NOVEMBER 2022

NORTH WEST CULLOMPTON MASTERPLAN SPD

Cabinet Member Cllr Richard Chesterton
Responsible Officer Richard Marsh, Director of Place

Reason for Report: To inform members of the outcome of the public consultation and the draft masterplan that has subsequently been produced taking these comments into account and to seek a recommendation to Council to adopt the revised North West Masterplan Supplementary Planning Document (SPD).

RECOMMENDATION:

1. **That Members note the comments received at the Stage 2 public consultation (Appendix 1) and proposed changes as a result.**

2. **That the Cabinet recommend to Council that the Masterplan Supplementary Planning Document for North West Cullompton (Appendix 2) is adopted.**

Financial Implications: The consultant contract was awarded following a procurement process. The cost of the contract is funded through Homes England capacity funding. There will be no financial implications arising from adoption of the document as it adds detail to existing planning policies only.

Budget and Policy Framework: The budget for the production of the SPD utilises Homes England capacity funding (see Financial Implications).

The Mid Devon Local Plan 2013-2033 requires strategic allocations to have an adopted Masterplan SPD in place before planning permission can be granted. The existing adopted NW Cullompton Masterplan SPD is now considered out of date as it was prepared under a previous policy framework that was superseded by the adoption of the Mid Devon Local Plan 2013-2033. It also excludes three parcels of land that were either not allocated at the time or excluded from the masterplanned area. Once adopted, the revised and updated Masterplan would have Supplementary Planning Document status and will be a material consideration for planning decision making purposes in relation to the NW Cullompton urban extension. As the current SPD is considered to be out of date, it carries very limited weight in planning decisions.

Legal Implications: The process for preparing and adopting the draft Masterplan SPD is in compliance with the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Council's Statement of Community Involvement.

Risk Assessment: Policy sets out that masterplanning should take place before applications are submitted. Delay in adoption of the Masterplan SPD could in turn delay the delivery of housing on the additional parts of the site as well as affect the confidence of land owners to promote their land. Adoption of the masterplan will provide greater planning certainty and assist the site coming forward for delivery.

The existing adopted Masterplan SPD is considered out of date. If a revised and updated Masterplan SPD is not adopted, the Council may become vulnerable to

planning applications being submitted which do not accord with the Council's aspirations for the NW Cullompton urban extension and could lead to uncoordinated development which would not meet the Council's quality aspirations.

Equality Impact Assessment: The masterplan reflects the policy requirement for pitch provision for the gypsy and traveller community which will result in a more positive outcome for that community. No other equality issues are identified for this report.

Impact on Climate Change: The draft Masterplan SPD has regard to climate change within the confines of adopted planning policy. A Supplementary Planning Document cannot introduce new policies, or expand on existing adopted policy.

Relationship to Corporate Plan: The draft Masterplan SPD will provide guidance on the planning and delivery of a strategic site for Mid Devon. It will form a refresh and update to the adopted NW Cullompton Masterplan SPD.

The draft Masterplan SPD directly relates to all four Corporate Plan 2020-24 priorities: Homes, Environment, Economy and Community.

1.0 INTRODUCTION

1.1 A draft revised Masterplan SPD for North West Cullompton was approved for consultation at the 17 May 2022 Cabinet meeting and public consultation took place between 27 June and 8 August 2022. The consultation included 2 staffed events at The Walronds, Cullompton, one at the Arts and Crafts Fair, display boards at The Hayridge, Cullompton, and a dedicated consultation website. The consultation was advertised by letter, press release, posters and on social media.

1.2 The consultation was on revisions to the North West Cullompton Masterplan SPD adopted in 2016 to bring it up to date and in accordance with the Mid Devon Local Plan adopted in July 2020. Recommendations made by the Planning Policy Advisory Group as reported to the 17 May 2022 Cabinet meeting were incorporated into the draft for public consultation.

2.0 CONSULTATION RESPONSES

2.1 A total of 70 people attended the staffed events. There were 18 comments recorded on the website interactive map, 16 online survey responses, 4 completed paper questionnaires and 2 email responses received. Details of all responses received are included in **Appendix 1**.

2.2 Many of the responses related to issues that are outside the scope of the SPD such as the principle of development that has already been established through the adopted Mid Devon Local Plan, and the delivery of infrastructure which is governed by planning policies in the Local Plan. The SPD must follow the policy framework set out in the Local Plan and cannot introduce new policies or amend existing policies. It can only add detail to those adopted policies. Where the responses relate to detail in the SPD, the document has been amended to reflect these responses wherever possible. The revised document includes a

section summarising the consultee responses and setting out the Council's comments on those responses, and the revisions made. The revised document is attached at **Appendix 2**.

2.3 In addition to the public responses, responses were received from the following consultees: Devon Archaeological Society, Sport England, Natural England, National Highways, Lead Local Flood Authority and Kentisbeare Parish Council. A note of these responses is also provided in **Appendix 1**. Where possible, the SPD has been revised to take into account these responses. Again, the SPD cannot introduce new policies or requirements, but can only add detail to and reflect existing policies.

3.0 REVISIONS TO DRAFT MASTERPLAN SPD FOLLOWING CONSULTATION

3.1 The following revisions have been made to the draft Masterplan SPD as a result of the consultation.

3.2 Pages within the Introduction section have been revised to set out the consultation responses and to set out how the SPD has been revised to take into account the consultation responses.

3.3 A number of images have been updated throughout the document.

3.4 Section 3, Guiding principle A10: Reference to parking standards in the Mid Devon Local Plan and Cullompton Neighbourhood Plan have been added.

3.5 Section 3: Guiding principle D4: A requirement to provide benches in public open space has been added.

3.6 Section 3, Guiding principle F11: Wording has been added to require electric car charging points to be provided throughout the development and to encourage developers to provide one car charging point per dwelling. Current planning policy requires one charging point per 10 dwellings.

3.7 Section 4.4, Local connections: The bullet point on Goblin Lane has been strengthened to include Growen Lane and Bluebell Lane and to ensure that these public rights of way are upgraded as necessary, their hedges are kept intact as far as possible, and suitable crossings provided.

3.8 Section 4.6: A further paragraph has been added to strengthen design of sustainable urban drainage systems to include two or more drainage features used together such as swales, attenuation ponds and rain gardens and provide variation to attenuation pond slopes. It is also suggested that green roofs could be incorporated on community buildings and bus stops.

3.9 Section 5: An additional bullet point has been added requiring a package of interpretation measures in respect of the Scheduled Monument.

3.10 In response to National Highways comments, section 5.4 has been retitled: 'Construction of Road Infrastructure within the site'.

Section 5.5: A new row has been added to the key infrastructure table under Access and Transport to specify that the Town Centre Relief Road is required prior to the occupation of no more than 600 dwellings.
Section 5.7 Planning: A new bullet point has been added to state that planning applications should be accompanied by a transport assessment including capacity studies to assess the impact of traffic generated from the site on junction 28 of the M5.
Section 5, Phasing: An additional bullet point has been added to Phase 2/3 to require traffic calming measures in Tiverton Road.

3.11 Section 3, Guiding principle G. A paragraph has been added to ensure that developers demonstrate a full understanding of wildlife and habitats on the site and provide mitigation and an overall biodiversity net gain.
Section 5: An additional bullet point has been added to the sustainability section to require a biodiversity net gain assessment to be submitted with planning applications.
Section 6: A paragraph has been added to state that all developers will be expected to demonstrate that a biodiversity net gain can be achieved for their development proposals.

3.12 Section 6 (Appendix A) of the document has been updated to reflect additional landscape assessment work.

4.0 PLANNING POLICY ADVISORY GROUP

A draft of this Cabinet report and Appendices, including the revised Masterplan SPD, was taken to Planning Policy Advisory Group (PPAG) on 7 November 2022. PPAG did not recommend any changes to the revised Masterplan SPD and approved the document to go to Cabinet.

4.0 HRA/SEA SCREENING

4.1 A Habitat Regulations Assessment (HRA) and Strategic Environmental Assessment (SEA) is required in accordance with Regulations and Directives on any plan or programme prepared for town and country planning or land use purposes and which sets the framework for future development consent of certain projects. HRA and SEA reports were prepared as part of the public consultation material. The screening reports indicate that the draft Masterplan SPD is ‘unlikely to have significant effects on the environment’.

4.2 Historic England commented that the amended masterplan appears to have no greater impact on heritage assets than the original masterplan therefore a full SEA would not be required.

4.3 Natural England agrees that the SPD is unlikely to require a full SEA or HRA. However, they recommend that consideration is given to whether the SPD provides the necessary design framework to ensure that mitigation measures set out in the Local Plan will be fully incorporated into the development. Your officers consider that it does.

5.0 CONCLUSION

5.1 An analysis of the consultation responses has been undertaken and amendments made the draft Masterplan SPD. Once adopted, the revised Masterplan SPD will provide an updated framework to guide development in a coordinated and comprehensive manner and will have full weight in decision making as a material planning consideration.

APPENDICES

Appendix 1: Consultation responses
Appendix 2: Revised draft North West Cullompton Masterplan SPD

Contact for more information	Tina Maryan, Area Planning Officer 01884 234336 tmaryan@middevon.gov.uk
Background Papers	Cabinet report 17 May 2022 Agenda for Cabinet on Tuesday, 17th May, 2022, 10.00 am - MIDDEVON.GOV.UK Adopted NW Cullompton Masterplan SPD Northwest Cullompton Urban Extension - MIDDEVON.GOV.UK
Circulation of the Report	Councillor Richard Chesterton, Cabinet Member for Planning & Regeneration

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1. Devon Archaeological Society

I refer to the above consultation and welcome the opportunity to comment on behalf of the Devon Archaeological Society.

The Devon Archaeological Society was founded in 1928. Our Aims, which we work to achieve through partnership with like-minded groups and national and local authorities and agencies, are to:

• Promote archaeological research and the instigation and execution of fieldwork.
• Seek the preservation of archaeological sites and buildings.
• Publish material relevant to the archaeology of Devon.
• Promote archaeology through meetings, lectures and other forms of instruction and publicity.

We understand that the current consultation relates to a restricted range of matters arising from updated policies in the Mid Devon Local Plan.

Our comments are with regard to the Roman fort Scheduled Monument on St Andrew's Hill, in relation to Local Plan Policy CU3 on community open space, and Policy CU6d on strategic green infrastructure.

We feel that the North West Cullompton Master Plan provides a significant opportunity to implement National Planning Policy Framework (2021) 190, which requires that *'Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threat.'*

The St Andrew's Hill Roman fort is on Historic England's 2021 Register of Heritage at Risk. It is described as being in declining condition, having extensive and significant problems due to ongoing agricultural activity. It is therefore a national and local priority to improve the condition of this site, and the Masterplan provides an opportunity to do so. This could be achieved by integrating the site into the access, public open space and green infrastructure aspects of the Masterplan.

The current document refers to the site, but does not provide any particular proposals or solutions. It states (6.10) that the fort's setting is better appreciated through mapping. We disagree. While mapping and other forms of interpretation are useful tools, the fort is also a prominent topographical feature, cultural site and green space, atop the highest hill in the Masterplan area. Its setting can be readily appreciated from all around, as well as from St Andrew's Hill itself.

Sitting between the North West expansion area and the Conservation Area/historic core of Cullompton, the site is crying out for inclusion in the strategies. We therefore request that a 'positive strategy' (NPPF: 190) for the Roman Fort be included in the Masterplan.

2. Sport England

Many thanks for seeking Sport England comments on the revised masterplan.

In relation to the needs of sport this is unknown. No evidence base exists apart from playing pitches. However, this additional population will generate additional demand for sports facilities. If this demand is not adequately met then it may place additional pressure on existing sports facilities, thereby creating deficiencies in facility provision. You may be aware that Sport England's Sports Facilities Calculator (SFC) can help to provide an indication of the likely demand that will be generated by a development for certain facility types. The SFC

indicates that a population of 3,186 (1300 x 2.36) in this local authority area will generate a demand for:

Artificial Grass Pitch	Sports Halls	Swimming Pools
Pitches – 0.08	0.89 courts / 0.22 halls	0.64 lanes / 0.16 pools
Cost (if 3G) £83,639	Cost £561,013	Cost £618,792
Cost (if sand) £76,074		

Total Cost (if 3G)	**£1,263,444**
Total Cost (if sand)	**£1,255,879**

In relation to playing pitches we were part of the group that assisted and contributed to the Council's Playing Pitch Strategy (PPS). This evidence base needs assessment and strategy will help the Council deliver against current and future needs by pitch sport based on consultation with those involved in pitch sport. **We recommend a Stage E delivery meeting of the Playing Pitch Strategy with the Council, NGBs and key stakeholders to ensure the needs of the PPS are helping to shape developments in Cullompton and Mid Devon.**

Generally we are supportive by providing new pitches that could help address established playing pitch deficiencies. But in this economic climate we do not support the provision of a single pitch sites.

On-site provision, Sport England recommends that a ground conditions assessment is undertaken by a sports turf specialist/agronomist who can recommend a scheme for preparing the playing fields to the required specification. The recommended scheme should then be implemented. Detailed guidance on the issues that require consideration is set out in Sport England's guidance 'Natural Turf for Sport' link

The playing field would also need to be served by quality changing provision to NGB standards and car parking.

However, Sport England is concerned with comments on page 56 that consultation on the masterplan appears to contradict the adopted Council Playing Pitch Strategy. This view is shared by the RFU below.

The RFU advise that the Masterplan SPD states the development will provide a 'Third Sports Pitch (off-site provision)' and the RFU understands this has been provisionally allocated to help address the high overplay of rugby pitches at Cullompton RFC as per the adopted Playing Pitch Strategy (PPS). The PPS states the Cullompton RFC pitches are currently overplayed by 2.8 Match Equivalent (ME) sessions per week and there is no capacity at peak time. The PPS also acknowledges the development of ladies and girls' rugby has increased usage of the pitches, particularly mid-week training.

The RFU is keen to work in partnership with Mid Devon Council to identify how we can utilise this financial contribution to support delivery of the PPS action plan at Stafford Park. To address the over play of the rugby clubs pitches the RFU recommends either:

- Improving the capacity of the main training pitch by installing primary drainage - this would increase the capacity of the training pitch by 2 Match Equivalent Sessions in line with the 'good' pitch maintenance programme the club deliver as per the

attached GMA report. This is the pitch which takes the vast majority of the peak training demand and thus is most overplayed.

- Continue to investigate viable land, local to Stafford Park site, to install and construct an additional natural turf pitch.

The Football Foundation is concerned that the proposals for 1 no. pitch in community use is not sufficient. However, this should be determined by the PPS and the TGRs and evidenced as such. The PPS predicts a growth in the urban extension up to 2033 of 5730 people which could lead to 10 new teams being formed which would require at least six new pitches. This represents half of the development, so the longer term needs should be doubled.

The FF is concerned about the quality and carrying capacity of the proposed dual-use pitch (within the primary school grounds) for community and education use. It would be preferred to provide dedicated pitches for community use. For any pitch based on an education site, it could be assumed that a capacity of 1 match could be accommodated each week, so could be used by two teams on a home and away basis. This is contrary to the public comments supporting dual-use, which the FF does not endorse. For any pitch located on a school site the FF would insist a community use agreement (CUA) is agreed with Sport England and Devon County FA in line with the intended usage levels of the facility. The CUA should detail an affordable pricing policy for the local area and should distinguish the difference from training to match play by having a dedicated match play pricing and detailed access to parking and ancillary facilities.

> *"Location of sports pitches Policy AL/CU/3 of the AIDPD requires the provision of equipped and laid out public open space as part of the green infrastructure including 2.8 ha of sports pitches. Pitches require relatively level land which is in short supply on this site. Initial proposals related to provision of some of these facilities on land to the far west of the allocation, adjacent to Tiverton Road. However, there were concerns about the deliverability of this in that the land is outside the control of the development promoters and the current landowner has not contributed to the master planning process or acted to release this land for development. As a result, the masterplan identifies that these facilities should, in the main, be centrally located and well related to the primary school as well as linking it with other formal and informal green infrastructure provision. It is also intended that part of the sport pitch provision is to be located off site to meet local demand".*

The above statement form Part 1 notes that any land provided for sport should be relatively flat, the FF would wish to see any pitches provided meet the Grounds Management Association (GMA) Performance Quality Standard (PQS) of 'Good' for football with a sufficient maintenance programme in place to maintain this standard that should be funded initially by a commuted sum to whoever assumes the management responsibility.

The FF wish to understand more regarding the proposed off-site provision and whether this will benefit football?

The FF concludes that there is insufficient evidence provided to justify the proposal which is not in-line with the PPS and thus the proposal is not needs led.

Active Design

Sport England has considerable synergy with the NPPF and paragraphs 92 and 93 promoting healthy and safe communities. And achieving well designed places paragraph 130.

Sport England, in conjunction with Public Health England, has produced 'Active Design' (October 2015), a guide to planning new developments that create the right environment to help people get more active, more often in the interests of health and wellbeing. The guidance sets out ten key principles for ensuring new developments incorporate opportunities for people to take part in sport and physical activity. The Active Design principles are aimed at contributing towards the Government's desire for the planning system to promote healthy communities through good urban design. Sport England would commend the use of the guidance in the master planning process for new residential developments. The document can be downloaded via this link .

Appendix 1 of Active Design contains a checklist that can demonstrate that the NW Masterplan has been / will be designed in line with the Active Design principles.

Cycle and walking networks should be extended to linking the existing urban area with the new development, and access to the surrounding natural environment. To encourage active travel there should be clear signage for cyclists into and out of the development site and to other destinations.

To bridge the gap between the high-level principles of Active Design and delivery in practice, we have worked with the Building Research Establishment (BRE) to link the overarching Active Design Principles with the individual scheme criterion in each of the BRE Environmental Assessment Methodology (BREEAM) family of schemes, including HQM, Communities and CEEQUAL.

Physical Activity Opportunities

The applicant will need to ensure that other physical activity opportunities that should be considered:

* Need for an indoor meeting/activity space for winter activity and when it rains. Huge potential for a 'meet and greet' place for a wide range of informal activity groups, including:

Beginner running
Ride social
Boot camp
Pop-up family games

*An indoor multi-purpose space within the pavilion can cater for a range of activities, including:

Dance
Yoga/Pilates
Circuits
Mums & babies/toddlers activity sessions
Short Mat Bowls
Table Tennis

* Outdoor open access activity trail equipment. Ideally with a walk/jog/cycle trail around the perimeter of the space. This gives scope to a wide range of activity including 'story trails', green gym trail, junior/adult parkrun, circuits & boot camps. All activities that suit the demographic of families, busy working adults.

* Keep element of flat multi-use informal space outside pitch layouts to encourage 'free-play' for children & families, this may include:

'Jumpers for posts'
Frisbee
Rounders
Fitness/Exercise sessions

* Potential for one of the designated 'play areas' to be focussed at teenagers and explore whether there is demand for skate park, free-running/parkour equipment.

Community Use of Education Sites

Making better use of existing resources contributes to sustainable development objectives by reducing the need for additional facilities and the potential loss of scarce resources such as open space. The practice of making school sports facilities available to wider community use is already well established and has been government policy for many years, but there are further opportunities to extend this principle within the education sector through programmes such as Academies and to other privately owned sports facilities, to help meet the growing demand for more and better places for sport in convenient locations.

Sport England promotes the wider use of existing and new sports facilities to serve more than one group of users. Sport England will encourage potential providers to consider opportunities for joint provision and dual use of facilities in appropriate locations.

Sports facilities provided at school sites are an important resource, not just for the school through the delivery of the national curriculum and extra-curricular sport, but potentially for the wider community. There are also direct benefits to young people, particularly in strengthening the links between their involvement in sport during school time and continued participation in their own time. Many children will be more willing to continue in sport if opportunities to participate are offered on the school site in familiar surroundings. Many schools are already well located in terms of access on foot or by public transport to the local community and so greater use of the sports facilities outside normal school hours should not add significantly to the number of trips generated by private car.

Use Our School is a resource to support schools in opening their facilities to the community and keeping them open. It provides tried and tested solutions, real life practice, tips from people making it happen, and a range of downloadable resources link here

Summary

We recommend a Stage E delivery meeting of the Playing Pitch Strategy with the Council, NGBs and key stakeholders to ensure the needs of the PPS are helping to shape developments in Cullompton and Mid Devon.

3. Natural England

Thank you for your consultation on the above dated 27 June 2022.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Our remit includes protected sites and landscapes, biodiversity, geodiversity, soils, protected species, landscape character, green infrastructure and access to and enjoyment of nature.

We welcome the opportunity to comment on the updated North-West Cullompton Masterplan SPD.

Biodiversity Net Gain

The Masterplan identifies the expectation for enhanced biodiversity (Section 4.5 C) to be provided within the North-West Cullompton allocation site area, which is welcomed. We note, however, that there is no requirement to provide net gains in biodiversity as set out in Local Plan policies S1(l) and DM26(a).

The SPD might also be an opportunity to set out the authorities' expectations for the allocation site to provide measurable net gains in biodiversity, as will be mandatory for most planning applications from November 2023.

Natural England recently published a brochure on Biodiversity Net Gain; and advice to local planning authorities, developers, and landowners on how they can prepare for net gain, both of which can be found here.

Biodiversity metrics are available to provide certainty and assist developers and local authorities in quantifying and securing net gain and we advise that a metric is used to measure potential biodiversity losses and gains at the masterplanning stage. Biodiveristy Metric 3.1 can be used for this purpose.

For any queries relating to the specific advice in this letter only please contact Stephanie Parker-Stephenson at stephanie.parker-stephenson@naturalengland.org.uk. For any new consultations, or to provide further information on this consultation please send your correspondence to consultations@naturalengland.org.uk.

4. National Highways

Thank you for providing National Highways the opportunity to comment on the updates being proposed for the NW Cullompton Masterplan SPD which was adopted in 2016. We understand the amendments proposed are to align the document with the Mid Devon Local Plan Review 2013-2033, adopted July 2020.

We endorse the update, to ensure the NW Cullompton Masterplan SPD delivers development in accordance with the latest Local Plan policy approach, for which National Highways provided advice and input.

National Highways are responsible for operating, maintain and improving the Strategic Road Network (SRN), which at Cullompton includes Junction 28 of the M5. The North West Cullompton urban extension is one of a number of strategic development sites at Cullompton that have potential impacts on the SRN. Implementation of the Local Plan policies through a detailed Masterplan is welcomed, as well as recognition in the document that transport infrastructure is key to reduce the impact of the development and early provision is being sought. In addition to road infrastructure, delivery of sustainable transport options early in a development are key in nurturing residents' habits to use sustainable transport modes.

The Masterplan, particularly Section 5, expands on the infrastructure phasing approach identified in Local Plan policy CU6. Section 5.4 'Construction of Road Infrastructure' could be more clearly titled 'Construction of Road Infrastructure within the site'. We would then welcome in Section 5.5 'Infrastructure Requirements' greater emphasis that policy CU6 requires completion of Cullompton Town Centre Relief Road prior to the occupation of 600 dwellings. It is required in Local Plan policy CU2 that this

development will provide a financial contribution towards this scheme, so clearer acknowledgement is recommended. Delivery of the relief road has been identified to mitigate impacts on Junction 28 on the M5.

Local Plan Policy CU2 also requires 'capacity improvements at junction 28 M5, to deliver a strategic highway improvement as demonstrated by capacity studies completed to assess the impact of the traffic generated from the site'. This point could be better emphasised in the Masterplan, including in Section 5.7 'Requirements for Future Planning Applications', part 4 'Traffic & Transport'.

I hope these comments are helpful in taking this document forward and welcome discussion if you have any queries.

5. Lead Local Flood Authority

It's good to see that swales are requested where possible. You might want to request that two Sustainable Drainage features are required where possible, and perhaps suggest that swales and ponds are used.

The designs of SuDS could aim to mimic historical industry and land-uses. For example, the swales could be designed to mimic the existing leats flowing through the town (although they wouldn't have permanent water levels within them). Perhaps dummy water wheels and sluice gates could be included in certain locations of the swales.

You could suggest that side slopes are varied to help integrate Sustainable Drainage features within the landscape. You could also suggest planting if you wish.

Do Mid-Devon want to request re-use of rainfall and green roofs for certain parts of the development (e.g. school, community centre)? Green roofs could be used on top of bus stops.

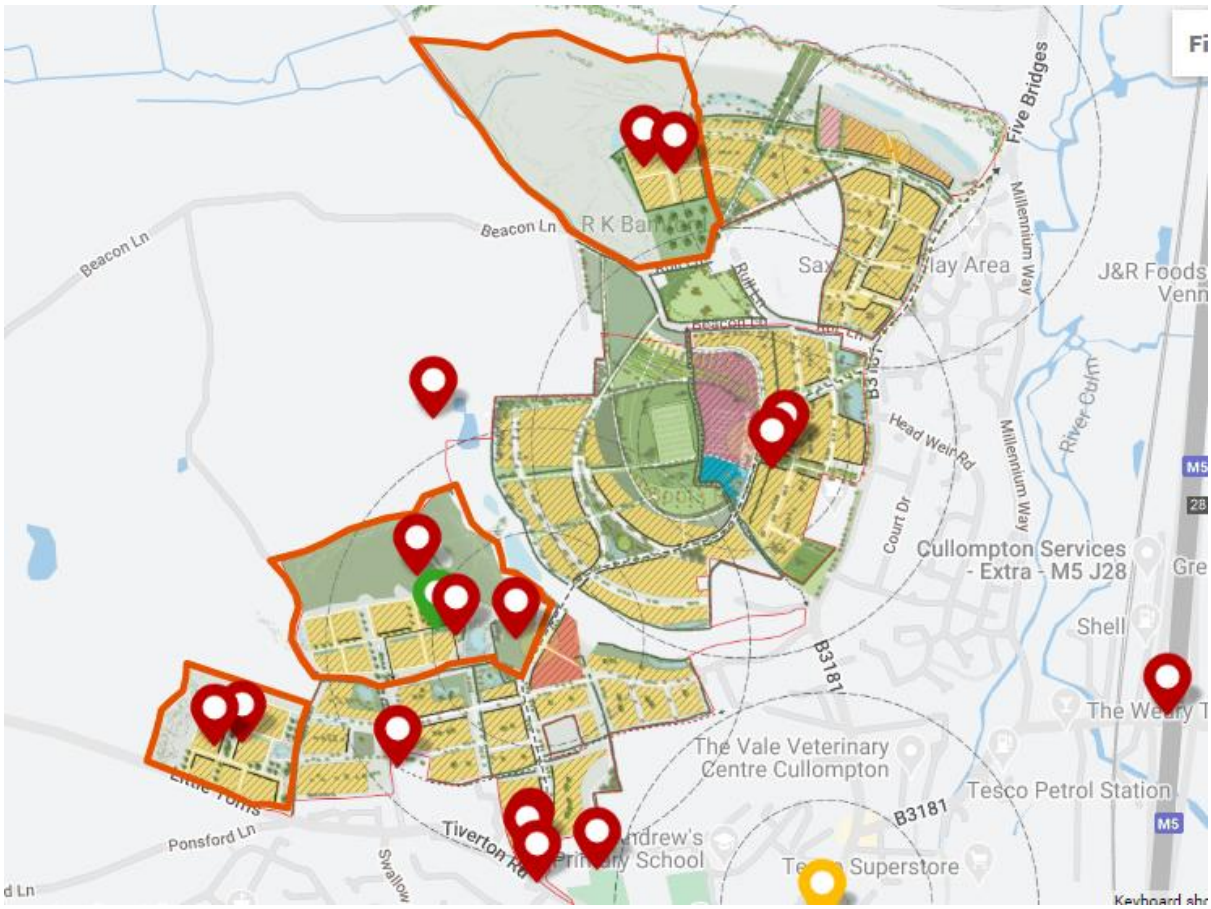
6. Kentisbeare Parish Council

Kentisbeare Parish Council would like to make two comments on the North West Cullompton Masterplan, both relating to traffic and road infrastructure. The traffic on both sides of junction 28 has been backing up badly on a regular basis for some years now.

We believe that the Willand Road - Tiverton Road link road should be built prior to work commencing on the Persimmon and Barratt David Wilson sites. We also believe it would cause extreme inconvenience to the broad community of Cullompton and its surrounding areas, if anything like a further 500 houses were allowed to be occupied in North West Cullompton prior to delivery of the link road.

We also note the reference under Policy CU2 requiring "additional capacity improvements at junction 28 M5, to deliver a strategic highway improvement as demonstrated by capacity studies completed to assess the impact of the traffic delivered from the site." We would like it to be made clear that any improvement to J28 should also factor in the very large traffic increases likely to result from the substantial development planned east of the M5 for the proposed "Garden Village".

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Beacon Ln
Five Bridges
Millennium Way
J&R Foods
Head Weir Rd
River Culm
Court Dr
Cullompton Services
- Extra - M5 J28
Shell
B3181
The Vale Veterinary
Centre Cullompton
Tesco Petrol Station
Ponsford Ln
Tiverton Rd
Swallow
M5

Appendix 1 – Interactive map comments

South west area



Where is this?

West housing land

Your comment or suggestion:

Bit out on its own, did not think this was happening now. (Previous comment - flag in wrong place!)

1 person likes this

Bridleway off Tiverton road

Your comment or suggestion:

This is a popular route used for dog walking and to avoid walking along the polluted high street/fore Street/bullring. The route should remain accessible throughout construction. Existing trees and hedges should be retained for wildlife wherever possible.

Nobody has liked this yet

New area enclosed in red at far end of development area along Little Toms

Your comment or suggestion:

This area should be open space, not housing. It can clearly be seen that this residential section, apparently a new one to the original plans, extends way beyond any existing developments along either side of the road. This is encroaching onto open countryside and goes right up to the edge of the road. I do not believe this is in the original masterplan so should not be permitted as residential. There has to be a natural "end" to this section of development for NW Cullompton and this goes beyond what appears reasonable. Where will this end if parcels of land keep being added - Tiverton? The development should stop where Tiverton Road stops, if the developers want this land, it should be for an open space/nature area/dog walking area.

4 people like this

Tiverton Road



Cemetary

Your comment or suggestion:

Why has the plan removed the requirement to extend the cemetery? Where exactly are all of the new residents of Cullompton going to be buried in the future? The existing cemetery is not very large and is going to be surrounded on three sides by housing. This is not very respectful to families of people resting there. There should at least be a buffer zone of green space between the cemetery boundaries and new houses. The houses should not be allowed to back right onto the grounds, there is no need for this to happen and we should ensure respect is maintained at all times.

2 people like this

Tiverton Road

Your comment or suggestion:

There can be no additional traffic on this road, the junctions aren't fit for purpose I, there is a firestation and a school so all traffic must be by other means.

2 people like this

Tiverton Road

Your comment or suggestion:

Air quality will further suffer as a result of the lack of road infrastructure within Cullompton. It has already been recognised that the air quality in the Cullompton area is below acceptable limits. This application proposal will lead to very significant further traffic pollution which will negatively impact citizens and particularly old and young. No reasonable mitigations have been proposed that overcome these problems so these proposals must be rejected.

Nobody has liked this yet

The spine road for the new development

Your comment or suggestion:

This spine road must be built and completed before any houses are constructed. Then, construction traffic can enter from the top end at the North of the site, rather than from Tiverton Road in the South. The access into Tiverton Road from Cullompton High Street is tight and dangerous for pedestrians, as seen when buses/caravans have to use this currently. It is in no way feasible for lorries to be using this daily for up to 3 years whilst the first few hundred houses are being built. They also cannot access it from the other direction as the lane from Tiverton is too narrow for cars to pass, let alone construction traffic. I understand the original planning permission for this development included a clause that the road must be built, but that the developers are now trying to amend this. It should not be permitted.

5 people like this

Where is this?

Spine Road

Your comment or suggestion:

This spine road should not be exiting in this location thus directing all through traffic and construction traffic into an existing residential area. Millennium Way was constructed to route traffic away from this area but this plan brings it back ten-fold. Has any consideration been made as to the increase in traffic impacting residents along this route?

2 people like this

Growen Farm land



Where is this?

Scoble land

Your comment or suggestion:

Why is this field close to centre not being used for housing when north and fringe west land are proposed for housing and they are not within easy walking distance from shops etc?

1 person likes this

Where is this?

Near shops

Your comment or suggestion:

Good to see housing planned near shops within the 400m , should be more.

1 person likes this

Where is this?

West housing land

Your comment or suggestion:

Bit out on its own, thought this field was not happening now?

Nobody has liked this yet

Where is this?

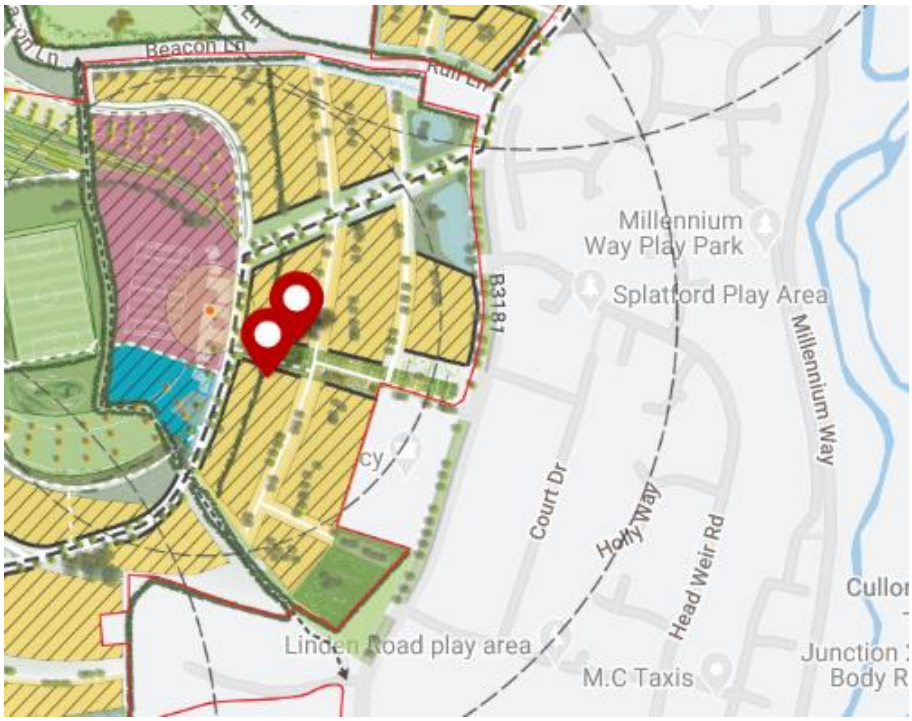
Opposite local centre/employment

Your comment or suggestion:

Why not build more near to shops/emplyment. Is it prefereable to build within 400m radiius, whats the point of the radius lines on the map?

Nobody has liked this yet

Willand Road



Opposite Headweir Road

Your comment or suggestion:

This is an archeological site that dates to Roman, Bronze age and beyond which has been recognised by the site Archeological Team. This area should be left as a historic site and not built on. Evidence has been found of bronze age settlement and Roman artefacts. This should be developed as a local historic site and not covered by hundreds of tonnes of concrete.

Nobody has liked this yet

Your comment or suggestion:

On the interactive map I cannot find a key to the different coloured areas.

Nobody has liked this yet

Northern land parcel



Where is this?

New Development

Your comment or suggestion:

Don't want to see more houses encroaching on an undeveloped valley

3 people like this

Where is this?

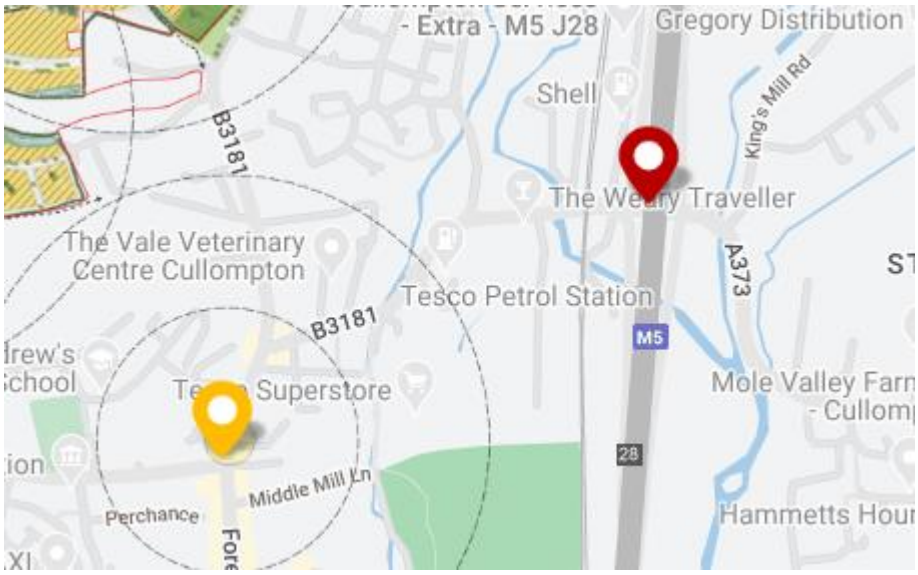
Northern bit of land

Your comment or suggestion:

I drive past this field and through this valley every day, why allow development to creep over the hill into this valley..... its on hill and seen from long way. bit out on its own. Leave it as fields, if more housing needed put on lower land.

1 person likes this

Elsewhere



Where is this?

Tiverton Road Juunction

Your comment or suggestion:

There should be a clear commitment by all contractors that there will be zero use of this junction for their traffic. The spine road construction is surely the first build to open up access from the North end from either Junction 28 or Willand.

1 person likes this

Where is this?

access

Your comment or suggestion:

building of the 1350 homes needs to be delayed to allow for something that resembles infrastructure that can support this level of building, the town has been creeking under the pressure of building for years without any infrastructure investment.

1 person likes this

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Appendix 1 – Survey responses

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1	Yes	I like that the design has been careful to maintain the local landscape to a degree but I do object to leaving veteran trees to provide 'Leafy Character'. It's not about leaving trees so they look pretty, it's about salvaging some of the habitat you're already so keen to destroy for needless housing. The fact that there are protected species out there such as dormice and bats and they are still able to build is unbelievable. I still also have concerns over the infrastructure and the fact that the primary won't be in place until the 2/3rd phase of the build which is ridiculous when the primaries here are already over prescribed. One new primary to cover 420 students isn't going to cover the existing housing let alone the amount being built. Plus the secondary school which had expanded to its maximum when I was there 20 years ago will also be overwhelmed. Why is there not the scope for a new secondary school as well or to at least provide land for the existing one to move to. It's also disappointing to see that the swimming pool has been missed off the new sporting facilities as this is what residents have wanted for a long time. Also with the new hill parks and recreation areas not much thought seems to have been given to green spaces in which to walk your dog off lead. With the recent boom in pet ownership (pet ownership of dogs and cats increased by 3.2 million during lockdown) it would have been good to see some proposals centred around this with so little places to walk the dogs already and to the better provision of dog poo bins. Having parks with benches outside so that you can sit with the dog and keep an eye on your kids in the park would also be a nice consideration rather than having to stand outside because dogs aren't allowed. On a final note we live in Head Weir and are worried the road will become a rat trap for the new estates when people work out it's a through road. People already speed through here and it would be an increase in traffic directly past our front window on what is usually a quiet street. We are also concerned that the junction onto to Willand Road from Head Weir will be impossible to turn out onto, we already struggle now more than we used to when we lived here 6 years ago. We can already hear the noise from the first phase of the build, I hope this doesn't increase. It would also be good if the new estates actually all had double driveways as opposed to just a small garage like some of the new ones do around the bottom of Head Weir where the owners just park their cars on the pavement because all they have is the garage and a foot of hard standing. Most households today have at least two cars if not a commercial van or motorhome. Plus what's the point in us trying to all reduce our carbon footprints when you are desecrating a rural market town by doubling it in size? The loss of habitat, decent agricultural land, ecosystems and wildlife does not set a good example for residents to do their bit to 'save the planet'. This movement needs to start with our councils valuing our green spaces and land for the life systems they are rather than the cash cow they've been developed into.	A key revision should also include secondary school education to ensure that all these children moving into the area have the opportunity to attend their local school and not one out of the town. It should also consider a swimming pool as part of the new sports facilities. I'm glad the primary's school spaces have been increased too and that they are looking to upgrade the motorway junction to support the traffic as it can already take 20 minutes some mornings and PM's just to travel the hill from the services to the first mini roundabout past the Weary Traveller, it simply won't cope without some intervention and it should be done before the houses are built. As mentioned it would also be good to have better areas to exercise our dogs as well as for our children to play. I also feel that dental and medical services have been severely underestimated in this plan. We already can't secure a doctor's appointment without over a two week wait, our dentist only has one dentist in residence so we rarely get seen there either. The practices aren't going to cope and a lot of people's health will continue to suffer for it.
2			The delayed delivery of the spine road will have serious implications in Town Centre at Tiverton Rd/Fore St junction for traffic and pedestrians.

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3	No	No	This is a disgrace as the infrastructure cannot support it! This should never have been agreed until the road structure has been improved. We cannot get a doctor's appointment now - is there going to be additional schools and doctors? How are you going to manage the additional traffic to the motorway and town? Disgraceful
4		Private motor vehicle remains the dominant form of transport. Cullompton road infrastructure is already inadequate for the volume of traffic with queues forming for 2-3 hours daily. New road infrastructure is needed before construction of dwellings commences. Where is the bypass, where is the second-half of the motorway junction that is clearly needed?	
5	No idea I'm not a town planner	I do not agree with any of this plan or previous plan as there has never been anything set up to support the town when these houses have been built.	I have plenty to say but nobody listens. This town is already in chaos with traffic on a weekly basis. Absolute tragedy. You can make great plans for housing which gives the local authority money, but you have completely failed to provide any plans for any infrastructure that will actually help this town to progress.
6	No	No, this is totally ridiculous as at busy times (also when the M5 is shut for any reason) the roads through town are clogged right up, queued back down to the motorway bridge and beyond, it gets really bad, and you now want to build yet more houses bringing much more traffic to the town? We need more roads first, I know there has been talk of a relief road but where is it? Still on a 'proposed map'. Schools will not cope with all the extra pupils, as well as doctors surgeries etc. This is just thrown together and not thought out at all. It isn't even as though we have the train station to alleviate things yet either. Concentrate on the infrastructure before just throwing stupid amounts of houses at the town, it is already struggling.	
7			I'm very concerned, as are lots of local residents, about the infrastructure necessary to support the extra housing stock. I have no objection to new developments, I think it will help breathe new life into Cullompton, however the current road and transport system cannot support the existing residents. I live on Higher Street and am frequently unable to exit my property due to the build up of traffic. I can't get a doctor's appointment at my surgery for months. It takes me 15 minutes some mornings to get to the motorway junction which is less than a mile from my house. I see kids walking to school along Higher Street having to walk single file as the cars/lorries whip past so quickly - someone is going to get hurt unless something is done. A relief road to take through traffic away from the town centre is needed, speed limits need to be reduced - just like they will be in Tiverton. Cullompton deserves to not be treated as the poor relative in the Mid Devon planning, and proper thought given to its existing residents.
8		The town should have had a relief road built before any of this new development went ahead. The traffic is horrendous at the best of times through the town.	

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9		There are two areas where I would like to see changes. The first of these is around the three existing bridle paths on the site. I am the P3 volunteer for the parish but these remarks are all made in in a personal capacity. I am keen to see these paths enhanced by the development and I feel more attention to them needs to be given the main part of the plan. While section 6.3 notes there are three paths and says they should be retained with existing character, the detail on what this means in practice is lacking. Firstly, as these are currently bridle paths, they need to be suitable for use by horse riders and cyclists as well as pedestrians. Secondly, the hedge banks along these paths are a key piece of the character. Thirdly it is important to understand the purpose of these paths in the future development to inform decision on possible improvements. Finally the existing bridleways will be crossed in two places by the link road and will require some sort of crossing. Section 4.4 is the obvious place to address these matters but at the moment it only refers to Goblin Lane (Bridleway 9) and not the two other paths Bridleway 8 (Bluebell Lane which run through the middle of the site) and Bridleway 10 (Growen Lane) which also borders the site. I would therefore suggest the bullet on Goblin Lane should be rewritten as: Retention of the three bridle paths running through the site (Growen Lane, Goblin Lane and Bluebell Lane) with their existing hedge banks kept intact and upgraded to facilitate their use for pedestrians, cyclist and horse riders. Where the link crosses these paths, suitable crossing should be provided for all users. The other matter concerns the impact of the traffic flow on the junction of Tiverton Road and Fore Street. This is a very congested and difficult junction and this development has the potential increase traffic here. The local plan states Development will be targeted to: Provide enhancements to the town centre through additional investment, traffic and transport improvements but this not mentioned in section 4.4. As well as enhancements and traffic calming measures on Willand Road, similar measures need to be considered on Tiverton Road.	
10	No	No	The through road must be built first before any houses are built. This was done first on every new development that was built when I lived in Somerset.
11	There should not be any access for construction via Tiverton Road. The junction at Costa is dangerous as it is and also coming from the north is very narrow. A new access road via Willand Road is required. None of these works should be allowed without the relief road being in place.	No thought given to existing residents along Tiverton Road. There should be no construction traffic along here.	

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12	I think a flat map does not allow for the full visualization of the impact of the proposed changes, the interaction section does not really work.	No I don't agree. The areas may have been allocated but the proposed usage is no of benefit to any residents either new/current/ or moving in the future. I can't see it will benefit local businesses or attract new ones as due to issues of transport, access and there is not enough green space included for the wildlife or residents.	Flooding: concerned that building on this open space will increase the risk of flooding, there are already issues in/around this area, water regularly seen on the road. In conjunction with other building sites in this area radically reduces opportunity for rain fall to be absorbed. Since building works have started on the Permission Homes site the nearby water course has on numerous occasions been brown, presumably with additional mud/sediment. This water course is part of the flood relief, if it becomes blocked or silted up it will increase risks of flooding, whether shown in flooding maps/reports from the environmental agency or not. Traffic: already many issues. This includes congestion giving pollution and raising issues of possible increased levels of collisions and road safety including cyclists and children. There is also the increase in lorries and plant machinery needing access, with multiple buildings sites running concurrently compounds impact of roads and road users. Many times, I've parked in the slow lane of the motorway to access Cullompton, there will be a serious/injury accident here soon, with large numbers of vehicles queuing this way. Increases of risk in winter months due to lack of lighting to show vehicle stationary. None of the proposed infrastructure changes to assist with this, the relief road, and the railway station, have not yet appeared with no current dates forthcoming. The relief road will still mean that all vehicles exit/enter the motorway on the same number of slip roads so will not reduce issues here, see above. If public access from the surrounding area to the train station is made by cars this will increase road usage, not decrease it. In addition, the buses and bus routes are being reduced another factor in increasing road usage. Surely it is imperative that this work is undertaken before any more houses are built in around Cullompton and the surrounding area. There needs to be a holistic review of all work in Cullompton and surrounding area, sites cannot be viewed in isolation and surely must be linked with all the other building work, the additional amount of traffic will be significant. I am a cyclist but will not currently cycle on the roads because they are too dangerous, traffic increasing make this even more dangerous. This includes access to the sites for lorries and other equipment that will be required for the building work. Additional infrastructure appears to be only inside the new sites, no proposals for external infrastructure to improve the area for current residents. Additional noise from traffic to building sites alone will increase issues of pollution in the area and subsequently the additional people and vehicles which will come with these many houses will also have issues the pollution. This also reduces the amount of open land in the area, not sure how this sits with conservation or loss of habitats, but this will have an ongoing effect. This covers all applications/plans in Cullompton itself and the wider area. There is a limit to the amount of housing and people that can be supported within the area. I understand that at least one of the current applications is going to build a school however where are the extra facilities required coming from? Here I talk about doctor surgeries, it's already very difficult to get an appointment; how will this be managed moving forward if you currently must wait over 4 weeks to see a doctor? How will more people moving into the area with no sign of additional medical facilities going to work. There is no mention of extra facilities for shopping or fuel will both be needed by more people being in the area this will have a knock-on effect of more deliveries more vehicles more lorries more pollution more chance of collisions and accidents. It does not appear to be an all-inclusive approach to the expansion of Cullompton, the rate of build loss of green spaces. The relief road is nowhere in sight, doesn't include an extra slip road in from the motorway putting all traffic through current ones. Surely before anymore building is approved the whole infrastructure needs to be reviewed and updated. At the rate of applications number of houses not only in Cullompton in other local areas, this will soon change from individual towns into one sprawling metropolis where Cullompton Bradninch Tiverton and Kentisbeare at least become one big area. I cannot see that this will be to the benefit anybody but human and wildlife.

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13	Probably	I do not believe that this development is appropriate without the investment required in infra-structure happening first. The roads are going to be gridlocked there is insufficient places in schools, there is not local access to education without having to travel out of Mid Devon. There is not the capacity in dental or medical practices.	Clearly the local plan seems to have be complied by people that do not understand that agricultural land should remain for that purpose. If these developments are going to go ahead it will allow the urban sprawl of Cullompton to come outside the bowl of the valley it currently sits in. We seem to have retrogressed in that we are using new land rather than repurposing brownfield sites because of the cost. It also seems that the local/masterplan does not take into account that without the infrastructure being properly funded nothing should be approved.
14	Broadly	We would use the local centre if built, ideal. Looking at it overall, I find it strange when councils are trying to make people walk/not use cars, why is the housing proposed at the furthest points from the local centre/shops but land nearest the local centre has no houses? Does not make sense to me. Can you ensure it has a good range of shops so we can get food/useful bits during the week?	
15	Think so difficult to say	No, please see below. Looks an obvious point when reviewing the masterplan, should build close to facilities, within 400 m, as radius arcs show.	A lot is mentioned about sustainability and local centre/employment in the report. When is this being built and by whom? Are housebuilders responsible for delivery? Is this via S106 etc? No mention of actual delivery of this in report just housing etc. Out of the 3 parcels proposed, why build houses so far from the local centre and not use the land nearest the local centre? Current layout goes against the report, suggest making it easy to walk to shops. For example north land too far from shops?
16	Potentially	Disagree with the masterplanning of 3 parcels. Housing development has been proposed on outer land (in part on a hill), on edge of the allocation away from facilities. This does not deliver sustainable communities and allowing people to walk to daily facilities. By co-locating mixed uses this promotes sustainable living. To make a local centre attractive and viable you need it surround it with daily customers who can walk or neighbour the centre. Housing should be focused on land more central to the allocation. Outer land should be re-considered or more GI to buffer development creeping into a new valley to up Tiverton Road. We believe the Scoble parcel of land can be better utilised, to better use development land well positioned in a more effective way to delivery housing and other uses (employment and local centre and Care) required by to the Policy. This is reflected in the forthcoming application for the site. The current Scoble land with 76% GI, is unlikely to be viable or available for the land uses/mixture currently proposed. We are aware the SPD cannot change policies of the previous Local Plan and we hope to work with MDDC on revised proposals going forward.	
17 P			It looks a bit like you are asking if the changes you have made are reflected accurately in the documents. If we can't comment on the changes themselves, what is the point?

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18 P	The updated policies now allow building behind Siskin/Nightingale whereas before this was designated as an overspill only and houses couldn't be built until the NW link road was built. So how can we be sure updated policies will not allow the new (massive) NW Extension estates to be built before the link road?	Need a larger proportion of affordable housing. Need to ensure there are electric car charging points installed in the new housing and areas where there are public spaces.	MDDC should insist on behalf of the Cullompton residents and tax payers that the NW link road is built before ANY houses are built. And please do not build that link road like the Swallow Way road, which one can only assume was a vindictive move by MDDC Planning against Cullompton residents. I hope the person – head of planning committee – responsible for agreeing this lost their job. Absolute disgrace. No confidence in MDDC planning committee to work for the best outcome for Cullompton.
19 P		I am disappointed to find that the plans displayed are so small and only 2 people can look at the plan at any one time. I appreciate the explanations given by the officers attending. Please could we have larger maps in future?	I am most concerned about the crossing of Goblin Lane. I am also concerned about the loss of our precious countryside, when there are still brownfield sites in Cullompton itself which remain derelict, especially the large site by Aldi's on the other side of Exeter Road. I also feel that before ANY houses are built, the congestion in the centre of Cullompton should be addressed. The relief road should have priority before any houses are built.
20 P		It is in no way big enough for people to see. My real concern is for Tiverton Road in the construction process. Even now it is difficult to navigate especially early in the morning when there are people going to work. My other concern is for the secondary school. I gather that there will be spending. Will that be given in front or will it be reactive when it will not be able to be used so constructively? Also will there be a new secondary school in the garden village as otherwise there will be problems at the motorway.	The whole process would be much helped by building the road through the CCA fields first which would at least help the traffic situation.
21 E			Why are the roads not being put in place first, how can people trust the council when the council are afraid of Developers?

Appendix 1 – Survey responses

	The consultation document has been revised to reflect updated policies in the Mid Devon Local Plan. Do you think the detail within the SPD properly reflects these updated policies? Please do not comment on the policy wording itself as this is adopted policy in the Local Plan.	Do you agree with the way the three new areas shown on the interactive map have been masterplanned? Please do not comment on whether the three parcels should be included as these are already allocated in the Local Plan.	Do you have any other comments on the draft North West Cullompton Masterplan SPD? Details of the key revisions are set out on the About the consultation page. You can view the full consultation document on the Draft masterplan page.
22 E			I am really disappointed that this plan has materialised after comments had previously been voiced and seemingly heard that houses shouldn't be coming into another valley. The extra buildings below Rull farm in this revised plan, are now over the brow, where then, does this expansion stop, if you are now entering another valley. It is also then impinging in the community there, as well as Cullompton, making a small hamlet, largely farming and also a couple of other businesses, which work on the back of being rural. I realise that we are a small community, but does that mean that our voice counts for nothing? It feels as if the houses, are being built for greed and speed, rather than with thought of both the people who will subsequently live there, people who live here at the moment, the environment, or the future. There are several brown field sites that have not been used in this new revised master plan, instead good prime agricultural land, that would be so useful for feeding the future generations I feel that this should not be roller coasted through. I am so saddened by the way that this has been done and that there is no thought. Also that we have had no letter through the post, dropped off, e-mail, or any communication, although it will affect us greatly, some of the parishioners are not aware of this revised plan.

P = Paper survey

E = email

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North West Cullompton Masterplan

Supplementary Planning Document

November 2022

CliftonEmerydesign

Mid Devon DISTRICT COUNCIL

Foreword

This Supplementary Planning Document (SPD) is an update to the North West Cullompton Urban Extension Masterplan SPD adopted in 2016 (the 2016 Masterplan SPD).

The Mid Devon Local Plan Review 2013-2033 adopted on 29 July 2020 revised the local planning policies for the NW Cullompton urban extension and allocated two new parcels of land. The relevant policies in the Local Plan are policies CU1 to CU6.

This SPD has been prepared in response to the new local planning policies in the Mid Devon Local Plan and has been informed by survey work and analysis, and consultation with key stakeholders and people in the local community.

The document provides guidance about how the urban extension should be designed and developed. It does not introduce new policies or allocate new parcels of land, but adds detail to the existing policies and allocations in the Mid Devon Local Plan.

This SPD is an update to the 2016 Masterplan SPD only and the changes are limited to those necessary to reflect existing changes to Local Plan policies, and to ensure consistency with planning permissions already granted on the NW Cullompton Urban Extension.

Report number	Status	Date	Revision	Author / checked
220119 R 02 01	SPD	November 2022	-	DE / NE

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7.1 Public Consultation

1.0 Introduction

Setting the Scene

1.0 Introduction

The NW Cullompton Masterplan was adopted as a Supplementary Planning Document (SPD) in February 2016.

The 2016 Masterplan set out a detailed plan for the majority of the NW Cullompton urban extension as allocated by policy AL/CU/1 of the Mid Devon Allocations and Infrastructure Development Plan Document (adopted October 2010). The policy allocated an area of 74.8 hectares for 1100 dwellings and 40,000 square metres of employment floor space, which was revised in the 2016 masterplan to 1120 dwellings and 10,000 square metres of employment floor space, following additional evidence becoming available.

An area of land of approximately 5 hectares in the south west of the site was excluded from the 2016 Masterplan as no survey and design information was available at the time for this land parcel. This parcel is now included.

The Mid Devon Local Plan Review 2013-2033 was adopted on 29 July 2020. The Plan sees Cullompton as a fast growing market town which will become the principal focus of development for the district in the medium to long term.

In addition to land already allocated, policy CU1 of the Local Plan Review allocates two further parcels of residential land bringing the total allocation to 100 hectares with 1350 dwellings and 10,000m² of employment floor space.

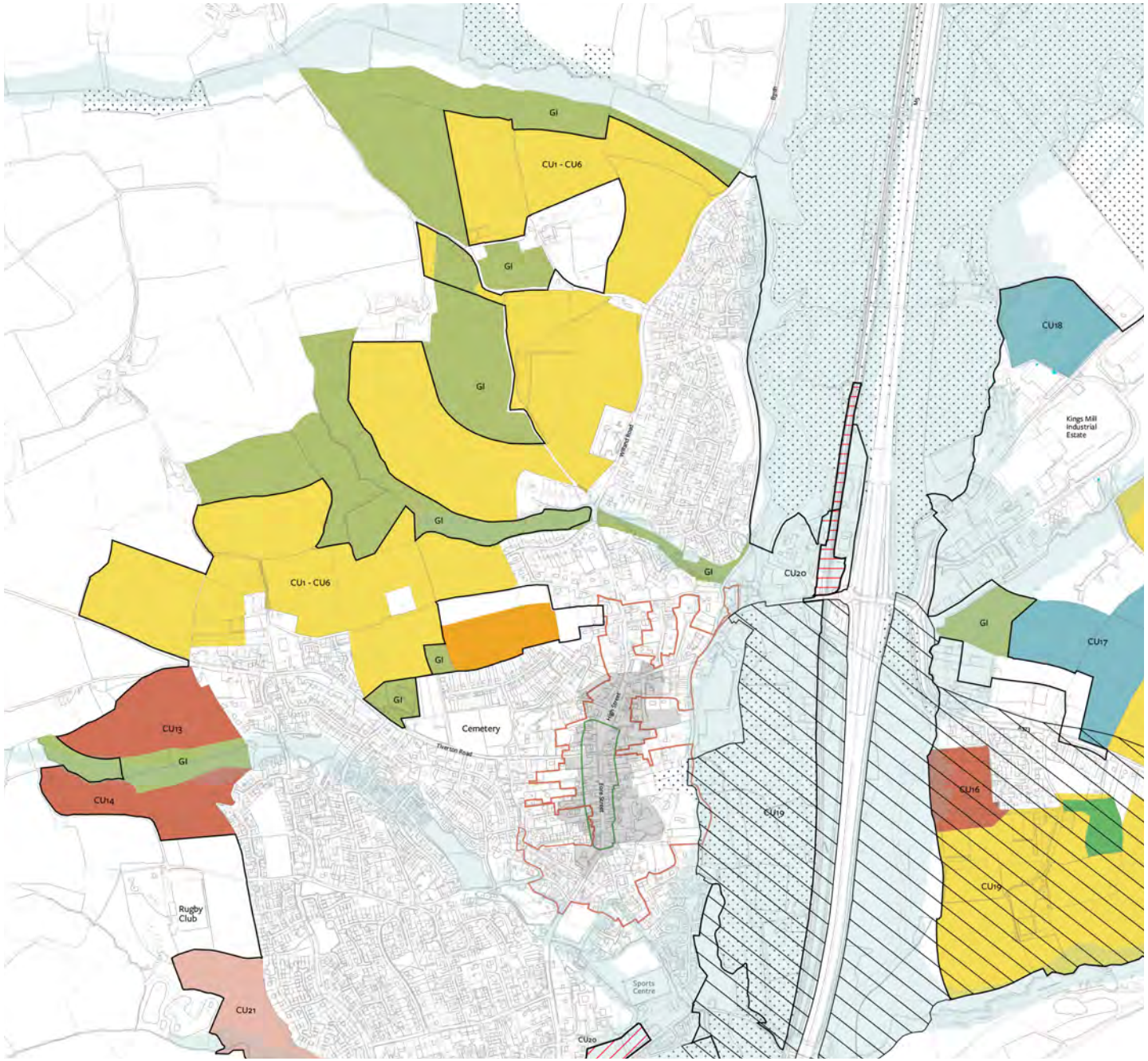
Since the 2016 Masterplan was adopted, planning permission for 600 houses and associated infrastructure and community facilities has been granted.

This SPD is an update to the 2016 Masterplan to reflect the new Local Plan policies, to add detail to the three new parcels of land already allocated, and to ensure consistency with planning permissions already granted.



Above: The map shows the three new areas that are being masterplanned.
These are shown on the Local Plan policies map as mixed use and green infrastructure.

N



Key

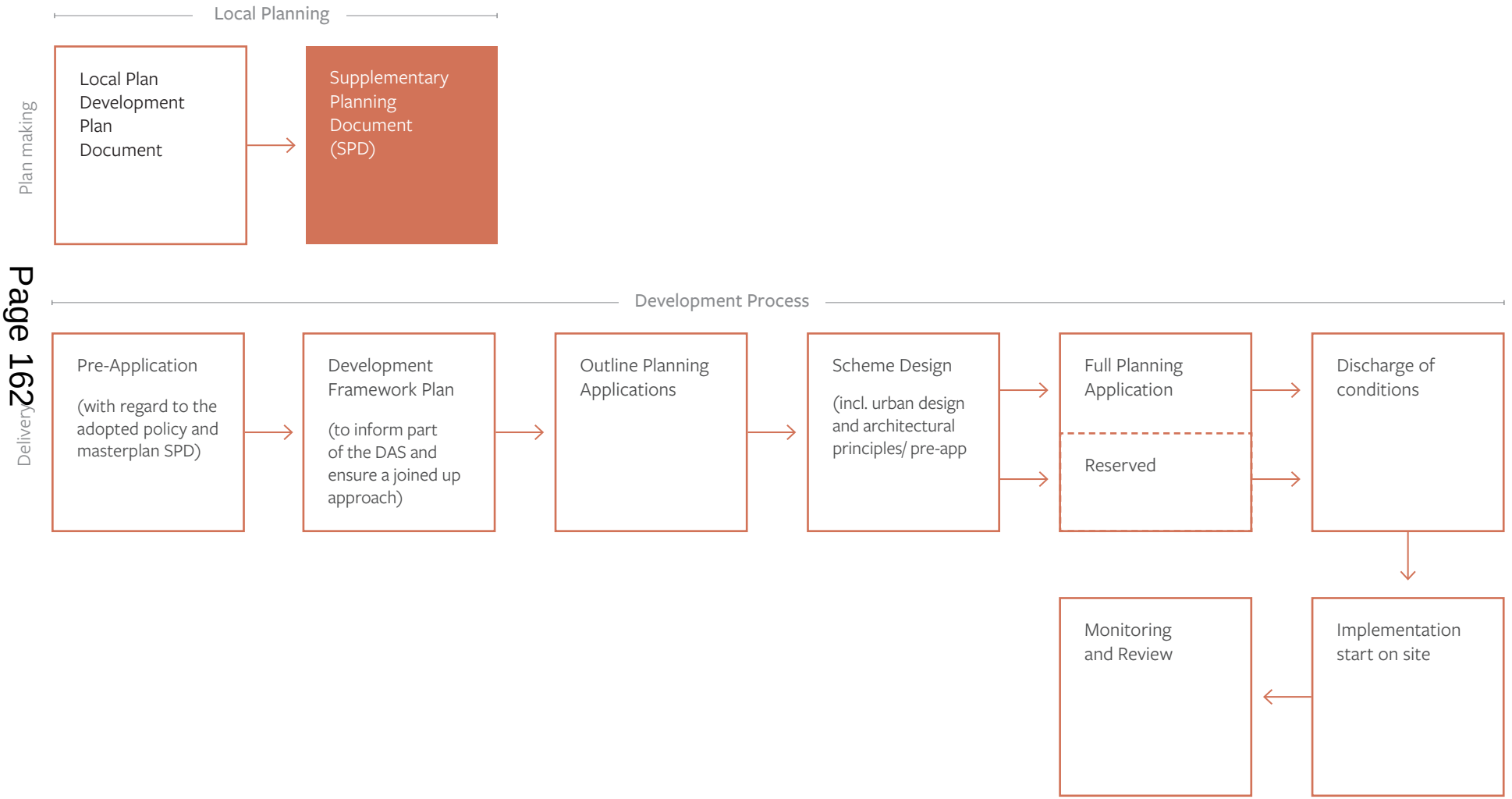
- Settlement Limit
- Conservation Area
- Residential
- Contingency Housing Site
- Mixed Use
- Green Infrastructure
- Employment
- Town Centre Boundary
- Primary Shopping Area
- Area for Eastern Relief Road
- Ancient Monument
- County Wildlife Site (2007 data)
- Floodplain
- Priority Habitats

Gross development Area:
64.2ha (NW Cullompton site)

Gross GI Area:
37.7ha (NW Cullompton site)

Above: Mid Devon Local Plan Policies Map (Adopted July 2020)

1.0 Introduction



Above: Plan Making and Development Process

1.2 The Purpose and Role of the Document

The 2016 Masterplan provided detail to the then current local plan policies for the site based on survey and design information available at that time.

It sets out a series of overarching design principles to achieve a high quality, locally distinctive and well integrated development, the major land uses and infrastructure to be accommodated on the site, together with the main features of the proposed development. The masterplan provides coordination and consistency of approach to the development of the site and its design. Much of the 2016 Masterplan is still relevant and has been replicated within this document. The main aims of the revised and updated document are to update the policy context and include the additional land parcels. The flow diagram illustrates where the SPD sits in the development process.

As was the case with the 2016 Masterplan, the guidance contained in this updated Masterplan will need to adapt to changing circumstances over time and is intended to include an element of flexibility to allow the development to take account of factors such as changes in the housing market, infrastructure requirements and costs, building costs and affordability. It therefore does not set out a rigid and prescriptive blueprint for the development, but instead sets out a series of key principles and guidance on how the urban extension should be designed and developed. More detailed guidance on urban design and architectural principles will be prepared before the detailed planning permission stage in order to elaborate upon the principles within this SPD."

1.3 Planning Policy Context

The 2016 Masterplan was considered under the Adopted Local Plan at the time of its preparation, in particular the Allocations and Infrastructure DPD policies AL/CU/1 to AL/CU/7. The Mid Devon Local Plan Review 2013-2033 updates and replaces those policies through new policies CU1 to CU6.

Although there are a number of material changes in the policies, a number of elements are unchanged and in some cases where there are differences due to an updated evidence base that was reflected in the 2016 Masterplan.

However there are a number of significant changes including a larger site area, increased dwelling numbers, change to affordable housing requirement and new requirements such as extra care housing and serviced plots for self-builders. There are also new requirements for contributions towards a new recycling centre, sporting and leisure facilities and a different school requirement.

Policy CU1 North West Cullompton

A site of 100 hectares to the North West of Cullompton is allocated for mixed use development subject to the following:

a) 1350 dwellings with 28% affordable housing to include at least five pitches for gypsies and travellers and provision of extra care housing;

b) 5% of housing to be provided as serviced plots for sale to self-builders;

c) 10,000 square metres commercial floor space to include a care home or retirement complex, and other suitable uses such as a hotel or leisure development;

d) Provision of at least 28 hectares strategic green infrastructure;

e) Provision of a road linking Tiverton Road to Willand Road, and transport provision to ensure appropriate accessibility for all modes;

f) Environmental protection and enhancement;

g) Community facilities and primary school to meet local needs arising;

h) Carbon reduction and air quality improvements;

i) An agreed phasing strategy to bring forward development and infrastructure in step and retain the overall viability of development; and

j) Comprehensive Masterplanning of the development including at least two stages of public consultation and adoption of the Masterplan as a Supplementary Planning Document, before any planning application is determined.

Policy CU1 makes the following changes:

- Increase in site area from 74.8 hectares to 100 hectares
- Increase in number of dwellings from 1100 to 1350
- Change to the percentage of affordable housing from 35% to 28%
- Provision of extra care housing
- 5% of housing to be provided as serviced plots for sale to self-builders
- Reduction in amount of employment floor space from 40,000 square metres to 10,000 square metres, to include a care home or retirement complex (already reflected in the 2016 Masterplan).

1.0 Introduction

CU2 North West Cullompton Transport Provision

Policy CU2 deletes the requirements for a shared use path between Cullompton and Willand (already reflected in the 2016 Masterplan) and adds the creation of a footway and shared use link along Millennium Way (SPD refers to financial contributions towards this provision).

Two additional requirements have been added:

- Financial contributions towards the Town Centre Relief Road and traffic management measures on Willand Road and Tiverton Road; and
- Capacity improvements at junction 28 M5, to deliver a strategic highway improvement as demonstrated by capacity studies completed to assess the impact of the traffic generated from the site.

CU3 North West Cullompton Environmental Protection and Green Infrastructure

Policy CU3 remains largely unchanged. However, it deletes the requirement for an extension to the cemetery, and changes the amount of amenity open space from 2.8 hectares to 2.6 hectares and adds the following requirements:

- 4 hectares for parks, sports and recreation grounds;
- 0.1 hectares for a community garden adjoining the health centre; and
- Appropriate provision for sewerage systems serving the development, and provision of a strategically designed, and phased, Sustainable Urban Drainage Scheme to deal with all surface water from the development and arrangements for future maintenance.

CU4 North West Cullompton Community Facilities

Policy CU4 updates the requirements for provision of a primary school from a 210 place school, to a 420 place school, and requires financial contributions towards sporting a leisure facilities and a new recycling centre to serve Cullompton. The policy deletes the requirement for an Integrated Youth Support Services satellite unit.

Policy CU5 North West Cullompton Carbon Reduction and Air Quality

Policy CU5 remains largely unchanged but clarifies the wording so that off-site tree planting can be provided where sufficient cannot be accommodated on site.

Policy CU6 North West Cullompton Phasing

Policy CU6 makes the following changes:

a) Affordable housing to be provided in broad step with market housing (changed from at a ratio of 1 affordable dwelling per 2 market dwellings).

b) Adds provision of all serviced self-build plots after the through route linking Tiverton Road to Willand Road is operational.

c) Provision of commercial development after the delivery of the first 500 houses and prior to the delivery of the first 800 houses, at a rate of at least 0.9 hectare per 150 occupied dwellings thereafter (changed from in step with housing, at a rate of at least 1 hectare per 100 occupied dwellings).

d) Provision of 8.8 hectares of strategic green infrastructure including equipped public open space and one playing pitch prior to the occupation of no more than 500 dwellings (changed from the transfer of the green infrastructure to the local authority).

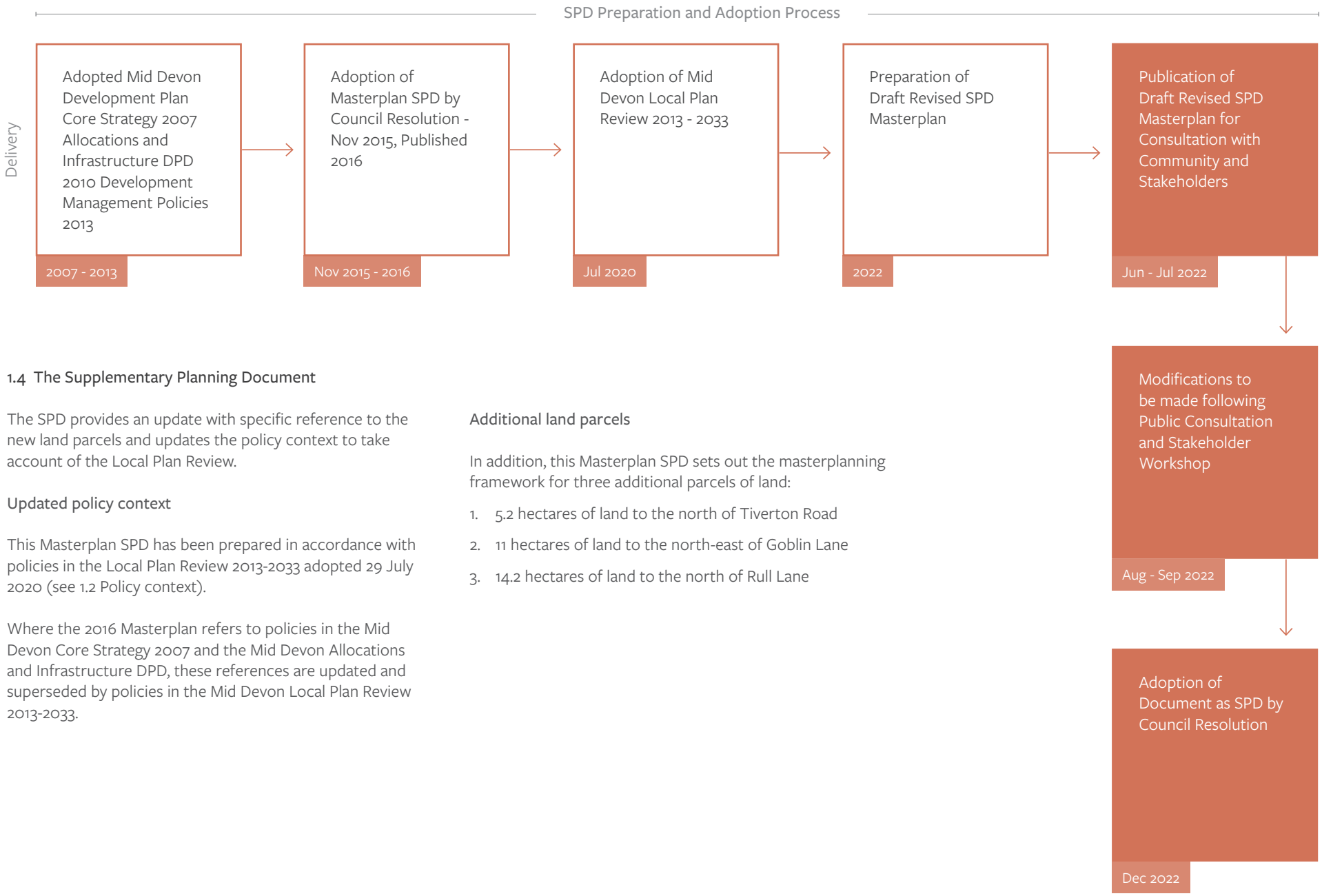
e) Implementation of local bus service improvements prior to the occupation of no more than 500 dwellings and strategic bus service enhancements phased with development (changed from occupation of no more than 300 dwellings before the implementation of bus service enhancements).

f) Occupation of no more than 500 dwellings before the opening of a 'through route' linking Willand Road to Tiverton Road and the delivery of traffic management measures on Willand Road (changed from 300 dwellings before the through route is open).

g) Transfer of land for a primary school together with right of access to the Local Education Authority prior to the commencement of the development on the site, and transfer of funding for education facilities in instalments.

h) The necessary sustainable urban drainage features, and linking pipe work is integrated and phased appropriately in step with development and, where required, temporary measures should be taken during construction to protect downstream areas from additional water run-off.

i) Occupation of no more than 600 dwellings prior to the completion of the Cullompton Town Centre Relief Road.



1.4 The Supplementary Planning Document

The SPD provides an update with specific reference to the new land parcels and updates the policy context to take account of the Local Plan Review.

Updated policy context

This Masterplan SPD has been prepared in accordance with policies in the Local Plan Review 2013-2033 adopted 29 July 2020 (see 1.2 Policy context).

Where the 2016 Masterplan refers to policies in the Mid Devon Core Strategy 2007 and the Mid Devon Allocations and Infrastructure DPD, these references are updated and superseded by policies in the Mid Devon Local Plan Review 2013-2033.

Additional land parcels

In addition, this Masterplan SPD sets out the masterplanning framework for three additional parcels of land:

1. 5.2 hectares of land to the north of Tiverton Road
2. 11 hectares of land to the north-east of Goblin Lane
3. 14.2 hectares of land to the north of Rull Lane

1.0 Introduction

Planning permissions for three parcels of land were granted on 26 November 2021.

Codex Land - 17/01170/MOUT

Outline application for the erection of up to 200 dwellings, together with associated infrastructure and other works, including vehicular access, on land comprising northern portion of Phase 1 of the North West Cullompton Urban Extension.

This land is now owned by Bloor Homes who will be developing this land parcel.

Persimmon Homes - 17/01178/MFUL

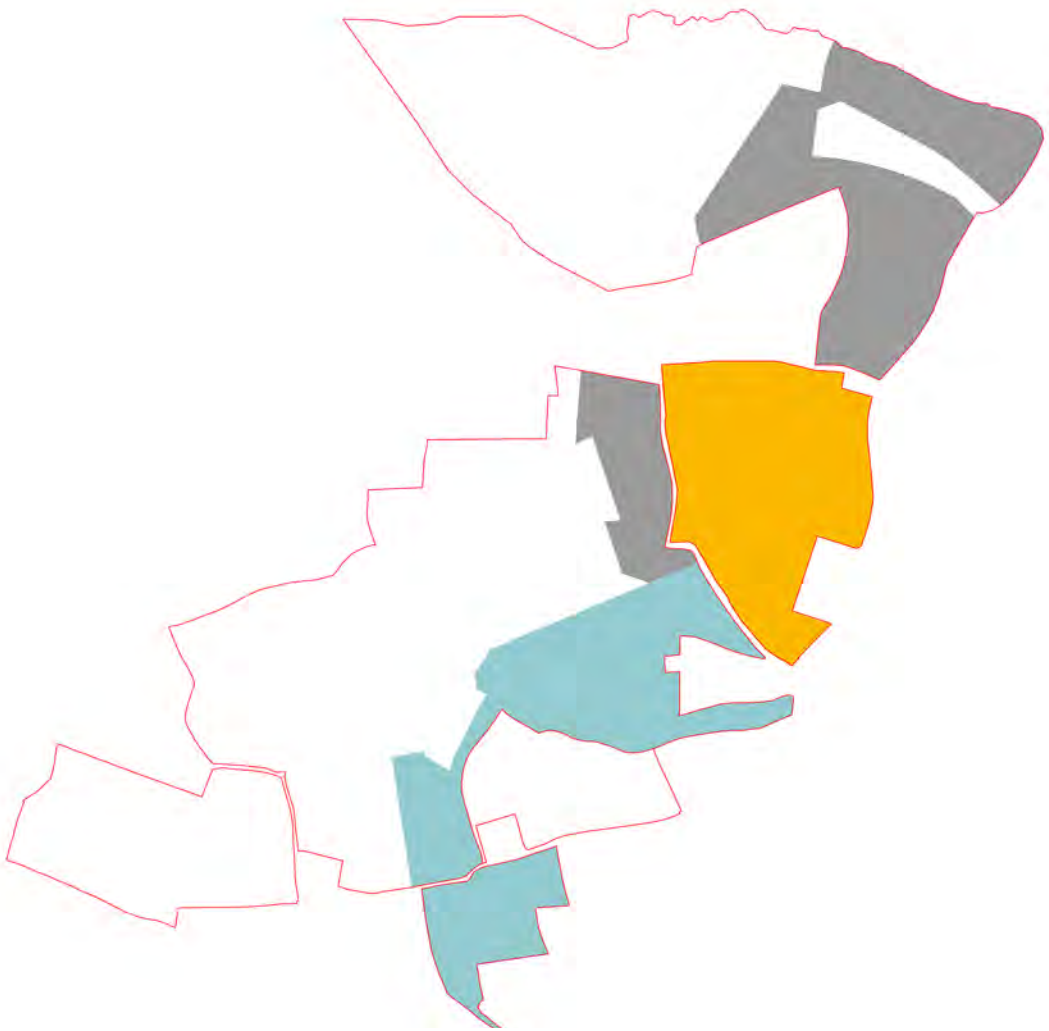
Erection of 200 dwellings, formation of new access, provision of phase of link road, primary school site, open space, landscaping and associated works.

PM Asset Management - 17/01346/MOUT

Outline hybrid planning application for the erection of 200 dwellings together with associated infrastructure and public open space and Full permission for portion of Link Road (land comprising southern portion of Phase 1 of North West Cullompton Urban Extension).

This land is now owned by Barratt David Wilson Homes who will be developing this land parcel.

Together these three planning permissions form phase 1 of the NW Cullompton urban extension and will deliver 600 homes, the whole length of the link road, land for the primary school and community building, sports pitches, a multi-use games area, equipped neighbourhood play area, allotments, community orchards and other open space and land for a community health garden, as well as off-site traffic calming and provision of new off-site pedestrian footways, and financial contributions to schools, medical facilities and the Town Centre Relief Road.



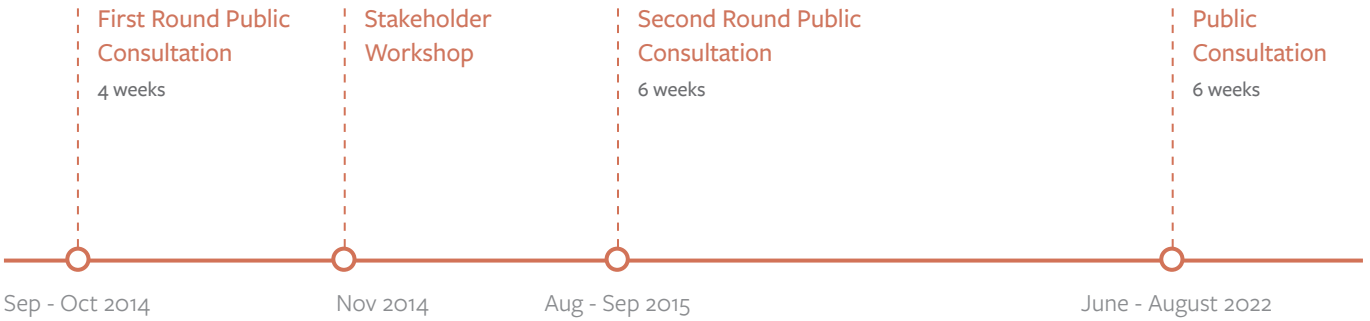
Above: Planning Applications Granted

1.0 Introduction

1.5 Public Consultation

A two stage consultation process informed the production of the 2016 Masterplan. The feedback from the public consultation and stakeholder workshop as set out in the 2016 Masterplan is still relevant. The consultation responses are set out in Appendix 2.

One further round of public and stakeholder consultation was carried out in 2022 in respect of the updated and revised Masterplan SPD.





2022 Public Consultation



2022 Public Consultation



Site visit with cabinet members



First Stage Public Consultation



Stakeholder Workshop

Above: Consultation images

1.0 Introduction

1.5.1 2022 Public Consultation Feedback

Policy CU1 of the adopted Mid Devon Local Plan 2013-2033 requires comprehensive masterplanning of the development including at least two stages of public consultation and adoption of the Masterplan as a Supplementary Planning Document, before any planning application is determined.

Two stages of public consultation took place before the original NW Cullompton Masterplan SPD was adopted. A further round of public consultation took place between 27 June and 8 August 2022 in respect of this revised Masterplan SPD. The comments and feedback gathered during this consultation are set out in this section.

We asked 3 broad questions.

1. The consultation document has been revised to reflect updated policies in the Mid Devon Local Plan. Do you think the detail within the SPD properly reflects these updated policies? Please do not comment on the policy wording itself as this is adopted policy in the Local Plan.

2. Do you agree with the way the three new areas shown on the interactive map have been masterplanned? Please do not comment on whether the three parcels should be included as these are already allocated in the Local Plan.

3. Do you have any other comments on the draft North West Cullompton Masterplan SPD? Details of the key revisions are set out on the About the consultation page. You can view the full consultation document on the Draft masterplan page.

A total of 22 responses were received. In addition, people pinned their comments to an online interactive map. The comments received were answered generally across the three questions, so have been set out below according to theme. Where there were a number of responses on the same subject, representative comments have been included.

Principle of development

You said: It does not appear to be an all-inclusive approach to the expansion of Cullompton, the rate of build and loss of green spaces. At the rate of applications and number of houses not only in Cullompton but in other local areas, this will soon change from individual towns into one sprawling metropolis where Cullompton Bradninch Tiverton and Kentisbeare at least become one big area.

You said: Clearly the local plan seems to have be complied by people that do not understand that agricultural land should remain for that purpose. If these developments are going to go ahead it will allow the urban sprawl of Cullompton to come outside the bowl of the valley it currently sits in. We seem to have retrogressed in that we are using new land rather than repurposing brownfield sites because of the cost.

We said: NW Cullompton is already allocated within the adopted Mid Devon Local Plan 2013-2033 and the principle of developing this land is already established through the Local Plan, which underwent extensive public consultation while it was being developed. The purpose of the Masterplan is to add detail to existing Local Plan policies - it cannot allocate new land for development or remove land from an existing Local Plan allocation.

Location of housing

You said: I find it strange when councils are trying to make people walk/not use cars, why is the housing proposed at the furthest points from the local centre/shops but land nearest the local centre has no houses?

We said: Housing is located in areas already allocated in the Local Plan. There two main areas for community facilities: the local centre containing retail and other community facilities, and the Rull Hill area where there are facilities such as the primary school, community building, sports and play areas, so there are facilities in easy reach of the majority of residents in the urban extension.

You said: The extra buildings below Rull farm in this revised plan, are now over the brow, where then, does this expansion stop, if you are now entering another valley. It is also then impinging in the community there, as well as Cullompton, making a small hamlet, largely farming and also a couple of other businesses, which work in the rural location.
We said: The new land parcel in the north-west corner of the allocation is shown in the Local Plan as mixed use development bordered by a large area of green infrastructure. The area for housing shown in this Masterplan SPD has been minimised to avoid development on the top of the hill and to maximise the area of green infrastructure to separate development from the rural areas to the west.

You said: The area to the very west along Tiverton Road should be green open space not housing. This goes beyond the natural end to development along Tiverton Road.

We said: This area of land is already allocated for development in the Mid Devon Local Plan. The area terminates to the west with green infrastructure to create a natural end to the development along Tiverton Road.

Local centre

You said: A lot is mentioned about sustainability and local centre/employment in the report. When is this being built and by whom? Are housebuilders responsible for delivery?

You said: We would use the local centre if built, ideal. Can you ensure it has a good range of shops so we can get food/ useful bits during the week?

We said: The Local Plan policies require provision of commercial development after the delivery of the first 500 houses and prior to the delivery of the first 800 houses, at a rate of at least 0.9 hectare per 150 occupied dwellings. Developers will be required to deliver serviced land for the local centre and employment uses at the same time as housing is delivered. The type of shop, café, employment building or other commercial use will depend on the developer, but must comprise a good mix of uses.

Affordable housing

You said: Need a larger proportion of affordable housing.
We did: The percentage of affordable housing is set by the Local Plan at 28%, subject to viability. This Masterplan SPD cannot make changes to policies in the Local Plan.
Electric car charging

You said: Need to ensure there are electric car charging points installed in the new housing and areas where there are public spaces.

We did: The number of electric car charging point is set by the Local Plan and is soon to be a Building Regulations requirement. Whilst an increase in electric car charging points can be encouraged, this Masterplan SPD cannot make changes to policies in the Local Plan. The wording in the SPD has been amended to further encourage electric car charging point provision.

Ecology and landscape

You said: I like that the design has been careful to maintain the local landscape to a degree but I do object to leaving veteran trees to provide 'Leafy Character'. It's not about leaving trees so they look pretty, it's about salvaging some of the habitat destroy for needless housing. There are protected species out there such as dormice and bats and they are still able to build.

We did: This Masterplan SPD reflects the Local Plan requirement for developers to provide a biodiversity net gain, which is enshrined in the Environment Act 2021. In their planning applications, developers are required to demonstrate a full understanding of the wildlife and habitats on the site, and to protect these where possible, or to mitigate for any unavoidable habitat loss, showing an overall net gain in biodiversity. The wording in the SPD has been strengthened to reflect this.

Education

You said: I have concerns over the infrastructure and the fact that the primary won't be in place until the 2/3rd phase of the build which is ridiculous when the primaries here are already over prescribed. One new primary to cover 420 students isn't going to cover the existing housing let alone the amount being built.

1.0 Introduction

We said: The SPD reflects policies in the Local Plan that land for the primary school should be transferred to Devon County Council in phase 1 of the development and this has already been secured through one of the phase 1 planning applications already granted. In addition, a financial contribution to expanding an existing Cullompton primary school has been secured in phase 1, to provide additional facilities in the meantime.

You said: A key revision should also include secondary school education to ensure that all these children moving into the area have the opportunity to attend their local school and not one out of the town.

We said: Whilst the NW Cullompton urban extension does not require a new secondary school, developers are required to make financial contributions towards the expansion of Cullompton Community College if there is no existing capacity at the school. These financial contributions will be phased with development.

Community facilities

You said: It's disappointing to see that the swimming pool has been missed off the new sporting facilities as this is what residents have wanted for a long time.

We said: The Local Plan policies do not require the delivery of a swimming pool and this Masterplan SPD cannot introduce new policy requirements.

You said: Not much thought seems to have been given to green spaces in which to walk your dog off lead. With the recent boom in pet ownership, it would have been good to see some proposals centred around this with so little places to walk the dogs already and to the better provision of dog poo bins. Having parks with benches outside so that you can sit with the dog and keep an eye on your kids in the park would also be a nice consideration rather than having to stand outside because dogs aren't allowed.

We did: The Masterplan SPD includes areas of green space that are open to anyone with a dog. These are located to the north, at Rull Hill, next to the medical centre and along St George's Well. The SPD has been updated to make specific mention of the provision of benches in areas of public open space.

You said: I feel that dental and medical services have been severely underestimated in this plan. We already can't secure a doctor's appointment without over a two week wait, our dentist only has one dentist in residence so we rarely get seen there either. The practices aren't going to cope and a lot of people's health will continue to suffer for it.

We said: Requests for financial contributions to expansion of doctors' surgeries are made by the NHS at the time planning applications are submitted, and developers are required to pay for this if it is requested. Dentists are private businesses and cannot receive financial contributions from developers through planning applications.

Traffic and transport

You said: Private motor vehicle remains the dominant form of transport. Cullompton road infrastructure is already inadequate for the volume of traffic with queues forming for 2-3 hours daily. New road infrastructure is needed before construction of dwellings commences. Where is the bypass, where is the second-half of the motorway junction that is clearly needed?

You said: I'm very concerned, as are lots of local residents, about the infrastructure necessary to support the extra housing stock. I have no objection to new developments, I think it will help breathe new life into Cullompton, however the current road and transport system cannot support the existing residents.

You said: The town should have had a relief road built before any of this new development went ahead. The traffic is horrendous at the best of times through the town.

We did: The Mid Devon Local Plan recognises that improvements must be made to the transport network in Cullompton and there is work ongoing to deliver the Town Centre Relief Road, railway station and further improvements to J28 M5.

Capacity studies carried out for the Local Plan and reflected in Local Plan policies show that no more than 600 houses can be built at NW Cullompton until the Town Centre Relief Road is delivered. The SPD has been updated to strengthen reference to this phasing requirement.

Longer term there is a need to make improvements to the junction itself. There is work ongoing to consider a number of options to improve junction 28 M5. This is however outside the scope of this SPD and will be subject to separate public consultation in the future.

You said: The junction of Tiverton Road and Fore Street is a very congested and difficult junction and this development

has the potential increase traffic here. The local plan states Development will be targeted to: Provide enhancements to the town centre through additional investment, traffic and transport improvements but this not mentioned in section 4.4. As well as enhancements and traffic calming measures on Willand Road, similar measures need to be considered on Tiverton Road.

You said: MDDC should insist that the NW link road is built before any houses are built.

We did: Policy CU2 requires a through route linking Tiverton Road to Willand Road suitable for buses and all agricultural vehicles, and policy CU6 requires this through route to be in place before the occupation of no more than 500 dwellings. This SPD cannot change existing policies in the Local Plan.

However, planning permission has now been granted for the whole of the new road (through two separate planning permissions) and each developer is required to complete their section of the spine road so that it is open to all traffic before 100 dwellings can be occupied on each land parcel.

Policy CU2 also requires traffic management measures on Willand Road and Tiverton Road. The SPD has been revised to reflect the Local Plan policy that traffic management measures will be required to Tiverton Road in Phase 2.

You said: Head Weir Road will become a rat trap for the new estates when people work out it's a through road. People already speed through here and it would be an increase in traffic directly past our front window on what is usually a quiet street.

We did: Traffic calming measures in the Head Weir Road area will take place in phase 1 of the development to discourage rat-running, and this traffic calming has already been secured through planning permissions already granted.

You said: My real concern is for Tiverton Road in the construction process. Even now it is difficult to navigate especially early in the morning when there are people going to work.

You said: There should not be any access for construction via Tiverton Road.

We did: No construction traffic will access the site from the east via Tiverton Road and the junction with Fore Street.

Public rights of way

You said: Section 6.3 notes there are three paths and says they should be retained with existing character, the detail on what this means in practice is lacking. Bridle paths need to be suitable for use by horse riders and cyclists as well as pedestrians, and the hedge banks along these paths are a key piece of the character. The existing bridleways will be crossed in two places by the link road and will require some sort of crossing.

You said: I would suggest the bullet on Goblin Lane in Section 4.4 should be rewritten as: Retention of the three bridle paths running through the site (Growen Lane, Goblin Lane and Bluebell Lane) with their existing hedge banks kept intact and upgraded to facilitate their use for pedestrians, cyclist and horse riders. Where the link crosses these paths, suitable crossing should be provided for all users.

We did: The SPD has been updated to reflect these comments, with the existing hedge banks being kept intact as far as possible or with replacement planting where removal is essential to facilitate crossings.

Parking

You said: It would also be good if the new estates actually had double driveways as opposed to just a small garage. Most households today have at least two cars if not a commercial van or motorhome.

We did: Parking standards are set by the Mid Devon Local Plan and Cullompton Neighbourhood Plan which require 2 minimum sized parking spaces at least. Parking levels are assessed when planning applications are submitted, however, reference has now been made to parking standards in the SPD.

Flooding

You said: Concerned that building on this open space will increase the risk of flooding, there are already issues in/ around this area, water regularly seen on the road.

We did: Policies CU3 and CU6 of the Mid Devon Local Plan requires provision of a Sustainable Urban Drainage Scheme to deal with all surface water from the development, including during construction. The drainage scheme must ensure that there is no increase in surface water from the development and no increase in flood risk. The SPD already refers to this in detail throughout the document.

1.0 Introduction

1.6 Consultee Comments

Devon Archaeological Society

'The St Andrew's Hill Roman fort is on Historic England's 2021 Register of Heritage at Risk. It is described as being in declining condition, having extensive and significant problems due to ongoing agricultural activity. It is therefore a national and local priority to improve the condition of this site, and the Masterplan provides an opportunity to do so. This could be achieved by integrating the site into the access, public open space and green infrastructure aspects of the Masterplan.'

Whilst the Scheduled Monument is close to the NW Cullompton urban extension, it is in different ownership and does not form part of the allocation. Whilst there may be a desire to take advantage of the access and public benefits it could bring, there is no ability to include the Scheduled Monument or provide access to it. However, interpretation can be provided and the SPD has been updated to refer to this.

Sport England

'One community playing pitch at Rull Hill is not sufficient and dual community and education use could result in the school pitch being over-played, however, Sport England encourages dual use of community and education facilities. Sport England is concerned that the provision within the Masterplan SPD is not in line with Mid Devon's Playing Pitch Strategy, and does not support provision of single pitches. The SPD appears to contradict the Playing Pitch Strategy in relation to off-site delivery of a third playing pitch.'

'Cycle and walking networks should be extended to linking the existing urban area with the new development, and access to the surrounding natural environment. To encourage active travel there should be clear signage for cyclists into and out of the development site and to other destinations.'

'Sport England also identifies a number of uses that could be provided within the multi-use community building.'

Provision of pitches on the urban extension is governed by policies in the Local Plan which provides for one on-site community pitch, one pitch on the school site, and off-site provision of one further pitch. The community pitch and school site have already been secured through planning permissions. The Playing Pitch Strategy was produced after the Local Plan and will be the evidence base for provision of pitches in the future. The off-site contribution can be informed by the requirements of the Playing Pitch Strategy.

Cycle routes within the SPD have been designed to extend out into the wider environment.

The SPD describes the community building as being multi-purpose and can include any number of different community uses.

Natural England

'The Masterplan identifies the expectation for enhanced biodiversity (Section 4.5 C) to be provided within the North-West Cullompton allocation site area, which is welcomed. We note, however, that there is no requirement to provide net gains in biodiversity as set out in Local Plan policies S1(l) and DM26(a).'

'The SPD might also be an opportunity to set out the authorities' expectations for the allocation site to provide measurable net gains in biodiversity, as will be mandatory for most planning applications from November 2023.'

Mid Devon's current planning policies require a net gain but do not set a measurable minimum requirement. The SPD cannot introduce new policy requirements, but can only add detail to existing policies. However, the SPD has been strengthened to include further references to biodiversity net gain being required.

National Highways

'The Masterplan, particularly Section 5, expands on the infrastructure phasing approach identified in Local Plan policy CU6. Section 5.4 'Construction of Road Infrastructure' could be more clearly titled 'Construction of Road Infrastructure within the site'. We would then welcome in Section 5.5 'Infrastructure Requirements' greater emphasis that policy CU6 requires completion of Cullompton Town Centre Relief Road prior to the occupation of 600 dwellings. It is required in Local Plan policy CU2 that this development will provide a financial contribution towards this scheme, so clearer acknowledgement is recommended. Delivery of the relief road has been identified to mitigate impacts on Junction 28 on the M5.'

'Local Plan Policy CU2 also requires 'capacity improvements at junction 28 M5, to deliver a strategic highway improvement as demonstrated by capacity studies completed to assess the impact of the traffic generated from the site'. This point could be better emphasised in the Masterplan, including in Section 5.7 'Requirements for Future Planning Applications', part 4 'Traffic & Transport'.'

Amendments have been made to the SPD as required by National Highways.

Lead Local Flood Authority

'It's good to see that swales are requested where possible. You might want to request that two Sustainable Drainage features are required where possible, and perhaps suggest that swales and ponds are used.'

'The designs of SuDS could aim to mimic historical industry and land-uses. For example, the swales could be designed to mimic the existing leats flowing through the town (although they wouldn't have permanent water levels within them). Perhaps dummy water wheels and sluice gates could be included in certain locations of the swales.'

'You could suggest that side slopes are varied to help integrate Sustainable Drainage features within the landscape. You could also suggest planting if you wish.'

'Do Mid-Devon want to request re-use of rainfall and green roofs for certain parts of the development (e.g. school, community centre)? Green roofs could be used on top of bus stops.'

The SPD has been updated to strengthen design of SUDS features as requested.

Kentisbeare Parish Council

'Kentisbeare Parish Council would like to make two comments on the North West Cullompton Masterplan, both relating to traffic and road infrastructure. The traffic on both sides of junction 28 has been backing up badly on a regular basis for some years now.'
'We believe that the Willand Road - Tiverton Road link road should be built prior to work commencing on the Persimmon and Barratt David Wilson sites. We also believe it would cause extreme inconvenience to the broad community of Cullompton and its surrounding areas, if anything like a further 500 houses were allowed to be occupied in North West Cullompton prior to delivery of the link road.'

'We also note the reference under Policy CU2 requiring "additional capacity improvements at junction 28 M5, to deliver a strategic highway improvement as demonstrated by capacity studies completed to assess the impact of the traffic delivered from the site." We would like it to be made clear that any improvement to J28 should also factor in the very large traffic increases likely to result from the substantial development planned east of the M5 for the proposed "Garden Village".'

1.0 Introduction

1.7 Design Process

The design process as set out in the 2016 Masterplan is still relevant. A clear design process that ensures continuity, a comprehensive approach to design, and a focus upon quality, is an important pre requisite of ensuring that a successful neighbourhood is designed and built. This will require attention and flexibility throughout the period of delivery. The design process outlined proposes an approach for achieving these objectives and therefore a better foundation for securing a successful new place.

The 2016 concept layout for the new neighbourhood has three key components which has created the structure for successful place making and a compliant master plan. These three key components are:

- Three hilltops and green infrastructure
- Access and permeability
- Development and place making

This design process has applied the same principles to the new additional allocated sites.



Masterplan SPD

Content

- Vision
- Concept
- Guiding principles
- Framework Plan
- Phasing and delivery

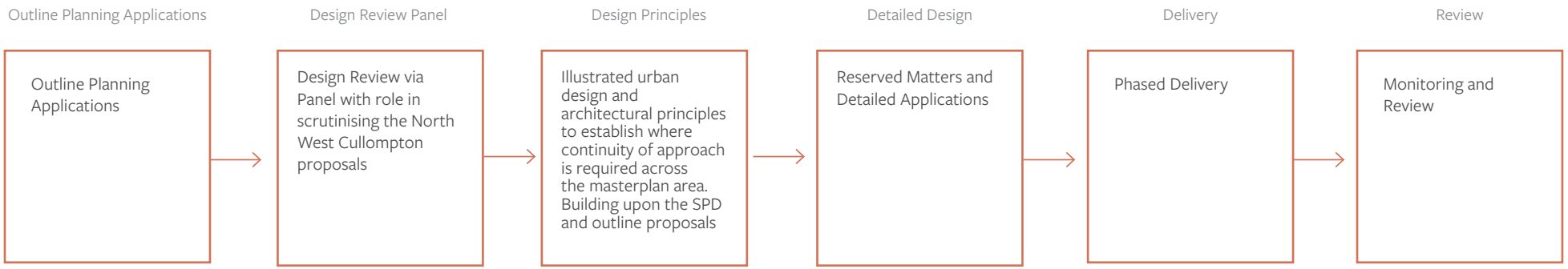
Consultation

- 2 stage public consultation
- Stakeholder workshop

Framework Plan

Content

- 1:2500 scale plan covering the entirety of the site. The development framework plan shall illustrate a further level of resolution in terms of development form.



Outline Planning Applications

Content

- Illustrative plan
- Design and Access Statement to include proposed character areas, street/space typologies, alternative design approaches, sample blocks and key areas
- Identify how masterplan principles are met
- MDDC validation requirements
- Environmental Impact Assessment as appropriate

Consultation

- Pre application consultation
- Planning application consultation

Design Review Panel

In order to ensure that the quality of design remains consistently high throughout the period of delivery it is important that the different stages in the design process are scrutinised by suitably qualified design professionals (e.g. The Independent Design Review Panel Devon).

Design review should have a role in overseeing the content of the design principles and in reviewing detailed development proposals to ensure that they are consistent with the objectives of policy and the SPD masterplan.

A Design Review Panel should be involved at various stages.

Urban design and architectural principles - Illustrative content

Content

- Character analysis and identification of character areas
- Reinforcing the structure
- Block types and principles, parking, boundaries, public realm codes for character areas, architectural guidelines

Reserved matters and full planning application

Content

- Detailed design in accordance with MDDC validation requirements.
- Demonstration of compliance with policy, SPD masterplan, and the urban design and architectural principles.
- Environmental Impact Assessment (if required at this stage)

Consultation

- Pre application consultation
- Planning application consultation

Phased Delivery

To be developed in a number of phases in accordance with agreed phasing programme and delivery of community and transport infrastructure.

Monitoring and Review

Review effectiveness of design process to ensure that successful built development is being achieved. Adapt guidance as appropriate and in accordance with changing circumstances.

2.0 About the site

Setting the Scene

2.0 About the site

2.1 The Site and its Location

Connections, Access and Movement

Cullompton is located towards the East of Mid Devon and lies just off Junction 28 of the M5, providing good links to nearby cities such as Exeter and Bristol. Other main roads include the A373 to Honiton and the B3181 to Exeter. It is approximately equidistant between Exeter to the south and Taunton to the north west. The proximity of the town to the motorway ensures that Cullompton has good access and as a result is a popular commuter town. The nearest railway station is currently at Tiverton Parkway but Cullompton station is due to be reopened in the coming years.

For full existing connectivity mapping see chapter 6.3.

The Town

The population of the town is approximately 8,499 (2011 census). The town centre is popular, vibrant and has a distinct and cohesive historic character. There is a mix of retail in the town centre, with local shops along the high street. There are also two supermarkets in Cullompton.

A number of recent new residential developments have occurred in the town; furthermore, the Local Authority has indicated in the Local Plan that Cullompton is a focus for growth and has allocated land for this.

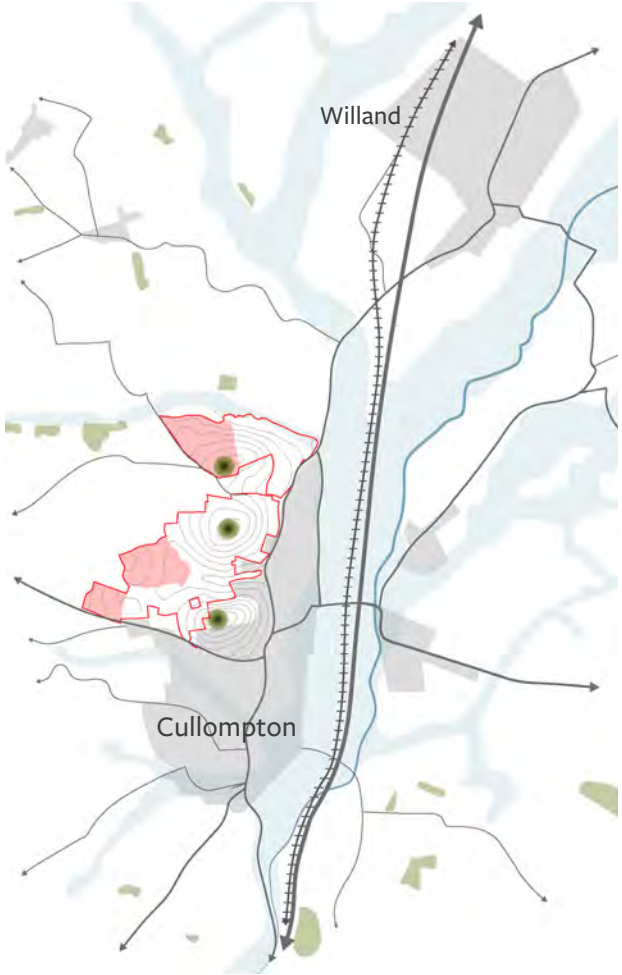
Location of the Site

The location of the site to the North West edge of Cullompton has been identified as a suitable location for an urban extension of the town. The western boundary of the site is formed by hedgerows, the eastern, by Willand Road, the southern by hedgerows and development and Tiverton Road, and the northern by a stream.

Topography

The town of Cullompton sits roughly at 70m above sea level. The most notable elements of the topography around the site are three hilltops, the highest of which is Rull Hill that reaches 95m. St Andrew's Hill - an old Roman Fort - reaches 86m. These hilltops are visible from all directions making the site extremely visually sensitive.

See chapter 6.6 for more details.




Minehead
To Bristol
approx. 65 miles
1 hour 20 mins by car
1 hour 50 mins by bus
Exmoor National Park
Bridgwater
Barnstaple
SOMERSET
South Molton
Taunton
approx. 19 miles
35 minutes by car
45 minutes by bus
Wellington
Bideford
Tiverton
DEVON
Cullompton
Crediton
Okehampton
Exeter
approx. 14 miles
30 minutes by car
40 minutes by bus
Exeter Airport
Topsham
Dartmoor
National Park
Exmouth

2.0 About the site

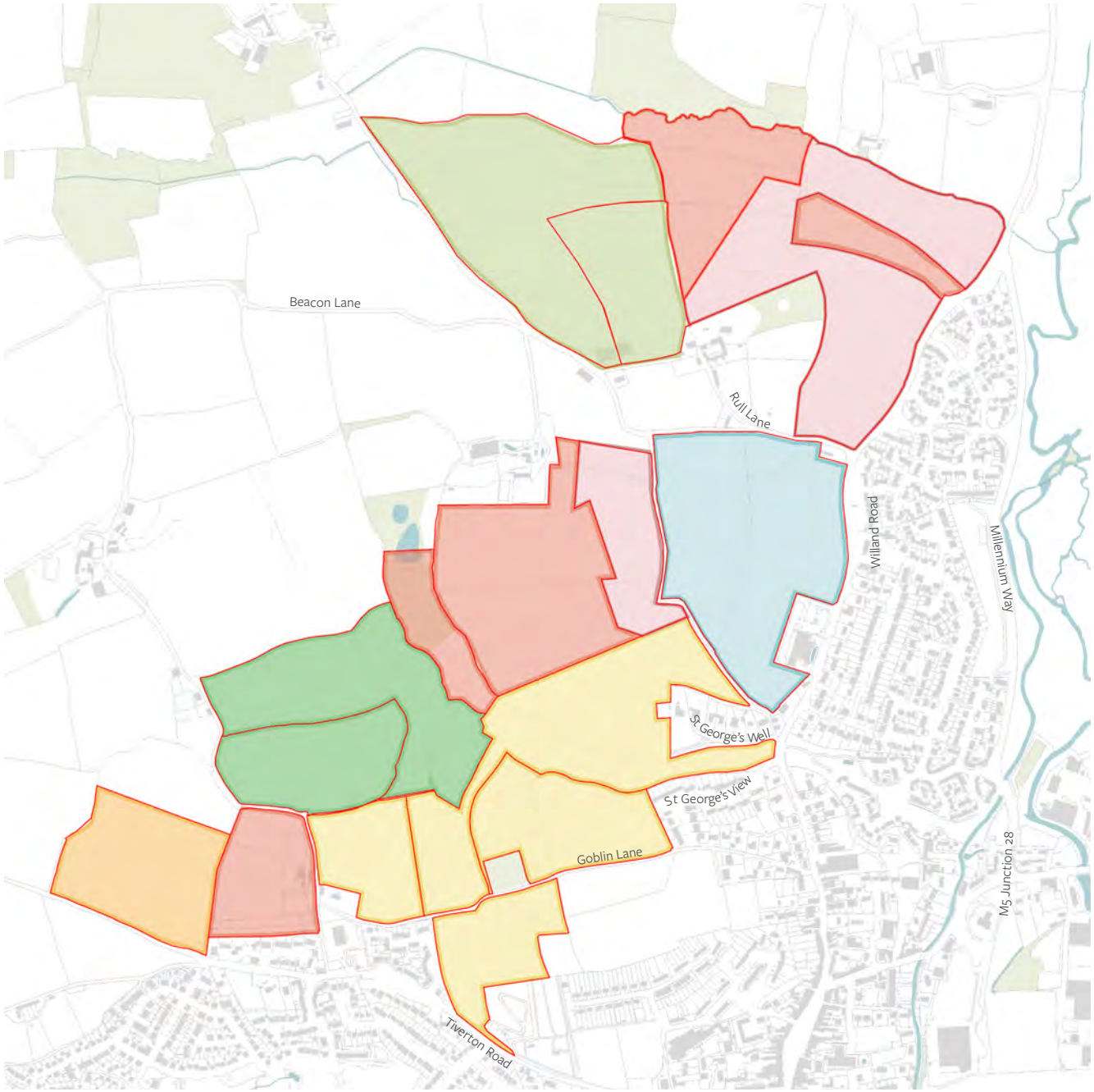
2.2 Land Control

At the time of writing the site is split between a number of land ownerships. The diagram to the right shows the extent of control of the land promoters via agreements entered into with land owners.

Whilst the pattern of land ownership is diverse, the masterplan provides a framework within which each parcel of land can contribute towards the delivery of the wider whole. In order for this to be successful different land owners will need to have regard to the role of their land within the wider masterplan and the need to achieve a coordinated approach to the development and delivery of associated infrastructure. Vital to this is an integral approach to phasing and implementation of the development. Proposals for this are set out in Section 5.

In order to deliver a successful new neighbourhood for Cullompton, this document provides land owners and future developers with a clear understanding of what will be expected of them by MDDC when they prepare their proposals.

N



Key

- Site Allocation
- Barratt David Wilson Homes
- Codex Land
- Persimmon Homes
- Emmett land
- Scoble land
- Brunt land
- Bloor Homes

Above: Land ownerships

2.0 About the site

2.3 Site Constraints & Opportunities

Site constraints and opportunities relating to the majority of the NW Urban Extension are set out in the 2016 Masterplan.

Extensive, detailed surveys have been carried out, which have informed the masterplanning process. A summary of all the findings can be found in the appendix to this document.

The following constraints were identified in the 2016 Masterplan and remain important for this revised Masterplan SPD. They have been identified as they are of particular importance to this site and have the most significant impact upon the overall shape of the plan and amount of development that can reasonably be achieved.

Topography

The visual impact of the site as a result of the three hilltops within and near to the site is something that will have to be addressed in detail through this masterplan and at the planning application stage.

The steep gradients surrounding these hills will require careful planning in order to minimise impact on the environment and to achieve acceptable gradients for housing, roads and footways. See chapter 6.6 for the existing topography and gradients.

Hydrology

About half of the site sits within a Critical Drainage Area where surface water runoff will need to be carefully considered at design stage so as not to increase flood risk elsewhere. The stream running through the land in between Rull Hill and St Andrew's Hill has a narrow floodplain, which must remain undeveloped. See chapter 6.8 for a hydrology constraints drawing.

Connectivity and Movement

The site is positioned with good access to Tiverton Road, the B3181 to Exeter and the M5. However, a north west link road with connections to Tiverton Road and Willand Road is required in order to minimise the impact of traffic on the town centre and to address air quality issues. There are three bridleways running through the site that will be retained. See chapter 6.2 and 6.3 for the existing connectivity.

Ecology

The habitats on the site include stream and ditch corridors, mature trees and species rich hedgerows. A protected species survey found that bats, dormice, badgers and nesting birds can all be found on the site. Several hedgerows on the site are classified as ecologically important under The Hedgerow Regulations 1997 due to the presence of dormice.
These ecological constraints will be important in shaping the location, form and density of the development in relation to green infrastructure areas. See chapter 6.7 for the ecology surveys and existing site constraints.

Heritage

The site is located in an area of prehistoric and Romano British activity together with an Ancient Monument to the south on St Andrew's Hill. Early implementation of detailed archaeological investigation will allow any potential constraints to be identified and allowed for within subsequent planning applications. Any significant heritage assets identified by such investigation could constrain development. Design and layout will need to have regard to potential archaeological interest. There are also listed buildings in the vicinity of the site. The setting of heritage assets will also need to be taken into consideration. Consultation with Historic England will be required.

The setting of the new road in the landscape, boundary treatment and retention of natural features and existing screening will assist in the reduction of impact of the new development upon the setting of nearby heritage assets including the Scheduled Ancient Monument and nearby listed buildings at Growen Farm, Little Rull, Paulsland Farmhouse and those associated with the cemetery. The location and planning out of green infrastructure will also assist in reducing impact upon the setting of heritage assets. A comprehensive assessment of proposals upon cultural and heritage assets together with settings assessments will be required as part of the Environmental Statement supporting planning applications.

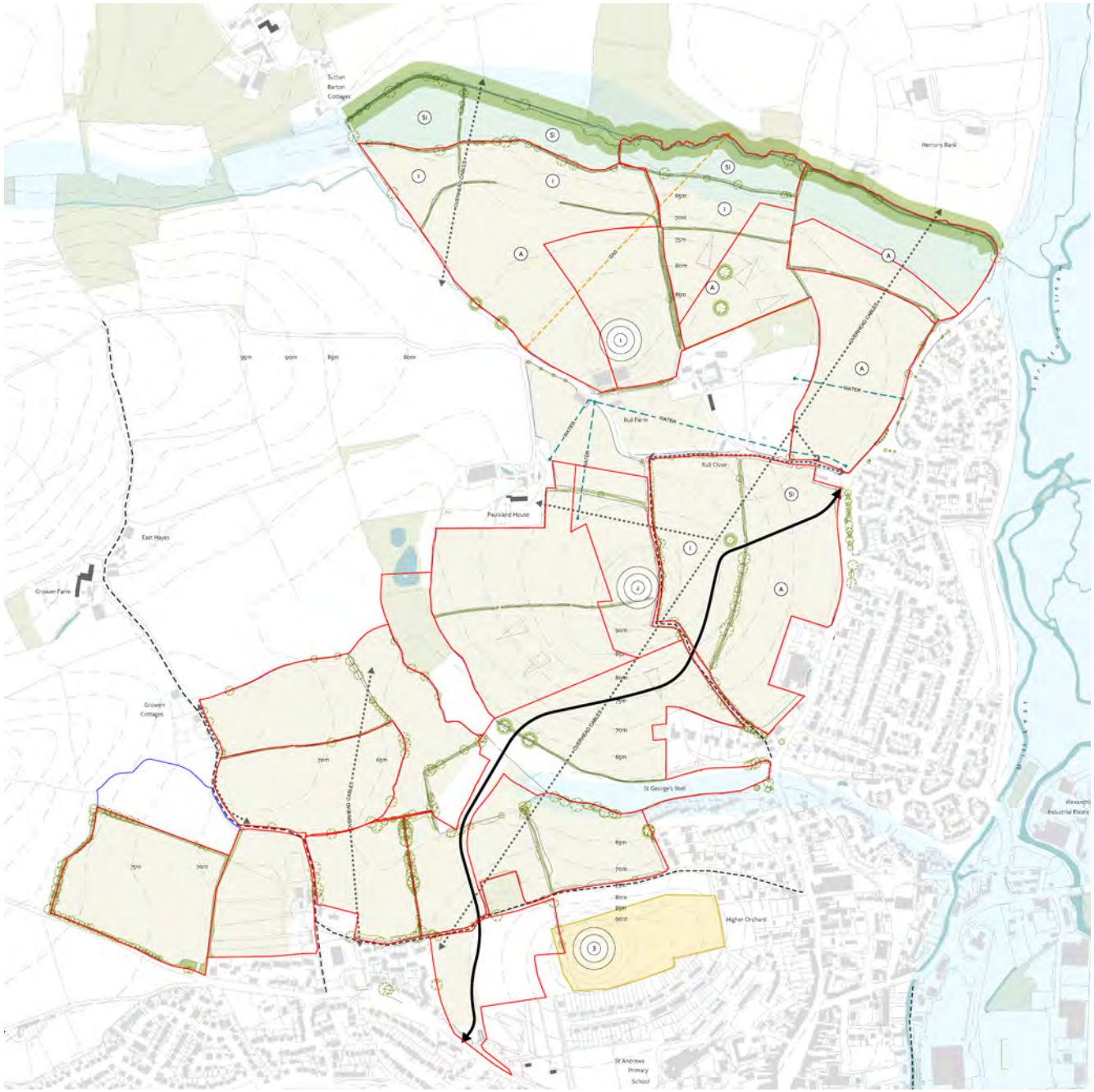
Development Area

The planning policy allocation for the site identifies areas for development and areas for green infrastructure. The areas of green infrastructure are informed by the "three hilltops" concept and existing landscape features such as St George's Well. Development areas are focused around these areas of green infrastructure.

Opportunities

Development of the site provides an opportunity to improve highway links on the northern side of Cullompton, connecting Millennium Way/ Willand Road and Swallow Way without going through the town centre to the benefit of air quality and helping to address congestion. The site will provide a range of community benefits including a new primary school and early years education provision. One of the key elements of the site is the potential for delivering 56 hectares of strategic green infrastructure to the benefit of not only new residents of the site but also residents of wider Cullompton. Affordable housing will assist in addressing housing need in the area.

N



Key

- Site boundary
- PRoW
- Woodland
- Existing Tree
- Existing Hedgerow
- Watercourse
- Floodzone
- Ancient Monument
- Listed buildings

Utilities

- Overhead electric cables
- Underground gas pipe
- Underground water pipe

Ecology

- Hilltops
- Species rich hedgerows
- Potential habitat for otters
- Broadleaved trees
- SI Poor semi-improved grassland
- I Improved grassland
- A Arable
- Steep slope (greater than 1:10 gradient)

Above: Summary of Site Constraints

3.0 The Vision

Achieving a Quality Place

3.0 The Vision

3.1 The Vision

2040. Living in North West Cullompton means being able to enjoy the best of both worlds: enjoying the best of Devon rural living, while also being close to the heart of Cullompton, a popular and thriving Mid Devon town with excellent shopping, employment and leisure facilities.

The High Street offers everything you would expect from a bustling market town within walking distance from home, and the new railway station is the first choice for longer journeys to Exeter, Tiverton, Taunton and beyond.

The convenient Local Centre provides for day to day needs, and there are job opportunities and schools are within easy walking and cycling distances along safe and attractive routes.

What really sets this place apart though is the large areas of parkland, leafy streets and pastoral feel to the place. The focal point being the primary school, park and community sports centre at Rull Hill.

The parks have community allotments, orchards and places for incidental play. Well connected foot and cycle paths connect town and country, maximising views to the surrounding countryside from the hilltop parks.















Above: Precedent images capturing the vision

3.0 The Vision

3.2 Development Concept

The concept layout for the site has been driven by the dominant landscape features across the site, namely the three hilltops. Parks situated at the top of these hilltops will afford great views across the Culm Valley and beyond towards the Blackdown Hills. At these vantage points various community uses, a school, public open space and sports uses have been located. The parks are linked by a network of footpaths and cycle paths following the lines of the existing vegetation that is retained and enhanced to provide a key ecological habitat. Green infrastructure including public open space will create a green network connecting the neighbourhood together and will give it a distinct identity. The site is accessed by the link road that connects the Tiverton Road through to the Willand Road connecting the neighbourhoods and establishing a clear road hierarchy through the site. Development has been shaped around the green infrastructure set within a clear hierarchy of streets and spaces establishing their own character areas and identity.

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Development Concept

The concept layout for the new neighbourhood has three key components which has created the structure for successful place making and a compliant master plan (concept explained with diagrams on opposite page). These three key components are:

- Three hilltops and green infrastructure
- Access and permeability
- Development and place making

A mixed use neighbourhood centre – At the centre of the southern area, well connected and easily accessible by existing and new residents. The neighbourhoods centre will have a mix of uses including shops, community facilities, care facilities, employment and homes. It will be served by pedestrian and cycle links and a bus stop, and could include facilities such a e-bike hire and electric car charging.

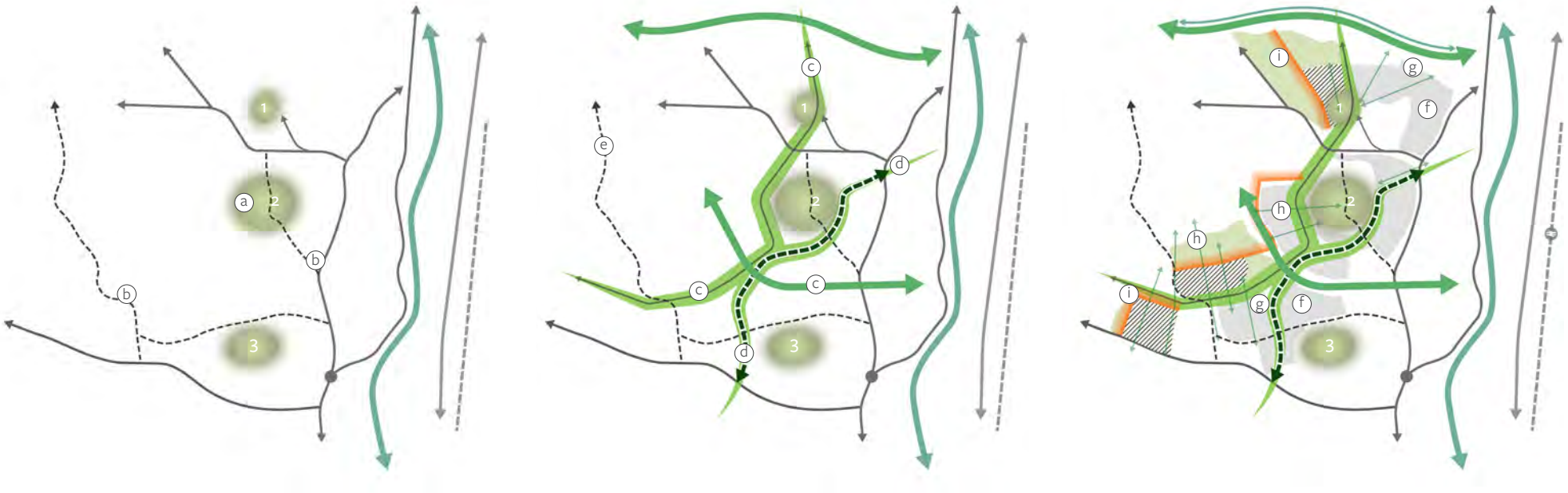
A new primary school – The heart of the new neighbourhood will be at the top of Rull Hill around the school, community uses, and hilltop park. The school is well connected along the link road with dedicated pedestrian links from the Willand Road and surrounding residential areas. The proposed sports facilities, community orchards, allotments, children's play space and large areas of public open space will provide a healthy and active focal point for the wider area.

Employment areas – The employment areas are located in the north of the site to provide good access to the M5 and at the local centre serving local needs. This site will provide much needed employment for the area.

Public open space – Public open space links all the various parts of the neighbourhood together and provides a visual and public amenity promoting sustainable transport within the area and a active and healthy life style. Sporting facilities, community uses, allotments, orchards, play spaces and public open space are all well connected by a network of footpaths and cycle paths. Existing vegetation has been retained and enhanced to improve the ecological potential of the site.

Residential development –Residential development is located around the three focal points of the site forming the key structure of the site. Development is shaped to provide enclosure and definition to spaces where needed, at a density appropriate to its proximity to the neighbourhood centre and edge of settlement. A variety of housing types and tenures should be provided to meet housing need and ensure that a balanced community is developed. The design of housing will reflect the local area, with appropriate materials and detailing.

N



1. Three Hilltops and Green Infrastructure

a. Parks are proposed at the top of the hills

b. Public footpaths cross the site and connect to town centre

2. Access and Permeability

c. Connections are made into the existing green infrastructure on and around the site maximising ecological and hydrological potential

d. A new link from Tiverton Rd to Willand Rd unlocks the north west of the town

e. Existing public rights of way are retained and connect into a permeable network of foot and cycle paths.

3. Development and Place Making

f. Appropriate areas of development are introduced, shaped around the green infrastructure, minimising visual impact.

g. Place making is reinforced with the introduction of the local centre, school and employment uses, creating a sustainable neighbourhood.

h. New local green connections through development parcels provide access to green spaces

i. New edge of Cullompton softened with sensitive landscapes

Above: Concept diagrams

3.0 The Vision

3.3 Guiding Principles

This section draws together the planning policy aspirations and the key messages from the vision into a series of guiding principles informed by the development concept and from which the subsequent masterplan will be drawn.

The guiding principles remain as set out in the 2016 Masterplan, except to update the policy requirements set out in this section to reflect policies in the Local Plan Review 2013-2033, as follows:

Guiding Principle A: Urban Design- Placemaking & Quality Design

The development should be designed in accordance with best practice in urban design and should respond to guidance. Building for Life 12 and Safer Places criteria which remain relevant to creating attractive, liveable places that respond to their context.

Site context: integrating into the surrounding

A1 Connections
The scheme should integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site.

A2 Facilities and Services
The development should provide and have close links to community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafés appropriate to the scale of the development.

A3 Public Transport
The scheme should have good access to public transport to help reduce car dependency.

A4 Meeting Local Housing Requirements
The development should have a mix of housing types and styles and tenures that suit local requirements and needs, ensuring a balanced community.

Creating a place

A5 Character
The scheme should create a place locally inspired by the characteristics of Cullompton and its immediate surroundings with the aim of achieving a high quality environment.

A6 Working with the Site and its Context
The scheme should take advantage of existing topography, landscape features (including watercourses), wildlife habitats, existing buildings, site orientation and micro-climate.

A7 Creating Well Defined Streets and Spaces
New buildings should be designed and positioned with landscaping to define and enhance streets and spaces. They should also be designed to turn street corners well.

A8 Easy to Find your Way Around
The development should be designed to make it easy to find your way around, through a good network of pedestrian, cycle, vehicular routes, and through nodal areas, such as the local centre, the school etc.

Street & Home

A9 Streets for All
Streets should be designed in a way that will encourage low vehicle speeds and allow them to function as social spaces.

A10 Car Parking
Parking should comply with policies in the Mid Devon Local Plan and Cullompton Neighbourhood Plan.

A11 Public and Private Spaces
Public and private spaces should be clearly defined and designed to be attractive, well managed and safe with long term maintenance arrangements.

A12 External Storage and Amenity Space
Adequate external storage space for bins, recycling, vehicles and cycles should be provided.

Safer Places

A13 Access and Movement
The scheme should have well defined routes, spaces and entrances that provide for convenient movement without compromising security;

A14 Natural Surveillance
Proposals to ensure publicly accessible spaces are well overlooked;

A15 Ownership
The development should promote a sense of ownership, respect, responsibility and community;

A16 Physical Protection
Neighbourhoods should include any necessary security features;

A17 Activity
The scheme should be designed to ensure that the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times;

A18 Management and Maintenance
The place should be designed with management and maintenance in mind, to discourage crime in the present and the future.

A19 Structure
The scheme should be designed to reduce the potential for conflict between different uses.

Guiding Principle B: Movement and Transport

Policy CU2 North West Cullompton Transport Provision sets out the requirements for transport provision to support the urban extension and specifies a series of enhancements including the provision of a new road suitable for buses linking Tiverton Road and Willand Road. The scheme will be required to ensure transport provision allows for accessibility for all modes of travel and will ensure pedestrian and cycle links both to/from the town centre and within the scheme itself. Existing public rights of way should be improved to aid accessibility. Bus service enhancements will also be required. MDDC expects the requirement of this policy and the following guiding principles to be met.

Development will be expected to make a financial contribution towards the delivery of the Cullompton Town Centre Relief Road to mitigate its impact on capacity at Junction 28 of the M5.

Site context: integrating into the surrounding

B1 Sustainable Travel
The scheme will have a network of movement corridors and connections with the existing town that ensures the promotion of sustainable modes of transport and the reduction of the need to travel by private motor car.

B2 Walkable Neighbourhood
The structure of the development should create a well connected and walkable neighbourhood focused around a mixed use neighbourhood centre. This should include good pedestrian and cycle connections throughout the area and provision for public transport.

B3 Street Hierarchy
The scheme should have a clear and legible hierarchy of streets and spaces to respond to different travel and movement needs.

B4 Linking to Existing Areas
There should be strong links and connections between the existing community, adjacent neighbourhoods, Cullompton town centre and the new community.

B5 Pedestrian Routes
Where appropriate streets should be designed to provide pedestrian priority. Provision should be made to enhance pedestrian connections.

B6 Cycle Routes
Provision should be made to enhance connections and the ability to travel by cycle. For existing movement and transport maps see chapters 6.2 and 6.3.



Above: View down the High Street in Cullompton

Policy CU2 North West Cullompton Transport Provision

As part of the development of North West Cullompton, the following transport infrastructure will be provided and funded by all new development within the site:

a) Provision of a network of streets linking to the existing highway network, including a through route linking Tiverton Road to Willand Road suitable for buses and all agricultural vehicles;

b) Provision of bus, pedestrian and cycle routes at appropriate locations throughout the development, creating an attractive, permeable network for non-car modes travelling within, into and out of the area;

c) Cycle and pedestrian links to and from the town centre and within the mixed-use urban extension;

d) Implementation of travel plans and other non-traditional transport measures to minimise carbon footprint and air quality impacts;

e) Financial contributions to bus service enhancements within, into and out of, the mixed-use urban extension; and

f) Financial contributions to bus service enhancements between Cullompton, Exeter, Tiverton Parkway and Tiverton;

g) Financial contributions towards the Town Centre Relief Road and traffic management measures on Willand Road and Tiverton Road; and

h) Capacity improvements at junction 28 M5, to deliver a strategic highway improvement as demonstrated by capacity studies completed to assess the impact of the traffic generated from the site.

3.0 The Vision

Guiding Principle C: Landscape, Open Space and Recreation

C1 Existing Character
The structure of the development should be shaped around the existing character and features of the landscape, reinforcing the qualities of the neighbourhood. Green infrastructure and open spaces should include information on the history of the area.

C2 Enhancing Existing Environment
Development should protect and enhance existing important fauna and flora across the site.

C3 Strong Story for Green Infrastructure
Development should ensure that landscape and open space is integrated into the new community, and is used to connect the various parts of the neighbourhood together, creating strong green links and corridors into the wider landscape. Existing public rights of way should be improved to aid accessibility.

C4 Multifunctional Green Infrastructure
The landscape and green spaces should be multi-functional, incorporating water attenuation (SUDS), food growing (allotments and orchards), biodiversity net gain, informal, formal and children's play and recreation (including sports pitches).

C5 Management
Provision should be made for appropriate management regimes to be put in place to ensure ongoing maintenance and stewardship of the landscape areas and SUDS.
For existing green space conditions see chapter 6.7.

Policy CU3 North West Cullompton Environmental Protection and Green Infrastructure

As part of the development of North West Cullompton, the following environmental protection and enhancement measures will be provided and funded by all new development within the site:

a) A strategic landscaping and tree planting scheme to protect and enhance trees, hedgerows and other environmental features which contribute to the character and biodiversity, maintaining a wildlife network within the site and linking to the surrounding countryside;

b) An area of 28 hectares for strategic green infrastructure, laid out and managed with an appropriate mix of public parkland, open space, landscaping and potential local nature reserve;

c) Areas of equipped and laid out public open space, totalling 0.7 hectares of equipped play, 2.6 hectares amenity open space, 4 hectares for parks, sports and recreation grounds, 0.7 hectares of allotments and 0.1 hectares for a community garden adjoining the health centre;

d) Protection and enhancement where possible of all existing Public Rights of Way;

e) Appropriate provision for sewerage systems serving the development, and provision of a strategically designed, and phased, Sustainable Urban Drainage Scheme to deal with all surface water from the development and arrangements for future maintenance;

f) Detailed archaeological investigation and measures to record, and where necessary, protect the archaeological interest of the site through appropriate design, layout and mitigation; and

g) Design solutions which respect the settings of listed buildings within and adjoining the site.





Guiding Principle D: Socially Equitable

D1 Employment and Community Uses

In the new neighbourhood there should be access for all to employment and community uses. A 1 hectare site will be provided for community uses and employment floorspace will be provided on site. Devon County Council advised that a dedicated youth support satellite unit is no longer required, but such services could be run from the community centre.

D2 Primary School

There should be access for all within the development to nursery and primary education. This should include 420 primary school places and early years provision and a children's centre service delivery base. This should be within a site of 2.1 hectares. Wider opportunities should be available for secondary, further and adult education.

D3 Health

In the new neighbourhood there should be access for all to health facilities, either within the community or within easy reach.

D4 Usable Green Infrastructure

Open space and landscape should be an integral part of the new community. Opportunities for food growing, safe walking and cycling, sports and play should be available to everybody. Benches should be provided within open spaces.

D5 Housing Mix

The percentage of affordable housing is amended to 28% subject to viability. Policy CU1 introduces the requirement for 5% of the housing to be for self and custom builders. Developers will be required to demonstrate how this requirement will be met. Self and custom build plots will not be required until after the completion of the new linking road so there is an expectation that phasing will reflect this. Self and custom build plots will require a suitable access and services to be provided to the site.

D6 Integrating with Existing Communities

The neighbourhood should be designed so that it respects and integrates positively with existing communities and so that they share the benefits. For existing facilities and amenities see chapter 6.4.

Policy CU4 North West Cullompton Community Facilities

As part of the development of North West Cullompton, the following community infrastructure will be provided at the expense of and funded by all new development within the site:

a) A serviced site of 2.1 hectares for a new primary school at no cost to the Local Education Authority;

b) Provision of a 420-place school with early years provision and a children's centre service delivery base funded by appropriate contributions from developers.

c) A site of 1.0 hectare for community uses including provision of a multi-purpose community building;

d) Contribution towards sporting and leisure facilities; and

e) Contributions towards a new recycling centre to serve Cullompton.





3.0 The Vision

Guiding Principle E: Economy and Employment

Policy CU1 sets out a requirement for 10,000 square metres commercial floor space; include a care home or retirement complex, and other suitable uses such as a hotel or leisure development. The reduction in employment floor space from 40,000 square metres to 10,000 square metres was already reflected in the 2016 Masterplan.

E1 Visibility and connections
The scheme should integrate into its surroundings by reinforcing existing connections and creating new ones; ensuring employment land is located to give businesses the best chance of success. The scheme should provide accessible employment land in a high quality environment.

E2 Facilities and services
The employment land should be located (or be close to) residential areas, community facilities and amenities in the neighbourhood centre as well as being well connected to services in the wider town.

E3 Public transport
Employment land should be positioned so that businesses will be directly linked to the new and existing communities in order that people can walk, cycle and use public transport to get to work.

E4 Meeting local employment requirements
Enterprises in the scheme should where possible support existing business and the wider Cullompton economy helping to meet local requirements and need. The scheme should provide a varied range of employment opportunities from different sectors and at different scales.

E5 Character
The employment area should create a place that is locally distinctive and complements the wider scheme and its surroundings.

E6 Working with the site and its context
Employment land should be located on land that is generally flat to ensure that the larger floor plates of buildings can be accommodated satisfactorily from an environmental and viability perspective.

E7 Car parking and servicing
Car parking and servicing arrangements should be sufficient and well integrated so that it operates functionally whilst not dominating the character of the development.

E8 Creating well defined streets and spaces
New employment buildings shall be designed and positioned with landscaping to define and enhance streets and spaces. They should also be designed to turn corners well.

E9 Legibility
The employment areas should be designed to make it easy to find your way around (legibility).

E10 Streets for all
Streets should be designed to take account of all transport modes and servicing and access requirements within an attractive street setting.

E11 Public and private spaces
Public and private spaces should be clearly defined and designed to be attractive with well managed and safe service areas.
-
E12 External storage and amenity space
Adequate external storage space for bins, recycling, vehicles and bicycles should be provided.

Guiding Principle F: Energy, Resource Efficiency and Air Quality

Policy CU5 updates policy on carbon reduction and air quality measures. Specific targets for renewable energy provision have been removed and provision for off-site tree planting introduced.

Carbon reduction and low emission strategies will be required together with air quality assessment and mitigation. These issues are interlinked and will require a comprehensive approach covering construction and operational phases of the development. An Air Quality Management Area for Cullompton was designated in 2006 and an Air Quality Action Plan prepared which identifies measures to reduce air quality problems in the town centre, particularly through the provision of a town centre relief road, the funding for which will be by developer contribution.

F1 Maximising Solar Access
Development layout and massing should be designed to maximise solar access for domestic properties - allowing passive heating and maximising natural day lighting.

F2 Renewable Energy
Streets, blocks, plots and buildings should be designed to maximise the ability for renewable energy technologies to be introduced. This can be achieved for example by providing south facing roof slopes, large south facing gardens and larger windows on the south facing elevations.

F3 Solar Control
Consider the design of streets and buildings to enable passive solar control - avoiding summer overheating and permitting the benefits of solar gain in winter.

F4 Fabric Efficiency
Better buildings - buildings should be designed with high standards of fabric efficiency to reduce the requirement for space heating.

F5 Energy Efficiency Controls
Consider the introduction of energy efficiency controls so that they are user friendly and can operated as they are intended by residents. For example provision of solar hot water.

F6 Water Management
A water management strategy should be put in place across the scheme that ensures that SUDS and attenuation ponds are provided reducing flood risk and retaining run off within the site.

F7 Water Harvesting
Water harvesting and reuse opportunities should be incorporated where possible.

F8 Drainage
Opportunities to provide permeable surfacing of streets and landscape should be maximised.

F9 Minimising CO Emissions
Scheme wide initiatives to minimise Co2 emissions within the new and existing communities should be considered as part of a planning application together with the provision of associated infrastructure.

F10 Waste Recycling and Treatment of Waste
The scheme should be designed to reinforce the importance of waste recycling and the efficient treatment of waste.

F11 Sustainable Travel
The masterplan should be designed and delivered to ensure that residents and employees are encouraged to travel in the most sustainable ways. This should be achieved by distributing land uses, residential densities, public transport, pedestrian and cycle routes and community facilities in convenient and inter-related locations. Planning applications will need to address these issues and submit a comprehensive travel plan. Electric vehicle charging points should be incorporated throughout the development and developers are encouraged to provide one charging point per dwelling. Proposals should also consider a wide range of green travel initiatives. This may include the provision of a car club scheme.

F12 Air quality
Development layout and connections should be designed to encourage sustainable travel via walking, cycling and public transport in order to reduce motor vehicle use and associated emissions.

Policy CU5 North West Cullompton Carbon Reduction & Air Quality

The development of North West Cullompton will be required to implement a Carbon Reduction and Low Emissions Strategy funded by all new development in the site. This will propose measures to minimise the overall carbon footprint of the development, making provision for sources of decentralised onsite renewable or low-carbon energy and ensure that impact of the site on air quality is acceptable, such as:

a) Renewable and low carbon energy to provide a proportion of the site's energy use;

b) Measures to ensure that residents, employees and businesses are encouraged to travel in the most sustainable fashion, including travel plans, information, car clubs, lift-sharing and infrastructure for low emission vehicles;

c) Measures to encourage the sustainable treatment of waste;

d) Measures to manage the impacts of construction;

e) Offsite tree planting where sufficient cannot be accommodated onsite;

f) Energy improvements to existing buildings;

g) Other measures to capture or mitigate carbon emissions and air quality impacts from development.

Guiding Principle G: Character

The scheme will be an extension to the existing town of Cullompton and as such it is important that its character and appearance is derived from this context. The development will need to take its inspiration from the character of the locality. During the design process, the Council will expect character analysis of the site, its surrounding and Cullompton itself in order to identify what features are locally distinctive and what should be reflected in the development. The Council expects the design and access statements at planning application stage to demonstrate an understanding of context, local character and explain how these are reflected in emerging proposals. A key document for this analysis will also be the urban design and architectural principles to be submitted in advance of reserved matters/ detailed application.

The challenge is to create a scheme that is inspired by the best of the past together with the site and its surroundings and yet is relevant to today's requirements. This means creating a place with suitable densities, guided by sustainable design principles and responsive to the character of the site and locality.

Structuring elements of the scheme will be informed by future character analysis. At this stage it is likely that these will include: a united and cohesive layout; making the most of natural contours and features; a green and leafy open character; a clear overall structure to streets and spaces; views to the surrounding countryside; retention of existing routes; open spaces and recreational areas; exiting trees and hedgerows; landscaped streets; rural character towards edge.

A key document for this analysis is a Landscape and Ecology Mitigation Framework that should be submitted in advance of reserved matters/detailed application.

In their planning applications, developers are required to demonstrate a full understanding of the wildlife and habitats on the site, and to protect these where possible, or to mitigate for any unavoidable habitat loss, showing an overall net gain in biodiversity.

4.0 Creating the Structure

Achieving a Quality Place

4.0 Creating the Structure

4.1 Masterplan

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

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

Terms of the masterplan

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

A sustainable settlement

The plan has been shaped so that it provides a suitable foundation for achieving a sustainable development form. This is manifest in a number of the key characteristics of the proposed neighbourhood:

- The land uses are distributed so that the local centre and employment area are in easy walking distance of housing;
- The local centre will be well served by buses as it sits next to the proposed link road;
- A school and community facilities are at the heart of the neighbourhood, also served by buses;
- Housing is arranged in different densities with the highest along the new link road and lowest furthest out, near the open countryside;
- Opportunities are provided for community food production close to home in the form of allotments;
- Play, sports pitches and attractive parkland areas provide the basis for a healthy lifestyle;
- Proposals to enhance biodiversity throughout the plan area are numerous;
- Sustainable water management is proposed;
- Streets, plots and open spaces have been designed to maximise the potential to utilise sunlight and daylight positively in the design;
- The site is in a sustainable location that is well connected to the wider community of Cullompton and beyond.
- Opportunity to consider the provision of an extra care housing scheme close to the local centre to meet the needs of housing for the elderly.

Community Facilities

The plan consists of two main areas of community facilities: firstly, a local centre, and secondly an area containing a primary school, a community building, and playing pitches. The local centre would be an important focal point for life in the area, intended to provide for daily needs through uses that could include, a café, bar, hair dressers, hot food takeaway, a convenience store, some smaller scale employment opportunities, new homes and public open space.

With a combination of town houses and apartments, the residential density in close proximity to the local centre would be in the region of 40 - 50dph. The local centre would also be a hub for bus services into the town centre.

The school, community building and playing pitches would be located in a second focus point, along the proposed link road. In this location it will provide good links to the countryside, and to the existing health-centre along Willand Road. It will also be located closely with main areas of public open space. Whilst there is need for a 420 place primary school, 275 places are expected to arise from this development and be funded from it together with 26 early years spaces.

The development proposal in North West Cullompton offers an opportunity to harness significant health benefits, both for future residents, and for visitors to the site. This SPD acknowledges the importance of healthy and active lifestyles through the provision of sporting facilities, community uses, allotments, orchards, play spaces and public open space connected by footpaths and cycleways.

Active design principles incorporated into the masterplan approach include access for all, walkable communities, connected walking and cycling facilities, co-location of community facilities, network of multifunctional greenspace, high quality streets and spaces, management and maintenance.

Walkable neighbourhood

The residential community has been designed so that all homes are in easy walking distance of the local centre, other community amenities and facilities and in turn to the wider town. Most homes are within 800m or a 10 - 15 minute walk of the local centre, school, and employment opportunities on the north of the site, as well as to local allotments, parks, play areas and orchards. There are safe and attractive parkland and green street and lane walks linking residential streets to all amenities and public transport facilities. The plan ensures that there is good connectivity into Cullompton town centre, via cycle, pedestrian and bus routes.

N



A. M5 Junction 28
B. B 3181
C. High Street
D. St Andrew's Primary School
E. Goblin Lane
F. Willand Road
G. Rull Lane
H. St George's View
I. St Andrew's Estate
J. Cullompton Health Centre
K. River Culm

- Residential
- Employment
- School
- Gypsy and Traveller
- Open Space
- Attenuation pond
- Allocation boundary (development)
- Allocation boundary (GI)

Urban Interventions

1. Local Centre
2. Primary school with sports pitch
3. Community building with changing facilities
4. Road linking Willand Road to Tiverton Road
5. Improve pedestrian connectivity to town centre
6. Improvements to Willand Road
7. Employment
8. Homezones
9. A clear hierarchy of streets and spaces
10. Gypsy and Traveller site
11. Sports pitches
12. Pedestrian access to school and medical centre
13. Improvements to existing paths

Landscape Interventions

14. Attenuation ponds on and off site
15. Pedestrian and cycle connections throughout the site
16. Green Infrastructure (GI)
17. Green Links to the hilltops
18. Sports and recreation areas
19. Children's play areas
20. Community Orchard
21. Community Allotments
22. Community health garden
23. Hilltop Parks
24. Access to Allotments
25. Retained farmland

Above: Framework plan

4.0 Creating the Structure

The plan sets out to promote the walking, cycling, and the use of public transport ahead of car use.

An important structuring element of the walkable neighbourhood is that the local centre, school, and employment areas at the heart of the new community have strong and easy connections to the surrounding parts of Cullompton, the town centre and the surrounding countryside.

The overall design of the masterplan is based around a series of design principles that seek to create a new neighbourhood that has a contemporary character and appearance but fits in with the existing fabric of Cullompton. Whilst the plan is designed around modern requirements and standards (including making the most efficient use of land for the provision of new homes) and takes account of sustainability objectives; it also seeks to establish a firm foundation for a place that is green, leafy with generous private gardens, making the most of sunlight and natural daylighting, and creating opportunities for community recycling, composting and food production.

The plan has been designed so that all of the developed areas have an easy, safe and attractive relationship with the beautiful surrounding Devon countryside.

A hierarchy of streets

The masterplan illustrates a clear hierarchy of streets, lanes, tracks, footpaths, bridle paths and public open spaces that connect the local centre and employment area with the surrounding residential areas, and in turn, to the parkland that forms an integral and defining part of the new community. Clarity in the hierarchy of street types is important as it establishes a richer townscape and landscape that is easier for people to orientate within (find their way around). The resulting plan is permeable; providing lots of choices for pedestrians, and legible; creating memorable and recognisable public spaces.

Changes in density

Changes in density are an important structuring element that contributes to the sustainability of the settlement, reinforces the sense of place of character areas across the neighbourhood, and ensures that there is a variety and balance of housing types throughout.

In general, the neighbourhood is designed so that the highest density residential areas are closest to local facilities, the school, employment opportunities and public transport services, and the lowest density areas are furthest away. In response to this simple strategy, the neighbourhood has been designed assuming that densities in the neighbourhood centre would be about 40 - 50dph and that densities would reduce outward towards the parkland to densities of around 20dph in some edge of neighbourhood areas in the southern section of the site. Many of the intermediate housing areas would comprise residential streets with densities of between 25 and 40dph. The average density of the whole site would be 36dph.

The hilltops

The green infrastructure (GI) has been designed to sit on and wrap around the hilltops. The proposed development then wraps around the GI. The GI will provide a defining characteristic of the neighbourhood and for this reason the masterplan has been designed so that the residential communities feather out into it at a lower density and are intertwined with it.

The GI would have the character of a country park providing a landscape resource comprising; wetland areas; woodland areas; retained veteran trees; new tree planting in streets, open spaces and in the parkland; flat landscaped areas on top of the hills and steeper areas falling away from the hilltops; attenuation ponds and other SUDS features; allotments and orchards throughout the parkland providing easy access from all parts of the community; formal and informal play areas at different scales – including a NEAP (Neighbourhood Equipped Area for Play), LEAPs (Locally Equipped Areas for Play) and LAPs (Local Areas for Play); new sports pitches; enhanced biodiversity; and retained ecology and enhanced hedgerows.

Making the Most of Local Features

The masterplan has been designed so that the new place is responsive to the specific character of the locality. There are many features of the site that have been incorporated into the masterplan to ensure that the new community is established out of the character and qualities of the existing place. The proposal will also need to respect the existing dwellings around St George's Well and St. Andrew's Hill as well as more scattered rural properties in the area around the site.

Establishing a new community of the scale that is proposed can be a challenging process involving significant change – ensuring that there is some continuity and that existing features of the landscape are maintained and respected is a important aspect of the plan.

Amongst other features, the plan has sought to work with; the setting of Paulsland Farmhouse, Little Rull and other listed buildings, the setting of existing houses and gardens around the area, the setting of the watercourse to the north of the site, the distinctive local landform of the site, the existing network of hedgerows and veteran trees, wetland areas, local archaeology including that on St. Andrew's Hill (Roman fort), adjacent farms and other homes, and existing lanes including Rull Lane, Beacon Lane and Goblin Lane.

Local employment

The masterplan has been structured in order that an appropriate level of flexible commercial space is allocated; it is to be located in two places: the majority to the North of the site so it can be easily accessed from the M5 and Willand, and

is visible from the main road, and a second element within the local centre. The mix of uses within the employment areas of the site will be considered carefully at the application stage in order to ensure that they do not undermine the vitality and viability of Cullompton Town Centre, but complement it.

Policy CU1 c) refers to the provision of 10,000 square metres commercial floorspace to provide employment. Suitable employment uses could include:

Class E - Commercial, Business and Service for use, or part use, for all or any of the following purposes:

- the display or retail sale of goods principally to visiting members of the public;
- the sale of food and drink, pubs, and hot food takeaways;
- financial and professional and other services;
- indoor sport, recreation or fitness;
- provision of medical or health services;
- a creche, day nursery or day centre;
- offices;
- research and development of products or processes; and,
- use for any light industrial process (which is a use which can be carried out in a residential area without detriment to the amenities of that area.

Class C1- Boarding or Guest Houses

Class C2 Care Homes or Extra Care Homes

- residential school, college or training centre.

Class B8-Storage or Distribution ;

Class F1-Learning and non-residential centres such as for education, art, museum, library, public hall or exhibition centre, and public worship.

Class F.2 - Local Community use such as community centre, sport, recreation or leisure

4.0 Creating the Structure

4.2 Amount and Use (Land Budget)

	Total (ha)	Barratt DW	Codex	Bloor Homes	Persimmon	Scoble	Brunt
Gross Areas (Hectares)	102.22	24.10	38.03	11.94	10.97	11.82	5.36
Residential (net developable areas in hectares)	37.50	11.33	10.6	5.27	5.00	2.80	2.50
Total houses circa @36dph	1350	408	382	190	180	100	90
Employment including Local Centre (Policy target amended from 4,000sqm to 8,000sqm)	1.8	0.85ha (4000sqm floorspace)	0.95ha (4000sqm floorspace)	0	0	0	0
Community Centre (Policy target 1ha)	1	0	0	0.6	0.4	0	0
Primary School (Policy target 2.1ha)	2.1	0	0	0	2.1	0	0
Gypsy Traveller Sites (Policy target at least 5 pitches)	0.46	0	0.46	0	0	0	0
Total Developable Net Area (Hectares)	42.86						

Green Infrastructure (Policy target 28ha)	45.77	10.44	12.82	7.75	2.88	9.02	2.86
Allotments (Policy target 0.7ha)	0.7	0	0	0.7	0	0	0
Equipped Areas of Play (Policy target 0.7ha)	0.7	0	0	0.45	0	0.25	0
Sports Pitches (Policy target 2.8ha)	2	0	0	2	0	0	0
Retained Farmland	10.58	0	10.58	0	0	0	0
Link Road Infrastructure	2.07	1.48	0	0	0.59	0	0
Total Non Developable Net Area (Hectares)	61.82						

N



Key

- Allocation
- Residential
- Employment and Local Centre
- School
- Community
- Gypsy and Traveller Sites
- Green Infrastructure
- Playing Pitch
- Allotments
- Equipped Play Areas
- Local Centre

Above: Land Use

4.0 Creating the Structure

4.3 Densities

Residential

In order to create different character areas within the site and to reduce walking distance from facilities and services and promote more sustainable travel choices, a range of densities are proposed. Whilst an average of 36 dwellings per hectare has been used to calculate the number of dwellings, an outline planning application will have to look at the housing areas in more detail and specify densities for different character areas. These different densities will respond to specific site circumstances, e.g. edge of site will have a different density to along the link road, the existing topography, minimising visual impact, etc.

The number of houses specified in this document (1350 houses) should be considered as a target that may be less subject to a more detailed understanding of constraints.

Generally, and as illustrated on the plan opposite, a higher density should be adopted around the local centre, along the link road, Willand Road and Millennium Way, as well as any other major roads within the site. This density could be between 40 and 50 dwellings per hectare.

Housing on the edges of the site, or around the proposed green infrastructure areas should be less dense, around 20 to 25 dwellings per hectare. This will help give the feel of a rural edge to the development and softens its margins.

Between the upper and lower density areas, development will be closer to the overall site average of 36 dwellings per hectare.

Local Centre

The local centre may also incorporate elements of residential use. This location will lend itself to consideration of flats/ apartments, particularly on upper floor(s). Due to proximity to facilities, services and public transport, residential density in this location will be at the upper end for the site overall.

N



Above: **Densities**

4.0 Creating the Structure

4.4 Movement

The Masterplan Strategy for transport and movement is to encourage walking, cycling and public transport ahead of car use, whilst ensuring that the masterplan is pragmatic and designed to ensure that cars are catered for sensibly in the illustrative layout.

The masterplan is based upon walkable neighbourhood principles where all facilities are within easy reach of all houses.

A new link road will provide access through the development, linking Tiverton Road to Willand Road.

Strategic transport proposals

Policy CU2 confirms the strategic transport proposals that were identified as being required in support of the new neighbourhood. The masterplanning process identified a number of interventions that need to be carried out to make the development acceptable and ensure that transport is properly managed on site and in the surrounding area.

In particular, the Local Plan has identified the need for:

- Provision of a network of streets linking to the existing highway network, including a through route linking Tiverton Road to Willand Road suitable for buses and all agricultural vehicles;
- Provision of bus, pedestrian and cycle routes at appropriate locations throughout the development, creating an attractive, permeable network for non-car modes travelling within, into and out of the area;
- Cycle and pedestrian links to and from the town centre and within the mixed-use urban extension;
- Implementation of travel plans and other non-traditional transport measures to minimise carbon footprint and air quality impacts;

In addition, financial contributions are required for:

- bus service enhancements within, into and out of, the mixed-use urban extension; and
- bus service enhancements between Cullompton, Exeter, Tiverton Parkway and Tiverton;

Two additional requirements have been added:

- Financial contributions towards the Town Centre Relief Road and traffic management measures on Willand Road; and
- Capacity improvements at junction 28 M5, to deliver a strategic highway improvement as demonstrated by capacity studies completed to assess the impact of the traffic generated from the site.

The requirements for implementation in accordance with agreed trigger points are set out in Section 5.

Local connections

There are a number of new local connections and works that will help to link the scheme with its surrounding area and in turn the wider town. These will reduce the impact of the development and include:

- Enhancement and traffic calming along Willand Road to discourage through traffic from using a route through the town centre.
- Retention of the three bridle paths running through the site (Growen Lane, Goblin Lane and Bluebell Lane) with their existing hedge banks kept intact wherever possible and upgraded as necessary to facilitate their use for pedestrians, cyclist and horse riders. Where the link crosses these paths, suitable crossings should be provided for all users.
- Pedestrian and cycle access to Rull Lane (indicated as tertiary routes on the diagram adjacent).
- Opportunity to provide vehicular access through to the existing allotments from the urban extension site to aid its accessibility and community use.

N



Key

- Allocation
- A. New junction to B3181 Willand Road
- B. New junction to Tiverton Road
- C. Link Road
- D. Improvements to existing rights of way
- E. Enhancements to Willand Road
- F. Goblin Lane
- G. Cullompton Railway Station (proposed reopening)

- Existing primary route
- Link road
- Primary route
- Secondary route
- Tertiary route
- Footpaths and bridleways
- Pedestrian links to railway station

Above: Movement

4.0 Creating the Structure

4.5 Landscape and Open Space

Green Infrastructure

The green infrastructure has been designed as a mix of open space, sport, recreation and community space. It is at the heart of the scheme, and used as a starting point for defining the development boundaries. Using the existing vegetation and landform, the green infrastructure has been shaped to create the key structuring element to the site. The green infrastructure creates key linkages across the site and defines the focal points of the scheme around the three hilltops. Within lies sports pitches, informal/ formal play areas, allotments, community orchards and public open space all accessed by a well-connected network of footpaths and cycle paths. Existing vegetation, including trees and hedges, has been retained where possible and enhanced by additional tree planting, wild flower meadows and the creation of wetland habitats that will also help with site wide water attenuation.

Strategic Planting

There will be a number of areas of strategic planting across the allocated area. These include:

- Landscape buffer planting between existing and proposed housing;
- Strengthening of hedgerows and other landscape features and habitats;
- Areas of ecological mitigation

Planting should reflect the local landscape and include native species wherever possible. The planting mix should include more mature trees in key areas to add a leafy character from the start.

The green infrastructure and public open space is proposed to principally provide the wider scheme with a parkland setting and will be a local landscape that has a variety of complementary recreational and ecological functions:

- Hilltop Park
- Green Links to the hilltops
- Enhanced biodiversity
- Attenuation ponds and other SUDS features
- Pedestrian and cycle connections
- Wetland areas
- Woodland areas
- Retained hedgerows and veteran trees
- Areas for informal recreation
- Community Allotments
- Community Orchards
- Formal and informal play areas
- New sports pitches and multi-use games area
- Community health garden

Landscape precedents




Public
Bridleway
Public
Footpath










4.0 Creating the Structure

4.5 Landscape and Open Space

A. Hilltop Parks

The hilltop parks provide parkland to serve the development and the wider community. Well accessed by dedicated pedestrian and cycle routes to the residential areas and town, the hilltop parks will provide large areas of public open space with opportunities for leisure, recreation, exercise, formal and informal play. Community and recreational uses have been grouped with the school to create a focus for the neighbourhood in conjunction with this area. Excellent views will be afforded across the Culm valley and beyond towards the Blackdown Hills.

B. Green Links to Hilltops

The Hilltop Parks are well accessed via green links. These routes feature dedicated pedestrian and cycle paths that allow access to the parks and school facilities. It is envisaged that they are marked by swaths of native planting and trees with opportunities spaces for respite and social interaction along the way.

C. Enhanced Biodiversity

By retaining the key existing vegetation on site and by introducing significant new areas of green infrastructure we can enhance the biodiversity of the area. Large areas of public open space will include a number of new habitats designed to benefit the indigenous flora and fauna found on site. New areas of woodland, wetland and meadows area proposed and combined with a planned maintenance program will continue to enhance the biodiversity for years to come.

D. Attenuation ponds and other sustainable urban drainage system (SUDS) area

A fully integrated drainage scheme has been designed into the proposals. Fundamental to the success of the scheme the drainage scheme will provide a betterment to the current greenfield run off rates. A network of swales running along the contours will intercept the run off and transport it into attenuation ponds strategically located around the site. The scheme has been strategically designed in order to not increase wider runoff rates or risk of flooding elsewhere. Detailed design of surface water drainage will form part of the planning application stage.

E. Pedestrian and Cycle Connections

The plan for transport and movement is to encourage walking, cycling and public transport ahead of car use, whilst ensuring that cars are catered for sensibly in the illustrative layout. The master plan is based upon walkable neighbourhood principles and a network of routes are proposed around the site connecting the residents of the wider area to the proposed facilities and back into town.

F. Wetland areas

Wetland areas are proposed as part of the wider surface water attenuation scheme, alleviating flooding and enhancing the existing areas. A series of different wetland habitats will be created enhancing the biodiversity of the site.

G. Woodland areas

Areas of woodland planting are proposed around the site, creating a lasting structure to the neighbourhood. Tree planting at the tops of hills is proposed to reinforce local landscape character and create landscape buffers to development. Woodland planting will provide enhanced biodiversity with leisure and recreation uses.

H. Retained Hedgerows and Veteran Trees

Where possible hedgerows and trees will be retained to preserve the existing character and biodiversity of the site. The proposed green infrastructure of the site has been shaped around the existing trees and hedgerows to create a strong landscape led structure to the site.

I. Areas for informal recreation

Within public open space, areas have been set aside for informal play. This could take the form of objects to climb, places to hide, open spaces to play and the opportunity for children to express themselves outside of formal play spaces.

J. Community Allotments

Within Rull Hill park, community allotments are proposed. Allotments are in demand and provide an opportunity to promote sustainable living through the production of food, light exercise and social interaction.

K. Community Orchards

Combined with the allotments, the community orchards will allow the residents to grow their own fruit. This will promote healthy living and social interaction and ensure the continuation of a long standing local tradition.

L. Formal play areas - including a MUGA, NEAP, LEAPs and LAPs

Instead of distributing numerous play spaces throughout, the feedback we had from the local community was the desire for one meaningful centralised play space. Located in the Hilltop Park next to the school, community building and sports pitch the play space will offer a variety of play equipment for different age groups. Well connected by foot and cycle paths this play space will form a valuable commodity to the surrounding neighbourhood. There is also opportunity to provide a multi-use games area (MUGA) at this location (specifically requested by the town Council).

M. New sports pitches

Three sports pitches are proposed for the scheme. The two pitches centrally located on Rull Hill will be easily accessible for the new neighbourhood and the wider community. One pitch will be located within the school grounds and there may be the opportunity for shared use with the community at the weekend. The senior pitch on Rull Hill will also have shared use of a car park with the community building to facilitate competitive matches. The third pitch will be located off-site in order to supplement existing sports provision in the town This reflects community feedback from the first consultation phase.

N. Areas retained for farmland

The parcel in the north west is to be retained as farmland.

O. Community Health Garden

A community health garden is proposed adjacent to the Medical Centre off Willand Road

N



Key

- Site boundary
- A. Hilltop Park
- B. Green Links to the hilltops
- C. Enhanced biodiversity
- D. Attenuation ponds and other SUDS area, including off site attenuation
- E. Pedestrian and cycle connections
- F. Wetland areas
- G. Woodland areas
- H. Retained hedgerows and veteran trees
- I. Areas for informal recreation
- J. Community Allotments
- K. Community Orchards
- L. Formal and informal play areas - including a NEAP, LEAPs and LAPS
- M. New sports pitches
- N. Areas retained for agriculture
- O. Community Health Garden

Above: Landscape and Open Space

4.0 Creating the Structure

4.6 Drainage Strategy

Surface water disposal for the development will adopt best practice and be based on Sustainable Drainage approaches. The CIRIA SUDS Manual C697 defines best practice advice on the planning, design, construction, operation and maintenance of Sustainable Drainage Systems (SUDS) so as to facilitate their effective implementation within developments.

The fundamental purpose of the SUDS is to ensure that any proposed solutions mimic the natural catchment processes as closely as possible, and in special circumstances (such as within parts of the Cullompton Critical Drainage Area, CDA) provide an improvement to peak runoff rates. A sustainable approach to drainage aims to provide both effective control of the rate and volume of runoff as well as ensure a suitable quality of surface water runoff.

This concept of mimicking and/or improving the natural catchment processes is fundamental to design of a successful SUDS scheme – it uses drainage techniques in series to incrementally reduce pollution, flow rates and volumes. The hierarchy of techniques that are considered in developing the drainage scheme are as follows:

1. Prevention – the use of good site design and site housekeeping measures to prevent runoff and pollution (e.g. sweeping to remove surface dust and detritus from car parks), and rainwater reuse/ harvesting. Prevention policies should generally be included within the site management plan.
2. Source control – the control of runoff at or very near its source (e.g. soakaways, other infiltration methods, green roofs, previous pavements).
3. Site control – management of water in a local area or site (e.g. routing water from building roofs and car parks to a large soakaway, infiltration or detention basin).
4. Regional control – management of runoff from a site or several sites, typically in a balancing pond or wetland.

The approach adopted recognises that the local geology is unlikely to be suitable for infiltration drainage – this being the most sustainable approach possible by restricting all runoff at source. The potential for soakaway systems will however be investigated for each phase of the development so as to allow use if proved practical in order to ensure best practice.

When soakaway drainage is not possible, the surface water strategy for the site is through the use of above ground surface water storage in attenuation ponds and basins, fed directly where practical by either swales (to provide additional quality treatment) or below ground positive surface water drainage networks. The strategy is for each development phase to provide its own surface water drainage solution wherever possible. Attenuation storage is to be designed to allow restriction of all site runoff to the existing greenfield rates up to the 1 in 10 year event and restrict all runoff for events in excess of this (up to and including the 100 year climate adjusted event) to this rate in order to provide a downstream betterment in terms of flood risk so as to meet the requirements of the Cullompton CDA.

Where possible two or more drainage features should be used together such as swales, attenuation ponds and rain gardens. Attenuation pond slopes should be varied to improve biodiversity and have permanent water wherever possible. Green roofs could be incorporated on community buildings and bus stops.

Glossary of terms:

Critical Drainage Area: Critical Drainage Areas (CDA) are catchments that are considered to have critical drainage problems, notified to the local planning authority as such by the Environment Agency. In a CDA, new development will need to reduce flood risks downstream, rather than just having just a neutral impact.

Rainwater harvesting: Rainwater harvesting systems collect clean rainwater in underground tanks. The rainwater captured can then be used for flushing toilets, washing clothes, watering the garden, and washing cars etc. resulting in a reduction (as much as 50%) in the amount of mains water used within the home.

Soakaways: Soakaways are features that are designed to direct surface water to ground where infiltration rates permit. They usually comprise a square or circular excavation that is either filled with rubble or lined with brickwork, pre-cast concrete or polyethylene rings/perforated storage structures surrounded by granular backfill.

Infiltration and detention basins: Infiltration basins are vegetated depressions designed to store surface water run-off and to encourage such water to infiltrate into the ground. Detention basins are features designed to store excess surface water volumes generated by the controlled release of flows to the surrounding surface water network (natural or man-made). They also facilitate some settling of particulate pollutants so can improve water quality prior to controlled release. Detention basins can be designed to be dry under normal conditions and as such can also function as recreational space.

Balancing ponds and attenuation ponds: Balancing and attenuation ponds are features designed to store the additional volume of water generated by controlling (attenuating) surface water runoff to a specified maximum discharge rate. Any flows in excess to the maximum allowable rate are retained within the ponds. They also facilitate some settling of particulate pollutants prior to controlled release. The ponds are normally designed to be permanently wet.

SWALE: Swales are linear vegetated drainage features in which surface water can be stored and/or conveyed. They can be designed to allow infiltration, where ground conditions allow, and provide water quality improvement through the capture of suspended solids.

N



Above: Framework plan

4.0 Creating the Structure

4.7 Character Assessment

The masterplan can be sub divided into areas that have a distinctive character of their own and which will come together to define the wider whole. Whilst it is important that the scheme has a continuity and definable sense of place, the different areas of the masterplan respond in different ways to their particular role and location within the development. This SPD does not look at these areas in detail as it is a level of detail which will be expected to be seen as part of an outline planning application. The diagram on the next page identifies three important character areas along the link road, which will need to be considered in more detail prior to planning applications, through urban design and architectural principles, and in more detail at planning application stage itself.

Design approach

The proposed character areas are intended to form the foundation for more detailed guidance that will be prepared as part of a coordinated design approach for the new neighbourhood set out in 1.7 design process and Guiding Principle G: Character. This design approach elaborates on the structuring principles that are illustrated in this SPD to ensure that there is a consistent approach to design across the whole area and that individual character areas reflect to their particular role, function and distinctive position within the neighbourhood.

The character areas should take into account the existing landscape, ecological and topographical characteristics of the site. As such they will be quite different, ranging for example, from the local centre near the base of the hills, by St. George's Well, to the green infrastructure on Rull Hill.
Residential densities and therefore the character and appearance of housing areas will graduate across the site as shown in chapter 4.3.

The highest densities will be at the heart of the local centre and along the link road, and lower densities on the edges of the site allowing the built form to feather into the landscape at the edge of the development.

The design process and additional design work required in chapter 1.8 should use these character area principles as a starting point for more detailed guidance together with developing a clearer understanding of local building traditions and characteristics of the surroundings of the site and Cullompton itself.

Link Road (A)

The link road is an important aspect of the scheme, and should be designed to reflect the varying character of the land that it passes through. There are areas where the link road will be surrounded by housing, but other areas where it will be surrounded by green space. The different sections of the link road need to be considered in detail.

Various focal points (nodes) are proposed along the link road. These provide interest along the road, and within the development. These nodes need to be looked at in further detail as part of the design process. The three nodes identified at this stage are: the local centre, the school, and Rull Hill.

Local Centre (B)

The local centre is located in the valley between the two hilltops: St. Andrew's Hill and Rull Hill. This area is proposed to house employment as well as being a local centre for the development. The local centre is to be designed as an important focal point for life in the area.

It will need to be highly accessible with good pedestrian and cycle connections and form a high quality, attractive location incorporating a range of uses together with public space to interact socially within a landscape setting. Ground floor uses should create variety and vitality, while remaining flexible. Upper floors could accommodate residential uses and appropriate employment uses. With a combination of town houses and apartments, the residential density here would be in the region of 40 - 50dph. The local centre would also be a hub for bus services moving along the link road and into the town centre.

School and Community Centre (C)

The school, as well as the community building and playing pitches would be located in a second focus point along the proposed link road. It will provide good links to the countryside, but also to the existing health-centre along Willand Road and beyond that to the town centre. The school and community centre are to be within a highly accessible location and on a public transport route. This area will need to be carefully designed to create an integrated community hub of complimentary uses within an attractive and high quality setting.

Rull Hill (D)

The majority of the green infrastructure has been designed to sit on and wrap around Rull Hill. This is another key character area, as it provides the biggest community use in the development, with allotments, playing pitches, play areas, orchards, etc. Development is proposed to wrap around this GI in order to provide for an active frontage onto the green spaces, as well as natural surveillance. This will provide a defining characteristic of the neighbourhood and for this reason the masterplan has been designed so that the residential communities feather into it and are intertwined with the green areas of Rull Hill.

The character areas, including the residential development, have not been analysed in any detail at this masterplan stage. Further design work will be needed to address this at planning application stage.

N



Key

- Site boundary
- A Link road
- B Local Centre
- C School and Community Centre
- D Rull Hill Open Space
- E Employment Area

Above: Character Assessment

5.0 Delivering the Place

Achieving a Quality Place

5.0 Delivering the Place

5.1 Infrastructure and Planning Delivery

Policies CU1 and CU6 of the Local Plan Review require an agreed phasing strategy to bring forward development and infrastructure in step and retain the overall viability of development.

Policy CU6 is set out below:

Policy CU6 North West Cullompton Phasing
A phasing strategy will be required for the development of North West Cullompton to ensure that the development and infrastructure come forward in step, minimising the impact of development while ensuring that the development remains viable. The strategy should take account of the following requirements, variation of which will have to be carefully justified. Development shall be subject to the following:

a. Provision of affordable housing will be in broad step with the market housing;
b. Provision of all serviced self-build plots after the 'through route' linking Tiverton Road to Willand Road is operational;
c. Provision of commercial development after the delivery of the first 500 houses and prior to the delivery of the first 800 houses, at a rate of at least 0.9 hectares per 150 occupied dwellings thereafter;
d. Provision of 8.8 hectares of strategic green infrastructure including equipped public open space and one playing pitch prior to the occupation of no more than 500 dwellings;
e. Implementation of local bus service improvements prior to the occupation of no more than 500 dwellings and strategic bus service enhancements phased with development;
f. Occupation of no more than 500 dwellings before the opening of a 'through route' linking Willand Road to Tiverton Road and the delivery of traffic management measures on Willand Road;
g. Transfer of land for a primary school together with right of access to the Local Education Authority prior to the commencement of the development on the site, and funding for education facilities in instalments;
h. The necessary sustainable urban drainage features, and linking pipe work is integrated and phased appropriately in step with development and, where required, temporary measures should be taken during construction to protect downstream areas from additional water run-off; and
i. Occupation of no more than 600 dwellings prior to the completion of the Cullompton Town Centre Relief Road.

The policy objective is to ensure that development and infrastructure come forward in step, minimising the impact of development while ensuring that the development remains viable.

The strategy is set out in the following sections and will achieve policy expectations for the phasing of employment and housing, green infrastructure, highway improvements, bus service enhancements, transfer of land and funding for the primary school.

The North West Cullompton urban extension is a strategic development site and will have large infrastructure costs which will be funded via developer contributions. This requirement was reflected in the principles underlying the original phasing strategy contained in the 2016 Masterplan which have also formed the basis on which the phasing strategy contained in this Masterplan has been prepared.

In compiling a list of infrastructure in relation to this allocation, the Council had regard to the infrastructure tests set out in section 122(2) of the Community Infrastructure Levy Regulations which state that it must be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fair and reasonably related in scale and kind of development.

The success of the masterplan will ultimately be judged by what is delivered and the approach taken to delivery will therefore be key. It is essential that the development is taken forward in a co-ordinated and cohesive manner with the bigger picture clearly in mind, in this way the overall vision and aims of the area can be achieved. Important to the consideration of each planning application or phase will be that it does not prevent or inhibit other areas of the site to be delivered. Each phase of the site must therefore be approved on a comprehensive basis.

5.2 Housing Delivery

Assumptions around the rate of housing delivery

The Mid Devon Local Plan 2013-2033 sets out an expected year on year trajectory for the provision of housing. On this site, the Local Plan anticipated delivery of the first 49 homes in 2020/2021 with the development of the urban extension completing in 2032/2033.

Policies CU1 and CU6 of the Local Plan Review require an agreed phasing strategy to bring forward development and infrastructure in step and retain the overall viability of development. The phasing strategy is intended to achieve delivery of the 1350 completions within an 11 year period ending in 2032/2033.

Year	Annual Completions	Running Total
Year 1 (2022-23)	25	25
Year 2 (2023 - 24)	150	175
Year 3 (2024-25)	150	325
Year 4 (2025-26)	150	475
Year 5 (2026-27)	175	650
Year 6 (2027-28)	150	800
Year 7 (2028-29)	150	950
Year 8 (2029-30)	100	1050
Year 9 (2030-31)	150	1200
Year 10 (2031-32)	135	1335
Year 11 (2032-33)	15	1350

Planning permissions have now been granted for the first 600 homes and first completions are now expected in 2022/2023. The expected completion figures are set out in the revised housing delivery table below.
Development has already started with the commencement of the construction on the Persimmon site, and the projected build out of the urban extension is shown in the table below. The expected completion figures assume two or more house builders on site at the same time.

The sequencing of development and provision of supporting infrastructure set out in this SPD has been structured to provide appropriate flexibility over where and when development takes place. It seeks to ensure that the necessary infrastructure is provided in a timely and viable way in the interests of delivery of the vision and aims of the area in a co-ordinated and comprehensive manner.

Assumptions on housing mix and population profile

The Mid Devon Local Plan 2013-2033 sets out a 28% target for affordable housing (subject to viability) within the urban extension. It is recognised that developments must be viable and that affordable housing may make a considerable difference to viability. This development will need to contribute significant sums towards the cost of infrastructure which will have a significant impact upon viability, particularly in the early phases.

The 2016 Masterplan recognised that further viability testing and assessment will be needed to establish the level of affordable housing, including the potential for affordable housing to be deferred or reduced in early phases as significant transport infrastructure is required to be brought forward early in the development. This is reflected in the level of affordable housing that can be delivered in the first phase of 600 houses being reduced to 10%. Further phases are expected to deliver a policy-compliant level of housing. Once provided, affordable housing should be delivered in step with market housing. Affordable housing provision will need to have regard to needs assessment within the Cullompton area. The Council has already identified that at least 5 pitches for gypsies and travellers will be needed as part of the affordable housing provision via policy CU1 of the Mid Devon Local Plan 2013-2033.

Based on an average household size of 2.3 persons in Mid Devon it is anticipated that circa 1350 dwellings could result in a population up to approximately 3,105.

Residential development on the site must have regard to housing mix in terms of type, size, tenure and location (intermixing of affordable and market) and be designed so that affordable housing is indistinguishable from market housing
.
Policy CU1 adds the requirement for 5% of the dwellings to be available to self and custom builders. Policy CU6 provides for the provision of all serviced self-build plots after the 'through route' linking Tiverton Road to Willand Road is operational. Therefore, development in phases 2 and 3 at will be expected to deliver 5% self-build homes.

5.0 Delivering the Place

5.3 Approach to Development Phasing

The delivery of infrastructure and phasing of the development has been approached in accordance with the following principles:

- Infrastructure should be provided in a timely way in order to reduce/ mitigate the impact of the development;
- Given the scale of the project, there is a need to balance certainty of delivery of key infrastructure with the need to maintain flexibility over the delivery of the development and infrastructure, especially as delivery is likely to take place over a period in the region of 10 years;
- A coherent and coordinated approach to infrastructure delivery, construction management and development phasing is needed between land ownerships in order to ensure that the overall policy aspirations are met;
- Avoiding in so far as possible the creation of parcels of land or pockets of development that do not relate to their surroundings or are isolated from each other; and,
- The early provision of transport infrastructure is recognised as being a key requirement in order to reduce the impact of the development upon the existing local highway network. However this must be balanced with the need to maintain development viability;

As this development is expected to take place over a period in the order of 11 years, it is recognised as important that an element of flexibility is retained in order that the development can respond to changing circumstances over time.
It is expected that a process of monitoring and review of delivery will be undertaken by the District Council in conjunction with the landowners / developers.
In considering proposals to vary phasing from that set out in this document the District Council will have regard to:

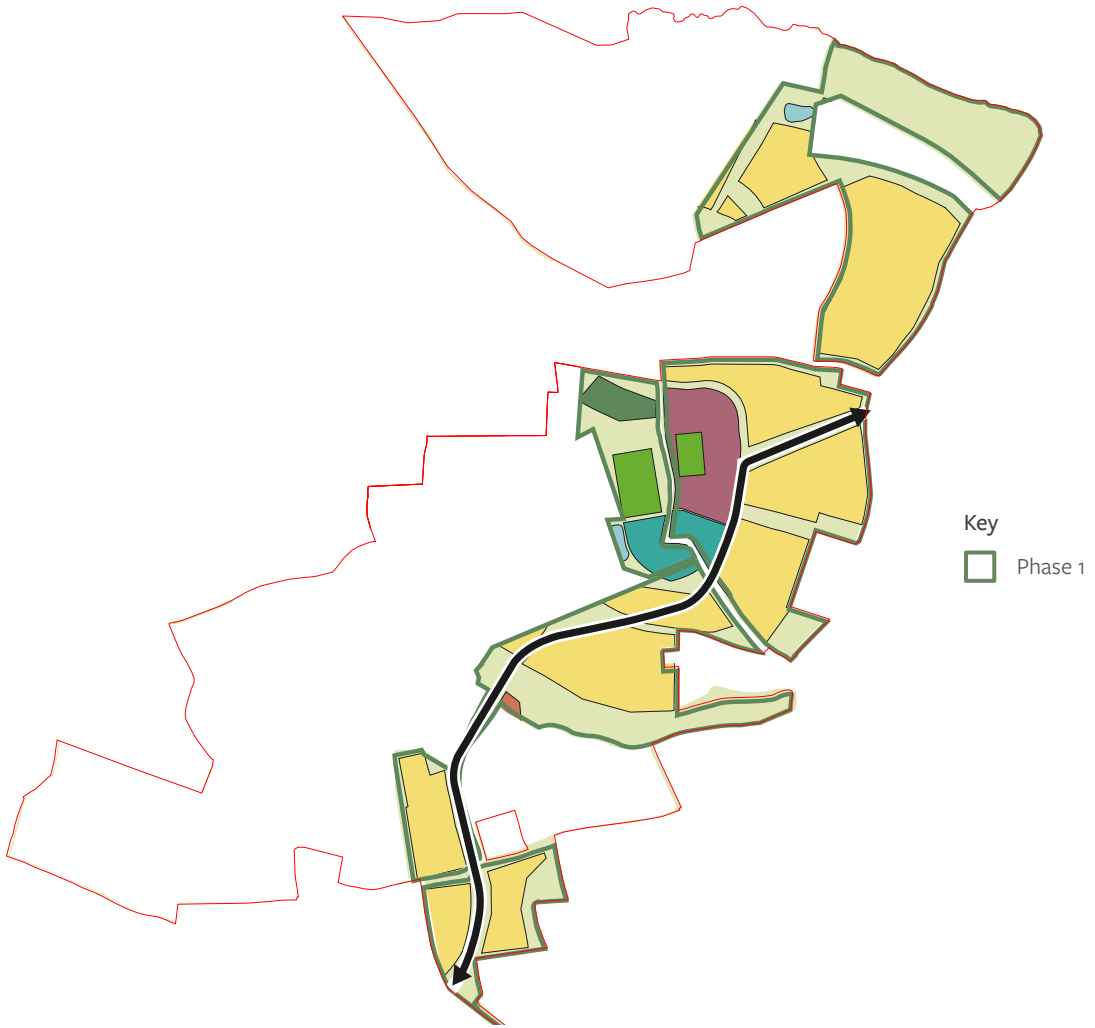
- How the supporting infrastructure specified in this SPD for the specific number of units proposed in the application will be secured;
- How appropriate sustainable access for new residents can be achieved between the housing development and supporting infrastructure (e.g. primary school) where appropriate;
- Whether the development proposed will prejudice delivery of other land holdings within the urban extension or the whole master plan, or result in an unacceptable impact on existing residents;
- How the proposed phasing complies with policy Policies CU1 and CU6 and any subsequent review of the Development Plan in relation to it;
- In the event that delivery of an earlier phase, part of a phase or land holding has stalled, proposals to bring forward later planned phases will be considered provided they do not undermine delivery elsewhere within the overall site, the provision of supporting infrastructure and mitigation of the impacts of the development as a result of earlier delivery.

The overall approach taken towards phasing and infrastructure delivery in this SPD is to seek to ensure that each phase of development is as self-sufficient as possible whilst delivering necessary strategic elements of infrastructure in a timely manner and not prejudicing the ability of the following phases to do the same.

5.0 Delivering the Place

Phase 1:

- 600 houses
- 10% affordable housing
- Link Road - whole length
- Persimmon will be able to build out remaining dwellings on this land parcel (up to circa 200 in total) once the link road from Willand Road is delivered to the boundary with adjacent land ownership parcel to the SW
- Traffic management measures on Willand Road, Saxon Way, Plantagenet Drive and Norman Drive
- Provision of footways in Millennium Way to bus stops
- Transfer of 2.1 ha of serviced and accessible land for primary school and associated sports pitch
- Transfer of 0.4 ha of serviced and accessible land for community building
- Rull Hill - hilltop green infrastructure including sports pitch, allotments, community orchard and an equipped play area
- Transfer of health garden land to serve Culm Valley Integrated Health Centre
- A package of interpretation in respect of the Scheduled Monument



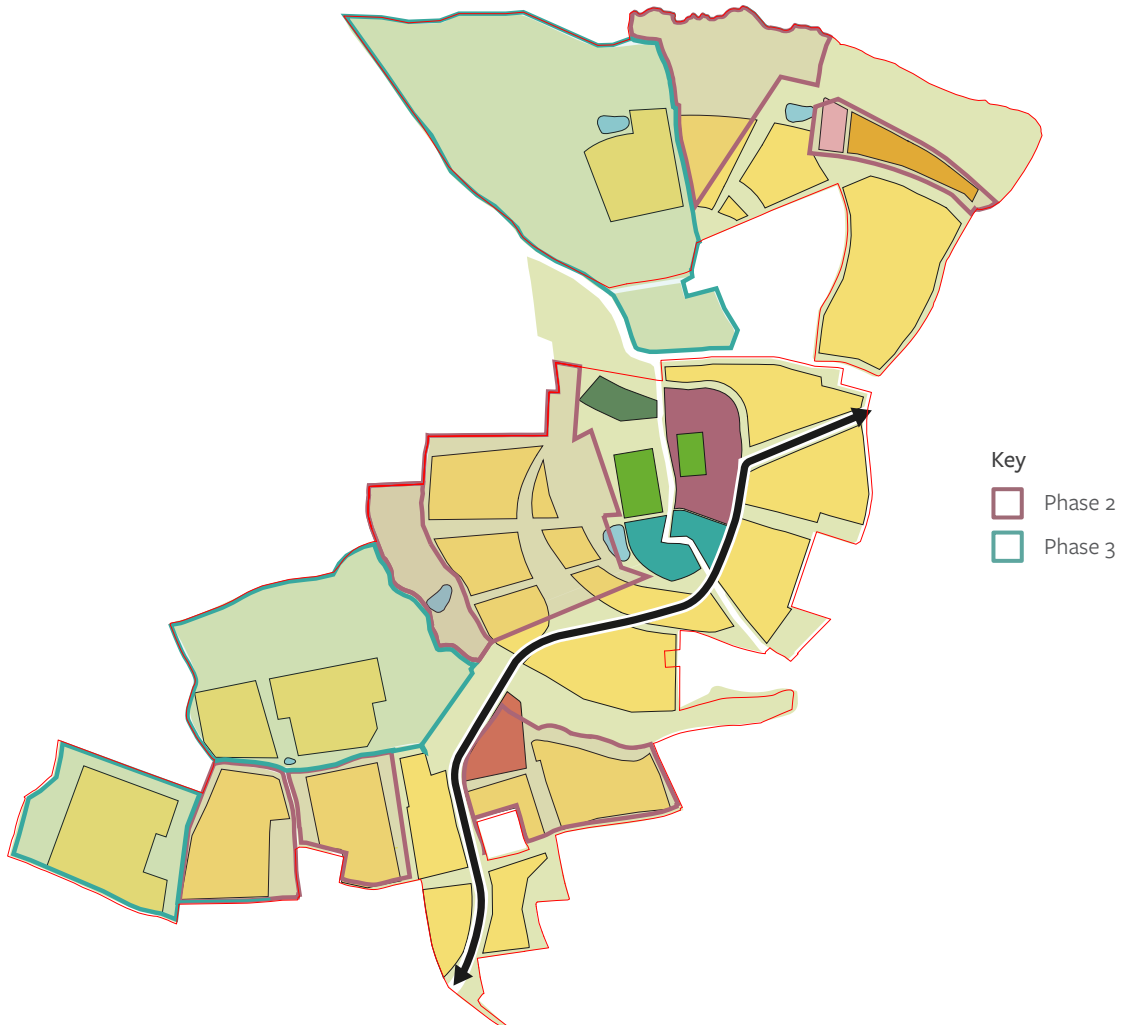
Above: Phase 1 plan

Phases 2/3:

- 750 houses
- 28% affordable housing
- Provision of 5% self and custom build plots
- Completion of primary school building and associated sports pitch
- Completion of remainder of footway along Millennium Way
- Provision of local centre
- Delivery of land for employment provision
- Completion of green infrastructure
- Serviced and accessible land for gypsy and traveller site
- Community building
- Third sports pitch (off-site provision)
- Traffic calming measures in Tiverton Road

Key

- Site boundary
- Residential
- Employment
- School
- Community facilities
- Gypsy and Traveller Sites
- Green Infrastructure
- Playing Pitch
- Allotments
- Equipped Play Areas
- Local Centre



Above: Phases 2 & 3 plan

5.0 Delivering the Place

5.4 Construction of Road Infrastructure within the site

The proposed time frame for the completion of the link road is 2-3 years from the commencement of development. Policy CU6 of the Mid Devon Local Plan requires the link road to be opened before the occupation of no more than 500 houses. However, the outline planning permissions secure the opening of the road before 100 houses are occupied on each of the Persimmon and Barratt David Wilson sites. The housing trajectory table on page 65 shows that by the end of year 2 up to 175 houses will have been built, with up to 325 houses completed by the close of Year 3.

It is now intended that construction will start from both the Willand Road and Tiverton Road ends, rather than a construction access coming through St George's View.

The part of the link road through the Persimmon parcel will be completed before the occupation of 100 houses on the Persimmon site, and the part through the Barratt David Wilson parcel will be completed before the occupation of 100 houses on that land parcel. At a rate of delivery of 50 houses a year on each land parcel, it is anticipated that the road will be completed within 2-3 years of commencement on site. This is the same time frame as anticipated in the 2016 Masterplan SPD.

The new road is proposed to act as a distributor type road and will be a minimum of 6.5m wide in order to fulfil this purpose and accommodate large vehicles including the buses and agricultural vehicles which are anticipated. In addition to its distributor function, the road will also need to be designed to accommodate an attractive residential environment, walking and cycle movements and controlled speeds, especially in the vicinity of the proposed primary school.

Parallel parking bays will provide opportunities for parking in a controlled manner without obstructing the free flow of traffic. Visitor parking requirements and shared surface arrangements should be taken into account in the overall design proposals for the development.

N



Above: Road Infrastructure Plan

5.0 Delivering the Place

5.5 Infrastructure Requirements

Infrastructure Required and Triggers for Delivery

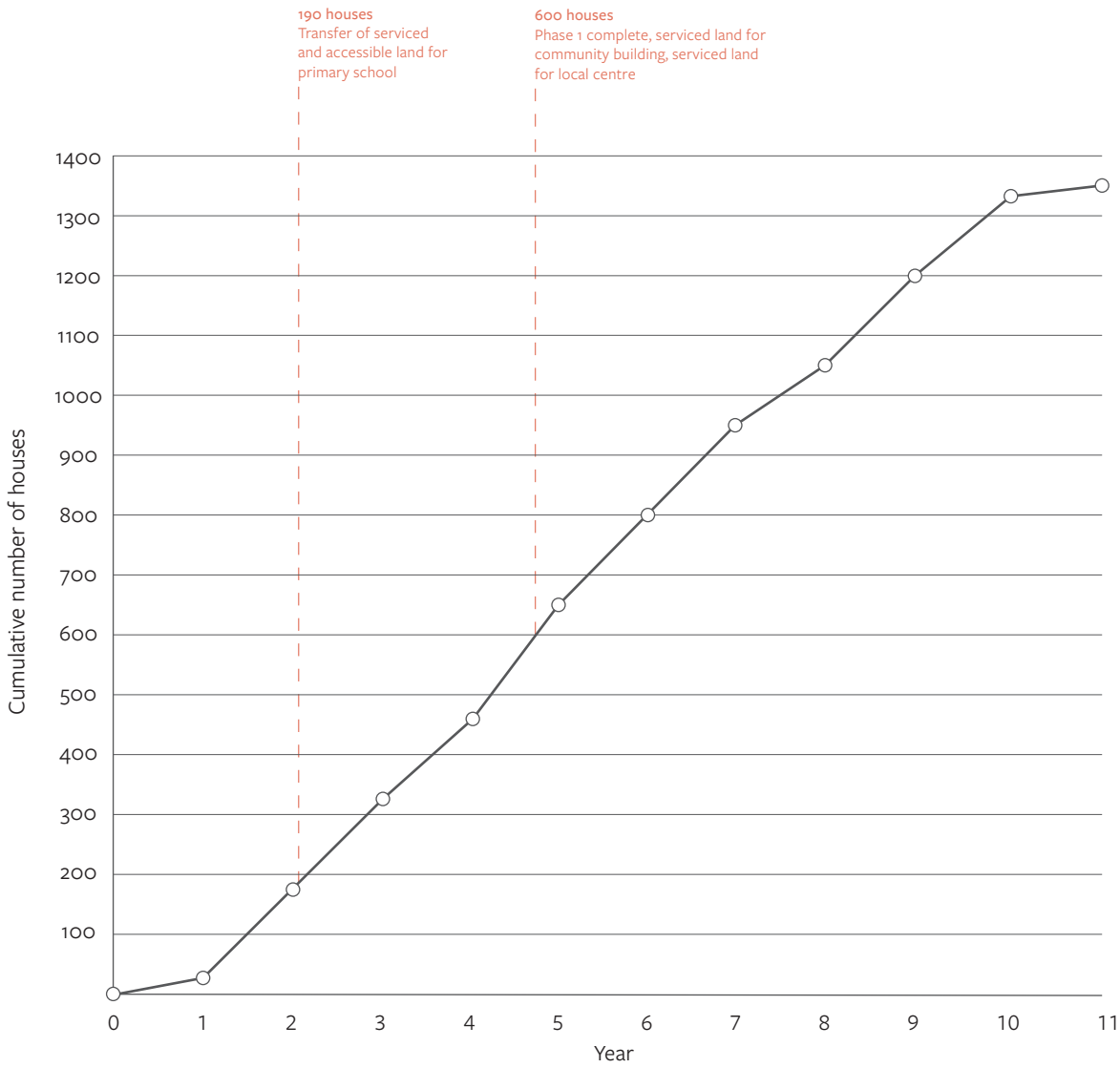
The key elements of infrastructure required to support the vision and aims of sustainable development at Cullompton's new neighbourhood have been based on requirements set out in the Mid Devon Local Plan 2013-2033 together with information collected from stakeholders and the wider community.

The infrastructure necessary to support the urban extension must be delivered in a timely way in order to reduce the impact of the development. The key infrastructure requirements for the urban extension are identified within the Mid Devon Local Plan.

These are listed in the following table in relation to the anticipated phase of development and identified trigger points. This table concentrates upon infrastructure requirements common to different areas and ownerships where coordination over delivery is most required. Further site specific infrastructure will be required on a more local basis, for delivery under individual detailed planning permissions for the relevant phase of the development such as footpaths and streets and non-strategic habitat mitigation.

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

The infrastructure trigger table is updated to remove references to a construction access through St George's View, and to reflect green infrastructure provision specified in policy CU3.



Above: Indicative timeline

Key infrastructure required	Anticipated phase for delivery and trigger point where known	Lead delivery organisation
Access and Transport		
Opening of a through route* linking Willand Road to Tiverton Road	Phase 1 - prior to occupation of no more than 500 dwellings	Developer
Provision of the section of through route from Willand Road to the primary school site	Prior to the occupation of no more than 50 dwellings on this land control parcel or within 18 months of the commencement of the development on this land control parcel, whichever is sooner	Developer
Provision of the section of through route from the primary school to the boundary with the adjacent land control parcel to the south west	Prior to the occupation of no more than 100 dwellings on this land control parcel or within 30 months of the commencement of development on this land control parcel, whichever is the sooner	Developer
Traffic management measures on Saxon Way, Plantagenet Drive and Norman Drive	Phase 1	Developer
Footway and shared use link along Millennium Way	Phased with development	Developer
Cycle and pedestrian routes through the development and GI area	Phased delivery from occupation of first dwelling	Developer
Contributions to bus service enhancements	Phased with development	Developer
Cycle and pedestrian links to and from the town centre	Phased with development	Developer
Town Centre Relief Road is required	Prior to the occupation of no more than 600 dwellings	Developer
Provide for traffic calming measures in Tiverton Road	Phase 2	Developer
Education Facilities and Community Building		
Transfer of serviced and accessible land for a primary school (2.1 hectares)	Phase 1	Developer
Provision of primary school building, playing pitch and early years facilities	Phased with development according to Devon County Council's requirements	Developer / DCC
Enhancements to secondary education provision	Phased with development	Developer / DCC
Transfer of serviced and accessible land for community building (0.4 hectares)	Phase 1	Developer
Provision of community building	Phase 2	Developer
Transfer of serviced and accessible land for health garden	Phase 1	Developer
Employment and Local Centre		
Provision of serviced and accessible employment land	Phase 2	Developer
Employment buildings built with demand	Phase 2	Developer
Serviced land for Local Centre	Phase 1, once link road is open	Developer
Green Infrastructure		
Rull Hill green infrastructure (7.4 ha) including allotments (0.7 ha) and one equipped play area (0.45 ha) with necessary financial support and management	Phase 1 – prior to the occupation of 500 dwellings	Developer
One playing pitch (1.4ha) with necessary financial support and management	Phase 1	Developer
Other green infrastructure including second equipped play area and off-site provision of third playing pitch with necessary financial support and management	Phases 2 and 3	Developer
Sustainable urban drainage systems (SUDS)	Phased with development	Developer
Gypsy and traveller site		
Serviced land for gypsy and traveller site (sufficient for at least 5 pitches)	Phase 2	Developer

* Link road likely to be delivered within 2-3 years of commencement of construction of the development as a whole. The Transport Assessment will need to demonstrate impacts on Tiverton Road are acceptable.
Note: The numbers of dwellings are cumulative from the beginning of the first phase and do not include those provided at the Olympian Way development

5.0 Delivering the Place

5.6 Monitoring and Review

The success of the development will depend to a large extent on the continued partnership working of the landowners, the Council, developers and other key stakeholders to secure delivery of a high quality and sustainable place and supporting infrastructure in a timely way.

The Council will monitor implementation of this SPD and the extent to which the strategic policy objectives and vision are being achieved in the Annual Monitoring Report. If implementation / delivery is considered to be failing, this will be reported together with an explanation and proposed remedial steps.

It is possible that during the life of this masterplan, there may be further changes to the adopted policy of this Council, given that the Council is progressing a review of the adopted Local Plan. In the event that the current adopted policy is superseded, the implications of this on this SPD and its implementation will be reviewed and amended if required.

The extent to which the strategic policy objectives and vision are being achieved will be monitored by the Council against the policy prevailing at that time.

Planning applications will be determined against policies within the adopted development plan at the time, together with this SPD.

N



A. M5 Junction 28
B. B 3181
C. High Street
D. St Andrew's Primary School
E. Goblin Lane
F. Willand Road
G. Rull Lane
H. St George's View
I. St Andrew's Estate
J. Cullompton Health Centre
K. River Culm

- Residential
- Employment
- School
- Gypsy and Traveller
- Open Space
- Attenuation pond
- Allocation boundary (development)
- Allocation boundary (GI)

Urban Interventions

1. Local Centre
2. Primary school with sports pitch
3. Community building with changing facilities
4. Road linking Willand Road to Tiverton Road
5. Improve pedestrian connectivity to town centre
6. Improvements to Willand Road
7. Employment
8. Homezones
9. A clear hierarchy of streets and spaces
10. Gypsy and Traveller site
11. Sports pitches
12. Pedestrian access to school and medical centre
13. Improvements to existing paths

Landscape Interventions

14. Attenuation ponds on and off site
15. Pedestrian and cycle connections throughout the site
16. Green Infrastructure (GI)
17. Green Links to the hilltops
18. Sports and recreation areas
19. Children's play areas
20. Community Orchard
21. Community Allotments
22. Community health garden
23. Hilltop Parks
24. Access to Allotments
25. Retained farmland

Above: Framework plan

5.0 Delivering the Place

5.7 Requirements of Future Planning Applications

It is likely that the extension to North West Cullompton will be delivered over a time period in excess of 10 years. The land is in more than one ownership and accordingly is likely to come forward in more than one outline and /or full planning applications. Outline applications will be followed by reserved matters applications that may be based on a subdivision of the site into smaller sub phases. Each planning stage will require the submission of supporting documents and information. Planning permissions granted are also expected to result in planning conditions, the discharge of which are also likely to require the submission and approval of further reports and documents on topics such as the design, construction and management of aspects of the development.

The Council intends to deliver the required infrastructure associated with this development, via site specific S106 agreements. It is considered that this mechanism will be the most effective in delivering the necessary infrastructure.

Information forming part of a planning application must meet standard national requirements. In addition the Council's local validation requirements must also be met.

These are available at: middevon.gov.uk/residents/planning/

A list of information to be submitted as part of an outline application for the development of the site is provided below. It should be noted that this list is not exhaustive and further requirements may be identified as a result of pre-application discussions. Some elements may also be more appropriately submitted at reserved matters stage dependent upon the scope of the application made at outline application stage.

1. Masterplanning and Design

- Outline application: Development framework plan to illustrate development form at a greater degree of resolution as relevant to the application location.
- Outline application and reserved matters applications: Design and Access Statement to include proposed character areas, street / space typologies, sample blocks and key areas including the community facilities and area of the primary school referring back to this SPD and development framework plan above. Conditions are likely to require the approval of illustrated urban design and architectural principles prior to the submission of reserved matters applications. More details are to be found within the design process section at 1.4.
- Reserved matters: Detailed design proposals for the area applied for. Compliance with this SPD and subsequent masterplanning and design stages above will need to be demonstrated.
- Full applications: Will need to meet the requirements of both outline and reserved matters applications.

2. Planning

- Floorspace schedule outlining indicative scale of proposed land uses at the neighbourhood centre and subject to that floorspace, a retail impact assessment.
- Draft Heads of Terms for Section 106 Agreement
- Viability Appraisal and independent review with details to be agreed with Mid Devon District Council
- Affordable Housing Statement
- Statement of Community Involvement (SCI)
- Whole-site Infrastructure Delivery Plan
- Neighbourhood management Plans – to cover future maintenance of community spaces and buildings
- Planning statement including reference to conformity/non-conformity with this masterplan SPD
- Green infrastructure strategy for the scheme as a whole identifying component elements together with proposals for management and ongoing maintenance.
- Health impact assessment
- Transport assessments including capacity studies to assess the impact of traffic generated from the site on junction 28 of the M5

3. Sustainability

- Sustainability & Energy Assessment incorporating a carbon reduction and low emissions strategy for the allocation site as a whole– outlining the approach taken to integrating sustainability during the design process. This can include topics such as water use, materials, surface water run-off, waste, pollution, health and wellbeing, management, ecology and transport. This should also include estimated energy loads and consumption as well as predicted CO_2 (carbon) emissions of the overall development and how air quality is to be addressed.
- Waste audit statement – to demonstrate how waste will be managed according to the waste hierarchy. To cover waste arising from the construction stage and following occupation of the new properties within the masterplan area.
- A biodiversity net gain assessment to demonstrate a net gain

4. Traffic & Transport

- Whole-site Transport Assessment
- Whole-site Framework Travel Plan – outlining measures to encourage new residents and employees on site to use sustainable modes of transport
- Traffic pollution assessment – to consider the impact of traffic generated nitrogen oxides upon environmental assets including mitigation measures. (See also air quality assessment)
- Whole-site Public Transport Strategy – outlining a strategy for providing viable sustainable transport options
- Public Rights of Way Statement – assessing the impact on existing access routes
- Highway design report and any other reports & modelling as required in consultation with Devon County Council Highways Department.

5. Environmental Impact

- Environmental Statements which should follow the requirements as set out in any scoping opinion
- Landscape and Visual Impact Assessments
- Arboricultural Survey & Landscape Plan, including tree and hedgerow removal details
- Biodiversity & Ecological Reports including Management Plan Archaeology Assessments
- Air Quality Assessment – to include Low Emission Strategy
- Noise Assessment
- Flood Risk Assessment
- Sustainable Drainage Strategy together with proposals for ongoing management and maintenance.
- Heritage Statement including description of significance of any affected heritage assets.
- External lighting Assessments – to include assessment on habitat areas and where details of high-intensity lighting (e.g. floodlights) are included or indicatively shown near to sensitive/residential areas
- Land Contamination Assessments
- Site Waste Management Statement
- Construction Management Plans
- Utility Infrastructure Report

6.0 Factors Shaping Development

Appendix A

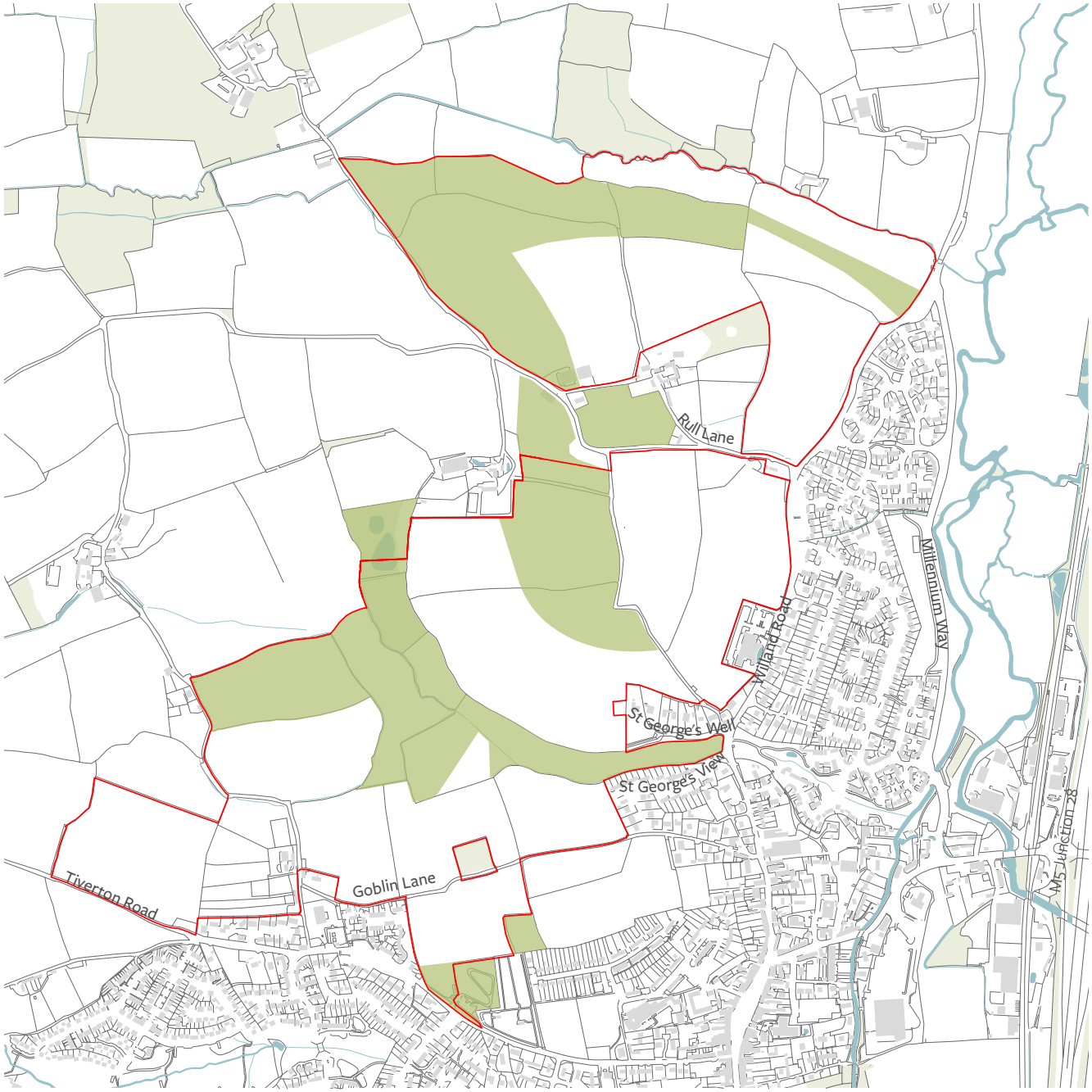
6.0 Factors Shaping Development

6.1 Scope and Extent

This section of the document summarises the survey and analysis work that has been undertaken in relation to the allocated site to inform the SPD Masterplan. The work provides a foundation that has helped to shape the form of the masterplan and inform the quantum's of the different land uses that are proposed. The scope and extent of survey work comprises:

- Site within it's context
- Geography
- Cullompton Wide Connectivity
- Access and Movement
- Facilities and Amenities
- Visual Sensitivity
- Topography
- Green space and Ecology
- Hydrology
- Utilities
- Cultural Heritage
- Character and Building Traditions

N



Key

Site boundary

Allocated Green Infrastructure

6.0 Factors Shaping Development

6.2 Cullompton Wide Connectivity

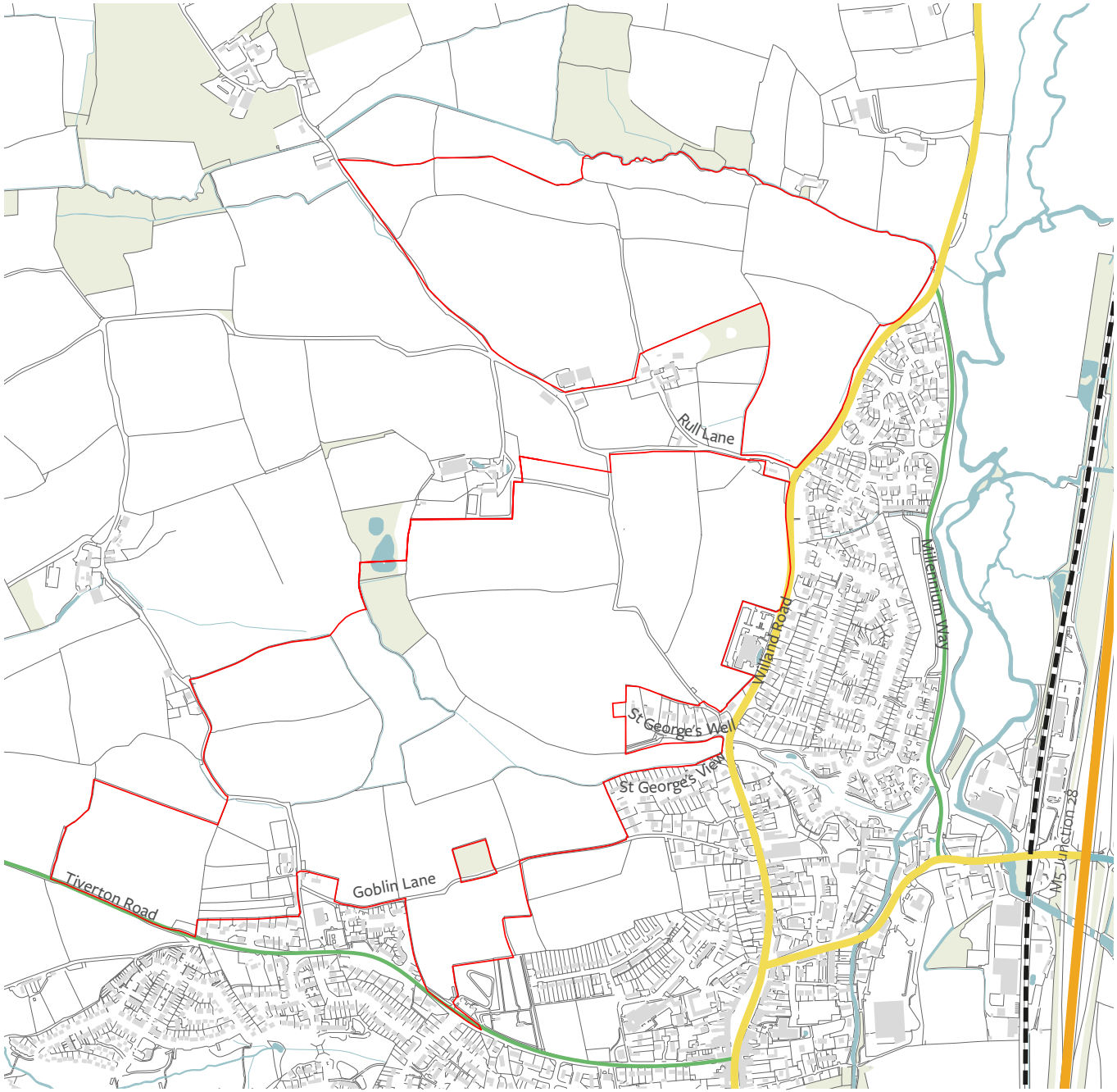
Survey/Analysis:
Mapping 2022

Situation/Summary:
Cullompton is a well connected and accessible town in Mid Devon. Its location along the M5 provides good links to Exeter and other cities along the M5. It also has good links to neighbouring towns Tiverton and Honiton.

A network of bridle paths and public footpaths link Cullompton into the surrounding countryside.

Opportunity/Constraint:
Proposals should seek to provide easy access to facilities, amenities and employment areas by all modes of transport with a particular emphasis on more sustainable options including footpaths and cycle ways.

N


Key
Site Allocation
M5
Railway
B Road
Other Main Roads
Rull Lane
Willand Road
Millennium Way
St George's Well
St George's View
Goblin Lane
Tiverton Road
M5 Junction 28

6.0 Factors Shaping Development

6.3 Access and Movement

Survey/Analysis:
Mapping 2022

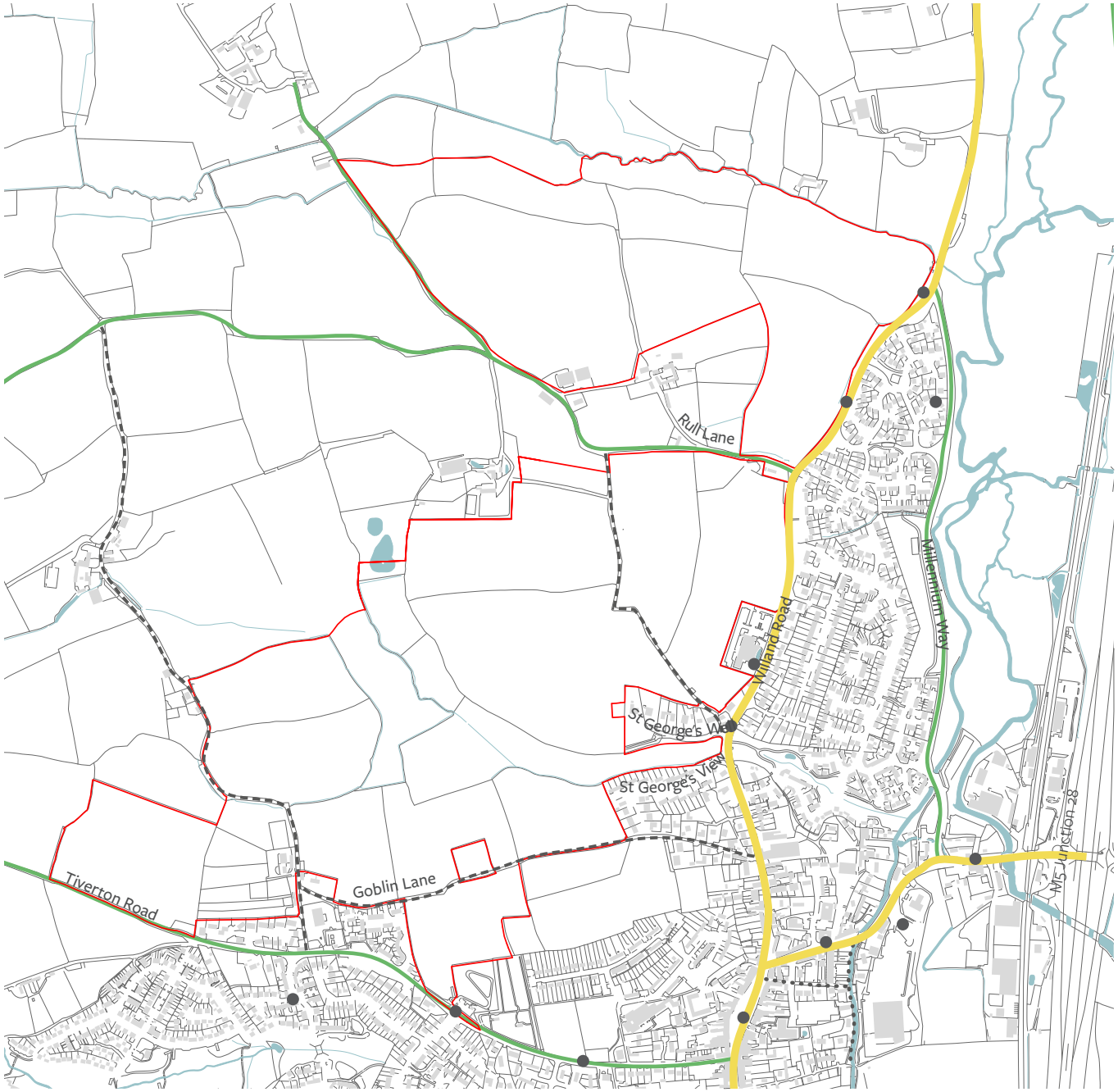
Main routes and connections mapped. Bus stops mapped.

Situation/Summary:
The site is well positioned with access to multiple bus stops. The site lies adjacent to main roads Tiverton Rd and Willand Rd. The site is also within walking distance of the existing town centre.

Three bridle paths run through the site.

Opportunity/Constraint:
Existing bridle paths within the site should be retained with existing character and incorporated into the site wide pedestrian and cycle network strategy.

N


Key
Site Allocation
B Roads
Other Roads
Bridle path
Footpath
Bus stops
Rull Lane
Willand Road
Millennium Way
St George's Way
St George's View
Goblin Lane
Tiverton Road
M5 Junction 28

6.0 Factors Shaping Development

6.4 Facilities and Amenities

Survey/Analysis:
Mapping 2022

Main routes and connections mapped. Bus stops mapped.

Situation/Summary:
Retail primarily caters for local needs with an indoor market, a street market and a farmers market being held regularly.

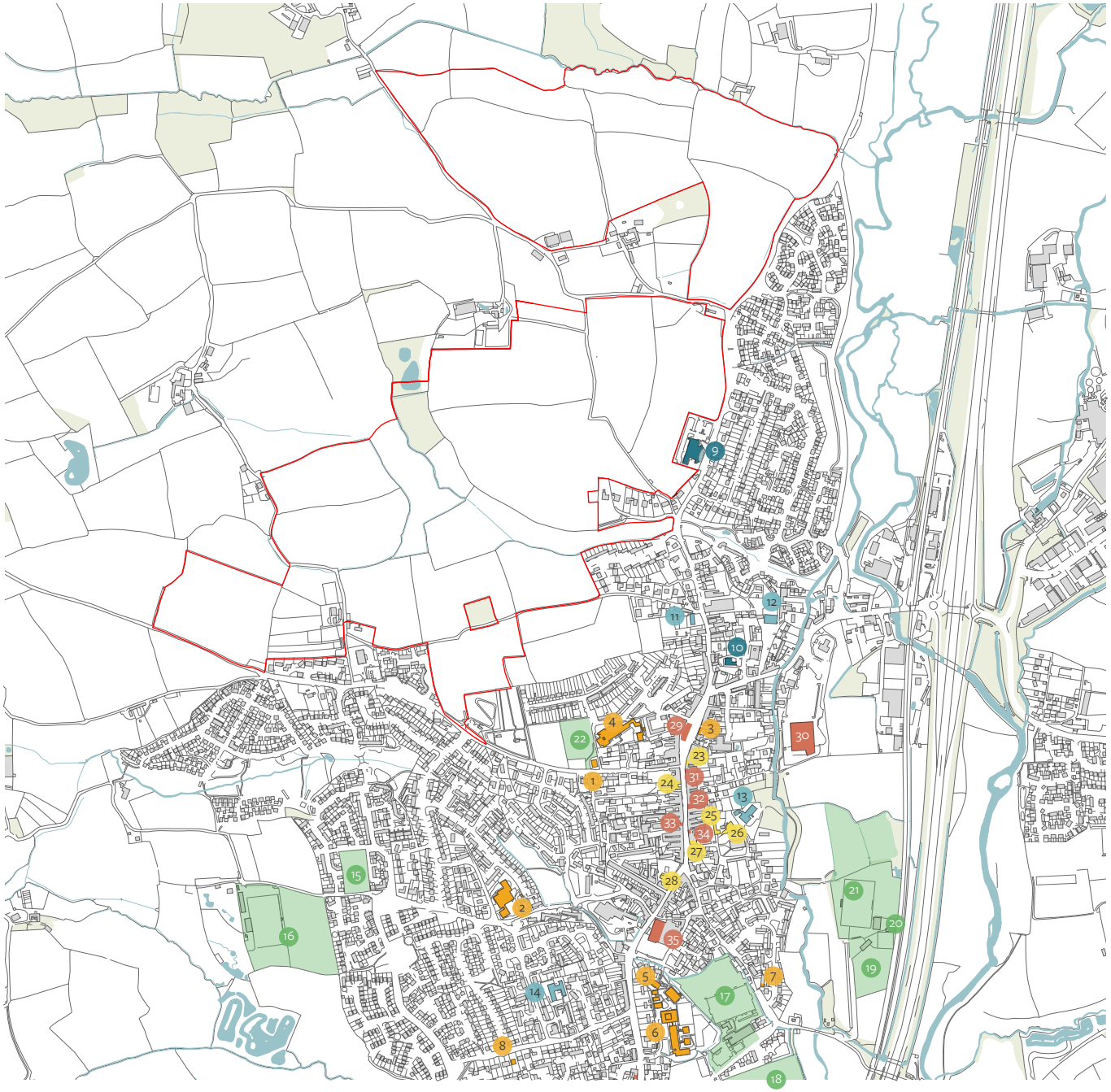
The High Street consists of a number of independent shops and food places.

The town currently has two supermarkets (Tesco and Aldi). The town has one secondary school, and two primary schools.

Opportunity/Constraint:
With a good mix of existing retail in the town's main shopping area, any new retail in the new development does not want to compete with the existing facilities.

Good access links throughout the new development will allow the new community easy access to all that Cullompton has to offer.

N



Key

Site Allocation

Schools

1. Young Ones Day Nursery
2. Willowbank Primary School
3. Noah's Ark Pre-school
4. St Andrew's Primary School
5. Cullompton Pre-school
6. Cullompton Community College
7. A B C Day Nursery
8. Happy Hedgehogs Childcare

Surgeries

9. College Surgery
10. Bramblehaies Surgery

Care Homes

11. Forge House
12. Court House
13. Culm Valley Care Home
14. Orchard Lea

Sports & Leisure

15. Knowle Lane Open Space
16. Cullompton Rugby Club
17. Culm Valley Sports Centre
18. Meadow Lane Open Space
19. Cullompton Cricket Club
20. Cullompton Bowls Club
21. Cullompton Rangers FC
22. St Andrew's Open Space

Public Buildings

23. Town Hall
24. The Walronds
25. YMCA
26. Community Centre
27. Cullompton Community House
28. Library

Retail

29. Market
30. Tesco
31. Convenience Store
32. Co-op
33. Butchers
34. Bakery
35. Aldi

6.0 Factors Shaping Development

6.5 Visual Sensitivity

Survey/Analysis:
Analysis of views 2022

Situation/Summary:
The most visually sensitive areas of the site are the three hilltops that are visible from all angles. The small valleys and more gradual gradients in between the hills are much less visible and are partially hidden by hedgerows and trees from the rural edge of the site.

Opportunity/Constraint:

The visibility of the site will have to be considered when designing the development. In particular the views from adjacent residential areas, and the rural North and West edges of the site, will have to be addressed appropriately and aim to minimise visual impact.

Main routes and connections mapped. Bus stops mapped.

Situation/Summary:
The site is well positioned with access to multiple bus stops. The site lies adjacent to main roads Tiverton Rd and Willand Rd. The site is also within walking distance of the existing town centre.

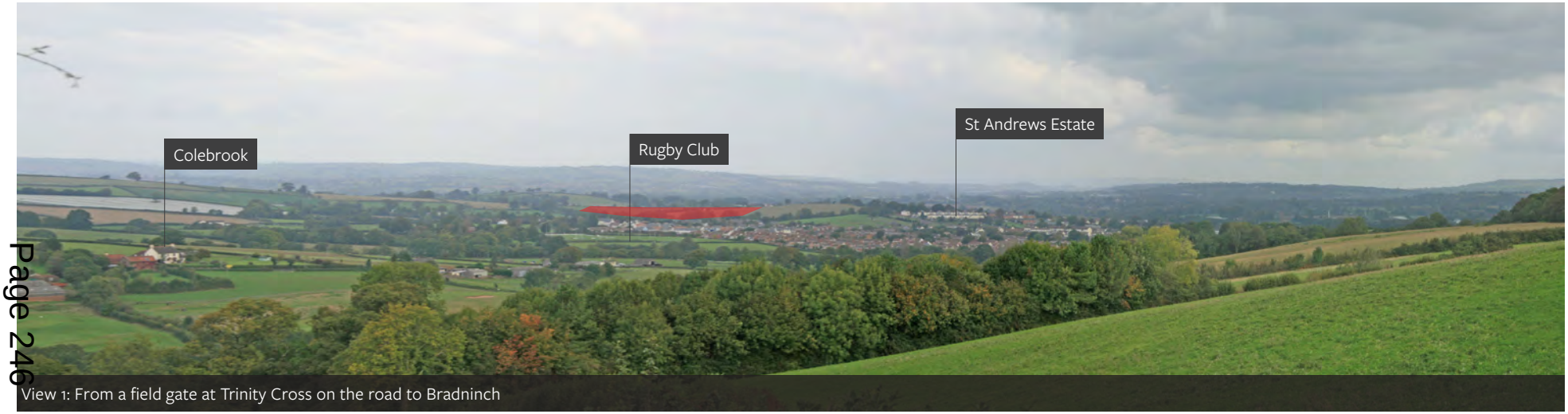
Three bridle paths run through the site.

Opportunity/Constraint:
Existing bridle paths within the site should be retained with existing character and incorporated into the site wide pedestrian and cycle network strategy.

N


Key
Site Allocation
Railway line
M5
A roads
Local roads
River Culm
Public Rights of Way
Viewpoint locations
1
2
3
4
5
6
7
8
9
10
11
12
16

6.0 Factors Shaping Development



View 1: From a field gate at Trinity Cross on the road to Bradninch



View 2: From a field gate from Ash Cross near Bradninch



View 3: From a field gate at Trinity Common



View 4: From a field gate at Knowle

6.0 Factors Shaping Development



View 5: From a field gate on Beacon Lane



View 6: From a field gate on Beacon Lane



View 7: From a field gate on a Bridleway to Growen Farm



View 8: From a field gate on Rull Lane

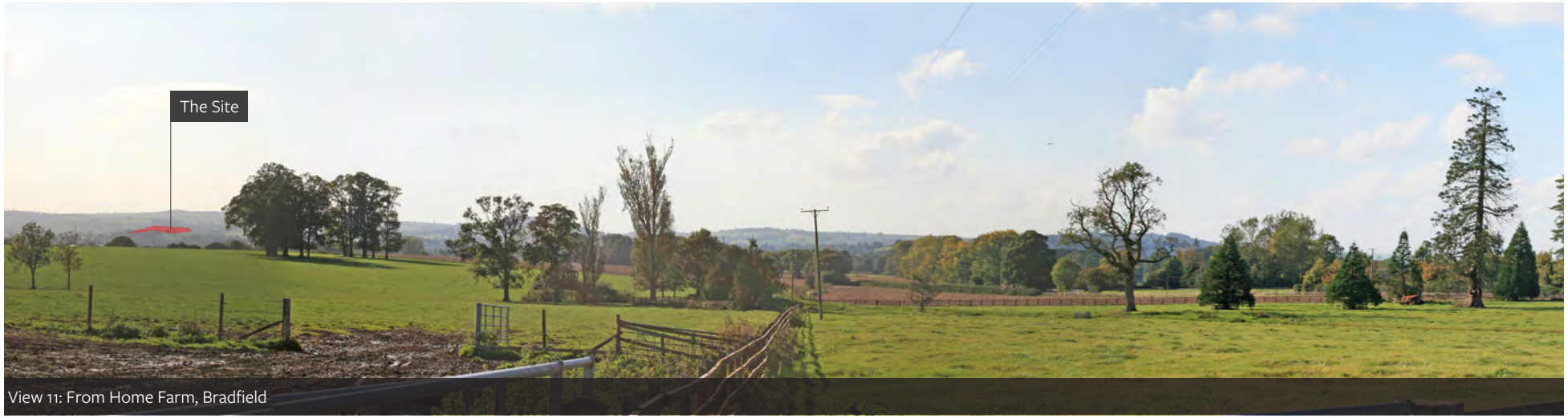
6.0 Factors Shaping Development



View 9: From the roundabout on Millennium way



View 10: From Moorstone Barton



View 11: From Home Farm, Bradfield



View 12: Houses adjacent to M5, Willand

6.0 Factors Shaping Development

6.6 Topography

This section of the document summarises the survey and analysis work that has been undertaken in relation to the

Situation/Summary:
The town of Cullompton sits roughly at 70m above sea level. The most notable elements of the topography around the site are three hilltops, the highest of which is Rull Hill that reaches 95m. St Andrew's Hill - an old Roman Fort - reaches 86m. These hilltops have a couple of steep slopes leading up to them.

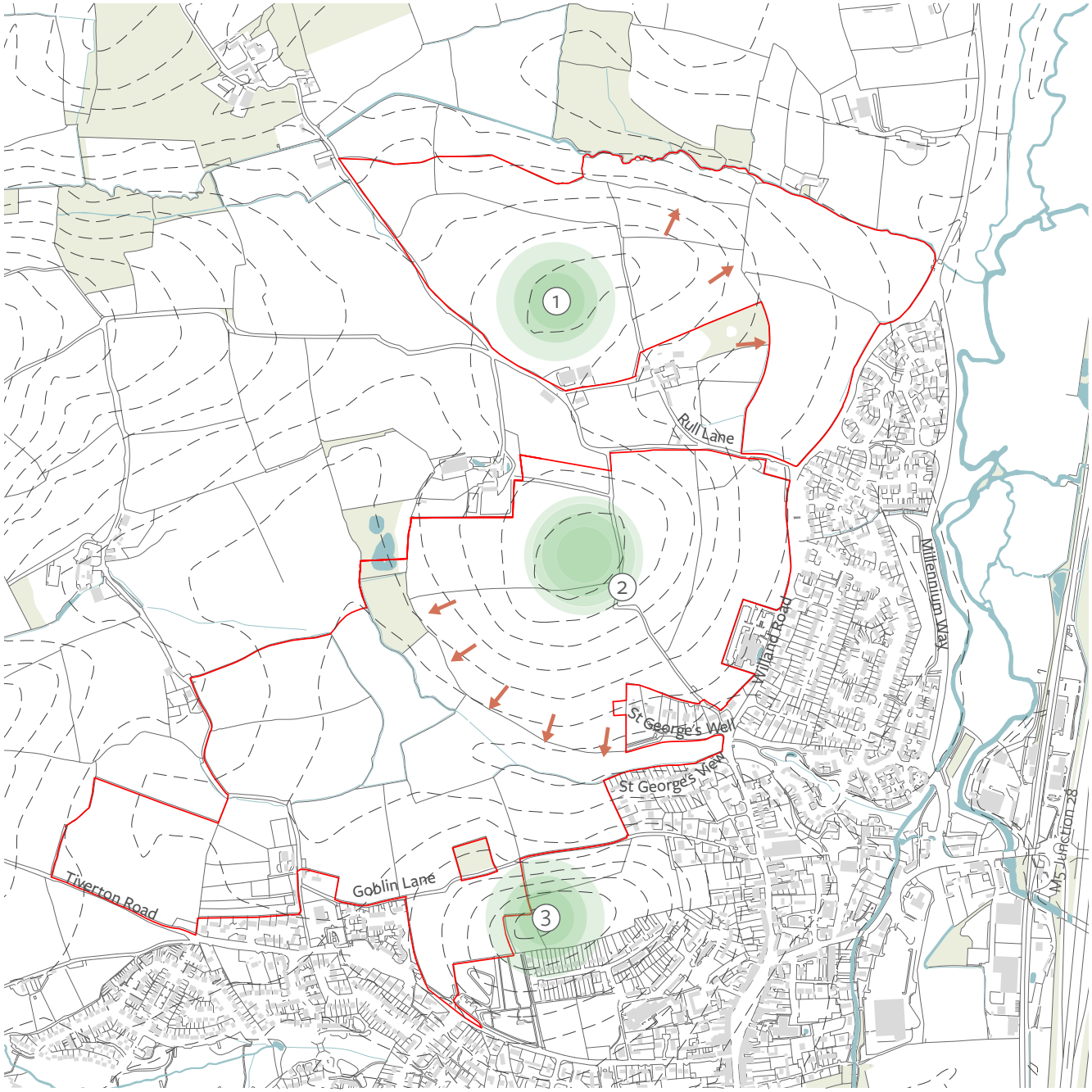
St George's Well is a small valley, and the lowest part of the site, that has a stream running along it making it a flood zone.

Opportunity/Constraint:
Visual sensitivity created by altitude of hilltops must be carefully considered to minimise impact on the views from existing developments and from the rest of the surrounding landscape.

Steep gradients on site must be dealt with in order to be made suitable for footpaths, roads and housing, whilst still minimising need for cut and fill.

Low parts of the site that will be at risk of flooding should be left undeveloped or integrated into part of a green area.





Key

Site Allocation

Steep Slopes (greater than 1:10 gradient)

1 Hilltop. 86m high

2 Hilltop. 92m high

3 Hilltop. 95m high

6.0 Factors Shaping Development

6.7 Green Space and Ecology

Survey/Analysis:

Surveys undertaken April and August 2014

Situation/Summary:

The habitats on site are of moderate ecological value overall and include stream and ditch corridors, mature trees and species-rich hedgerows.

St Andrew's Hill Other Site of Wildlife Interest (OSWI) is immediately adjacent to the site to the north and comprises marshy grassland and species-rich, native hedgerows. The OSWI is likely to support foraging bats and birds as well as amphibians and reptiles such as toads and grass snake.

Bats forage and commute along hedgerows and stream corridors on the proposal site, and there are dormice and a badger sett in hedgerows. The hedgerows and trees may also be used by nesting birds.

A total of eleven bat species were found to be using the site for foraging or commuting. Substantial numbers of common and soprano pipistrelle bats were recorded on site, along with much lower numbers of other species. Noctule, serotine and Leisler's bats were recorded in low numbers as well as a number of Myotis species with call characteristics associated with Brandt's Daubenton's, Natterer's and whiskered bats. Lesser Horseshoe bats were recorded on site during the September, October, May and June activity transect surveys and during the October static data logger recording period.

No dormice were found during surveys in 2013 but the remains of a partially completed dormouse nest were found in the southern hedgerow of the central field during the November 2013 survey. Given that the connectivity of the habitat and the quality of the hedgerows it is considered possible that dormice may be present within any of the hedgerows on site.

There is a badger sett in a central hedgerow, which appears to be a subsidiary sett as it is not obviously connected to another sett by paths and did not appear to be continually used.

There are several hedgerows on site that are classified as ecologically important under *The Hedgerow Regulations 1997,* due to the likely presence of dormice. A number of hedgerows are also ecologically important due to floristic diversity and associated features.

Proposed Species Mitigation

Vegetation removal will be avoided where possible to maintain connectivity throughout the site for bats and dormice. Some fragmentation will occur due to the creation of access roads and footpaths. Where possible strategic planting will be used to alleviate the impact of these newly created gaps and new connections will be created to the surrounding landscape. Land along the northern edge of the site will be enhanced for dormice and other protected species, as will habitats on site and connecting habitat.

Artificial lighting will be minimised and carefully designed to retain dark habitat corridors for wildlife including bats and dormice, particularly along hedgerows and around mature trees. The retention of dark habitat corridors will maintain connectivity for wildlife across the site and with the wider landscape.

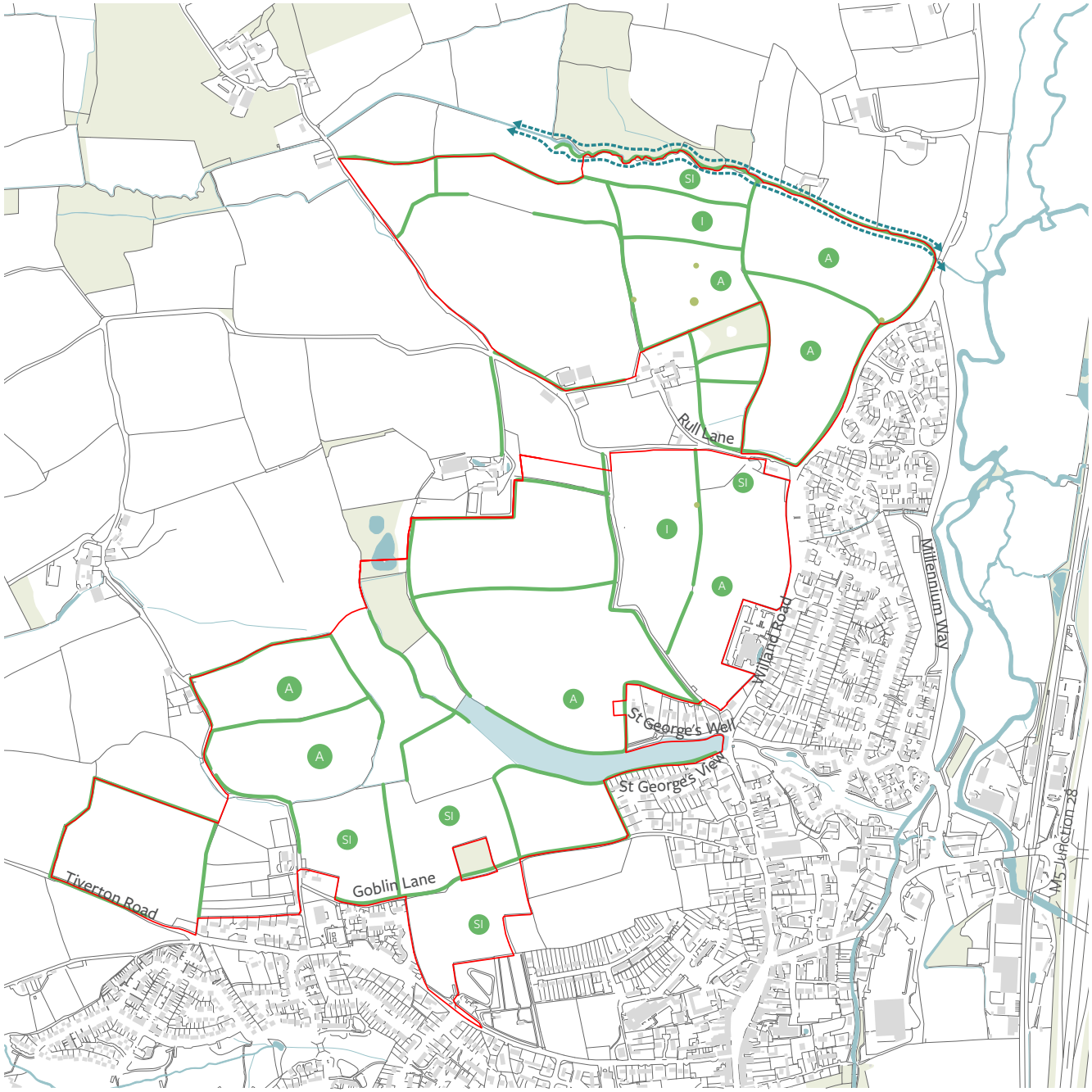
A detailed mitigation strategy and European Protected Species licence is likely to be required prior to carrying out any works that will affect dormouse habitat, including all hedgerows on site and any wooded areas. Vegetation will be cleared under a phased approach and new native habitats will be established prior to the start of works to allow dormice to move away from disturbance and into neighbouring suitable habitat.

Protection measures during construction will be implemented under a Construction Environmental Management Plan, which will be produced by the contractor(s) and agreed with the planning authority. Where vegetation will be cleared between March to August inclusive an ecologist will check vegetation for nesting birds prior to clearance. Exclusion zones will be implemented near sensitive habitats such as streams, hedgerows and tree root zones.

Construction lighting will be directed away from sensitive habitat and pollution prevention measures implemented to protect water courses. Should any trees require surgery or management, these will be evaluated for use by bats and appropriate precautionary measures will be agreed with the planning authority. The Construction Environmental Management Plan will describe the precautionary approach to such works, such as vegetation and tree removal, and the measures to protect wildlife including dormice, bats and badgers.

All developers will be required to demonstrate that a biodiversity net gain can be achieved for their development proposals.

N



Key

- Site Allocation
- Existing Hedgerow
- Feature Broad-leaf Trees
- Potential Habitats for Otters
- Site of Wildlife Interest
- SI Poor Semi-Improved Grassland
- I Improved Grassland
- A Arable Land

6.0 Factors Shaping Development

6.8 Hydrology

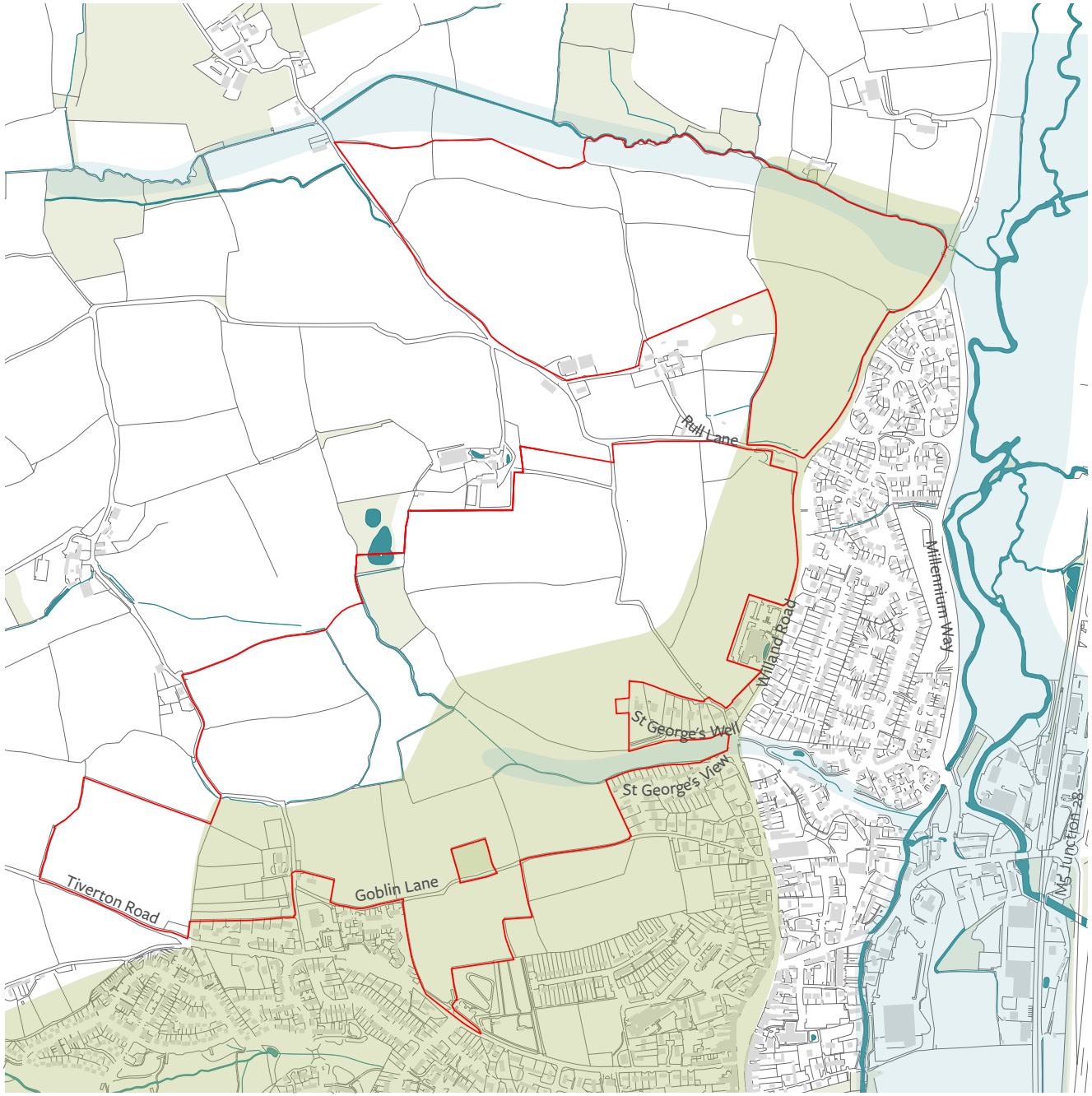
Survey/Analysis:
Flood risk and flood zoning.

Situation/Summary:
The stream running east to west through the valley in between St Andrew's Hill and Rull Hill has a narrow floodplain. There is a stream forming the northern boundary of the site which also has a larger flood plain, most of which is not included in the site.

A part of the site is located within the Cullompton Critical Drainage Area where surface water runoff will need to be carefully considered at design stage so as not to increase flood risk elsewhere.

Opportunity/Constraint:
Proposals should exclude flood risk zones from any developable area. The potential to incorporate these zones into areas of open space should be explored.




Key
Site Allocation
Watercourse
Floodzone
Critical Drainage Area
Pull Lane
Millennium Way
Willand Road
St George's Well
St George's View
Goblin Lane
Tiverton Road
M5 Junction 28

6.0 Factors Shaping Development

6.9 Utilities

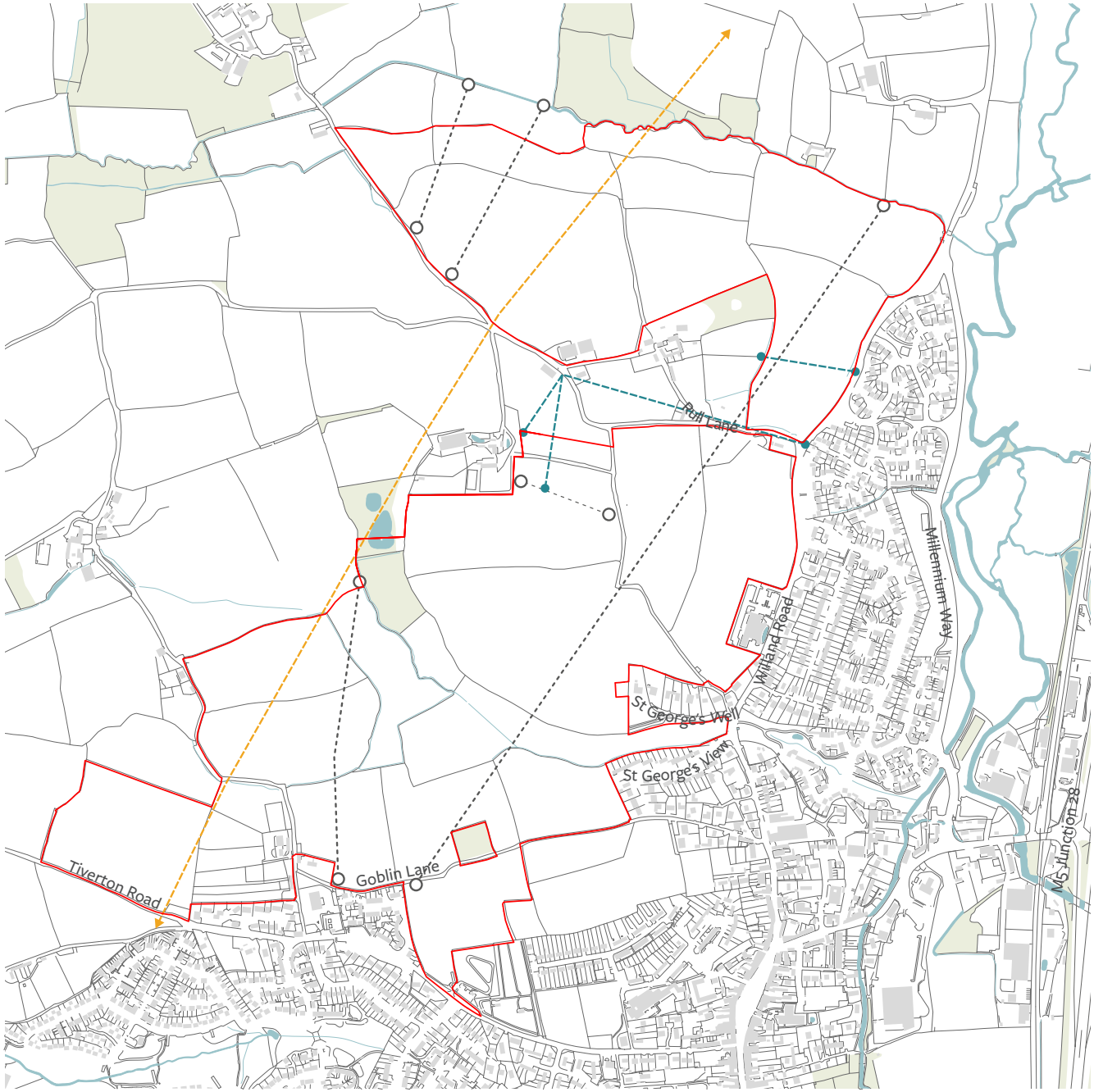
Survey/Analysis:
Water/ gas mains and overhead power lines

Situation/Summary:
Investigations with the local utilities providers was conducted across the site. The main concern is the gas main that skirts the site to the west and requires a 5 m easement on either side. A number of overhead power lines cross the site and in addition there are a number of water mains on site that serve the properties off Rull lane. These water mains will require a 4.2 m easement.

Opportunity/Constraint:
The gas and water mains have been incorporated within the master plan and the overhead power lines would be re routed and possibly grounded into the fabric of the proposed master plan at detailed design stage.

The easement to the gas main has been accommodated with a buffer zone in the far south west of the site and the water mains situated within the streetscape/ public open space.

N


Key
Site Allocation
Water Mains
Gas Mains
Overhead Power Lines
Roll Lane
Millennium Way
Willand Road
St George's Well
St George's View
Goblin Lane
Tiverton Road
M5 Junction 28

6.0 Factors Shaping Development

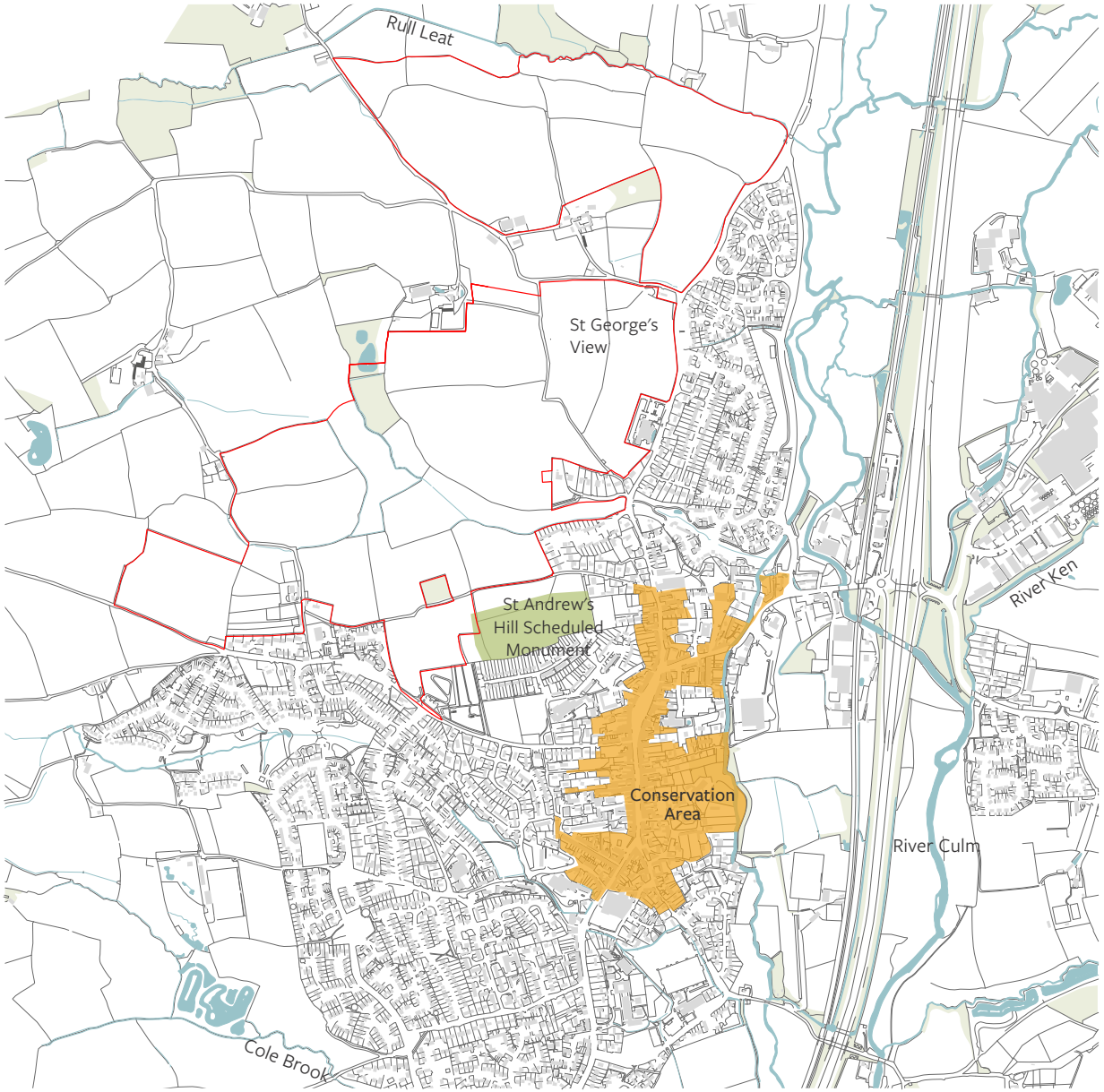
6.10 Cultural Heritage

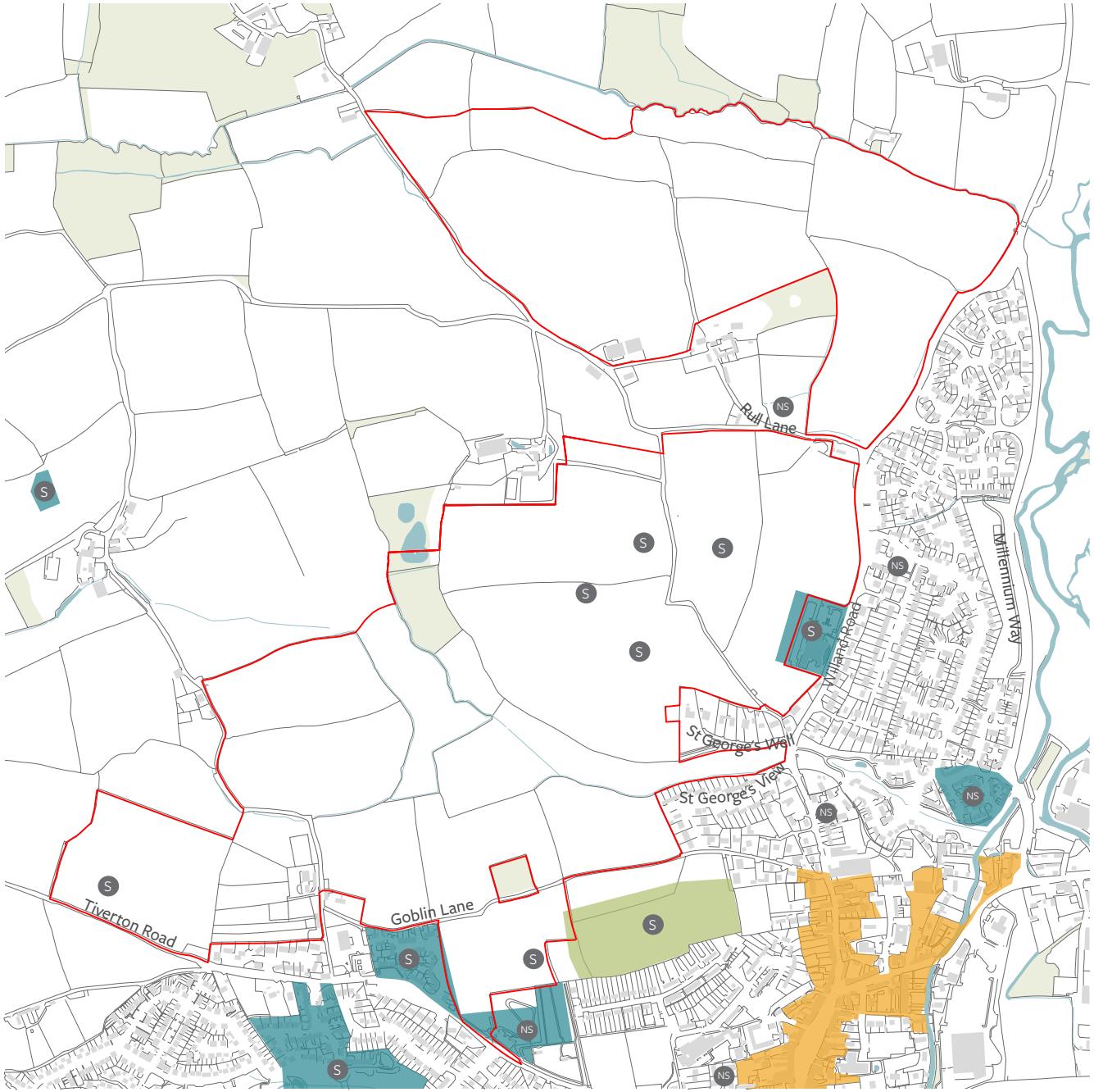
Survey/Analysis:
Heritage Statement and Archaeological Survey
Situation/Summary:
There are no designations or listed buildings within the site boundary, however, there are a number of listed buildings within close proximity to the site. The most notable of which include the Grade I listed Moorstone Barton is located to the north of the application area, and as a farmhouse does not have any designed views or landscapes forming a significant part of its setting.

In addition, based on current evidence there are known non-designated heritage assets which are likely to be directly impacted upon by development depending on design and layout of the proposed scheme, but there is nothing identified at this level of assessment that would be considered to act as a constraint to developing the land.

The Roman forts and camps situated on St Andrew's Hill are a Scheduled Ancient Monument and are considered to be assets of high significance. This physical setting has undergone significant alteration since the Romano-British period and, in combination with the local growth of trees and hedge banks, the increasing built-up areas of the town make a full comprehension of this topography more difficult in the field. The visual setting of the monument has also been altered by these developments and the setting of this asset is now better appreciated through the additional use of mapping.

Opportunity/Constraint:
Despite the alterations which have taken place surrounding the Scheduled Ancient Monument, the setting of this asset makes a contribution to its significance, so given its proximity to the allocation area it is considered to be susceptible to impact by the proposed development. Proposals will need to ensure that there will be no significant effects on any Listed Buildings located in proximity to the proposed development site via the alteration to their settings. The masterplan has sought to achieve this. Archaeological investigations of the site will be required. Archaeological finds in the area include some on site in the area on and around St George's Hill.





Key

- Site Allocation
- Sites of Significant Archaeological Finds
- Sites of Non-significant Archaeological Finds
- Site of Ancient Roman Settlement
- Sites of Archaeological Research
- Listed buildings
- Conservation Area

N

6.0 Factors Shaping Development

6.11 Character and Building Traditions

Cullompton has a historic character and appearance of its own. Many historic areas in the town point to how more densely developed new areas of townscape might be designed to reflect the character of the market town. There are some good examples of simple terraced housing from which inspiration and cues might be taken. There are some distinctive landmark buildings which point to how buildings with a more public function might be designed and positioned in the town. The prevailing facing materials used are brick and render. The scale, form, use of detail in building and landscape design, and townscape quality to the town could provide reference points for new development.







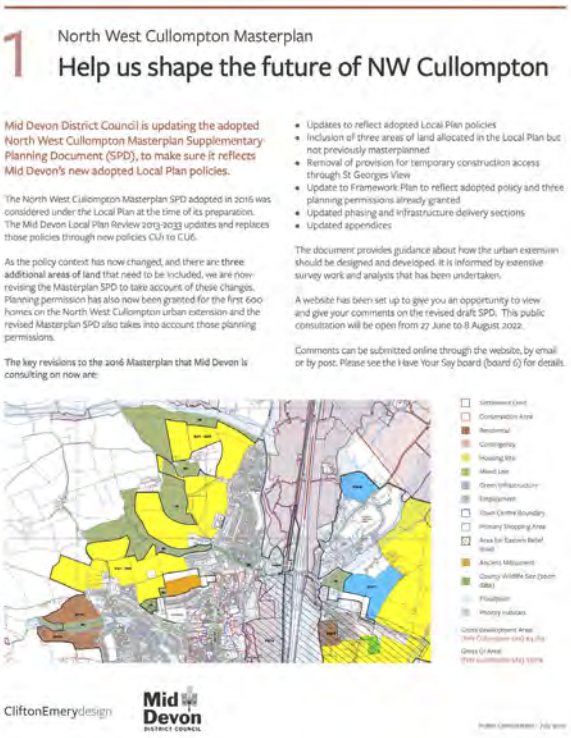


7.0 Consultation

Appendix B

7.0 Consultation

7.1 Public Consultation



1 North West Cullompton Masterplan

Help us shape the future of NW Cullompton

Mid Devon District Council is updating the adopted North West Cullompton Masterplan Supplementary Planning Document (SPD), to make sure it reflects Mid Devon's new adopted Local Plan policies.

The North West Cullompton Masterplan SPD adopted in 2016 was considered under the Local Plan at the time of its preparation. The Mid Devon Local Plan Review 2013-2033 updates and replaces those policies through new policies CU1 to CU6.

As the policy context has now changed, and there are three additional areas of land that need to be included, we are now revising the Masterplan SPD to take account of these changes. Planning permission has also now been granted for the first 600 homes on the North West Cullompton urban extension and the revised Masterplan SPD also takes into account those planning permissions.

The key revisions to the 2016 Masterplan that Mid Devon is consulting on now are:

- Updates to reflect adopted Local Plan policies
- Inclusion of three areas of land allocated in the Local Plan but not previously masterplanned
- Removal of provision for temporary construction access through St Georges View
- Update to Framework Plan to reflect adopted policy and three planning permissions already granted
- Updated phasing and infrastructure delivery sections
- Updated appendices

The document provides guidance about how the urban extension should be designed and developed. It is informed by extensive survey work and analysis that has been undertaken.

A website has been set up to give you an opportunity to view and give your comments on the revised draft SPD. This public consultation will be open from 27 June to 8 August 2022.

Comments can be submitted online through the website, by email or by post. Please see the Have Your Say board (board 6) for details.

CliftonEmerydesign

Mid Devon District Council

Board 1

Help us shape the future of NW Cullompton



2 North West Cullompton Masterplan

About the Consultation

What is this all about?

The North West Cullompton Masterplan was adopted as a Supplementary Planning Document (SPD) in February 2016.

Since then, Mid Devon has adopted a new Local Plan that updated the policy framework for North West Cullompton, and allocated a further two areas of land.

The Masterplan SPD is now being updated to reflect the new Local Plan policies and to include the two additional areas of land now allocated, and a further area of land that was excluded from the 2016 Masterplan.

This consultation is to ask you what you think about the revisions to the 2016 Masterplan SPD that are now being proposed.

What has happened so far?

Clifton Emery have been engaged as consultants to revise the adopted North West Cullompton Masterplan SPD to reflect the new Local Plan policies.

Meetings have taken place with various organisations including Cullompton Town Council, Devon County Council and the landowners of the three new parcels to explore how the new areas might be masterplanned.

The draft masterplan has been reviewed at Mid Devon's Planning Policy Advisory Group and was approved for public consultation by Mid Devon's Cabinet on 17th May 2022.

SPD Preparation and Adoption Process

Adopted Mid Devon Development Plan Core Strategy 2007 Allocations and Infrastructure DPD 2010 Development Management Policies 2013

Adoption of Masterplan SPD by Council Resolution - Nov 2016, Published 2016

Adoption of Mid Devon Local Plan Review 2013 - 2033

Preparation of Draft Revised SPD Masterplan

Adoption of Document as SPD by Council Resolution

Modifications to be made following Public Consultation

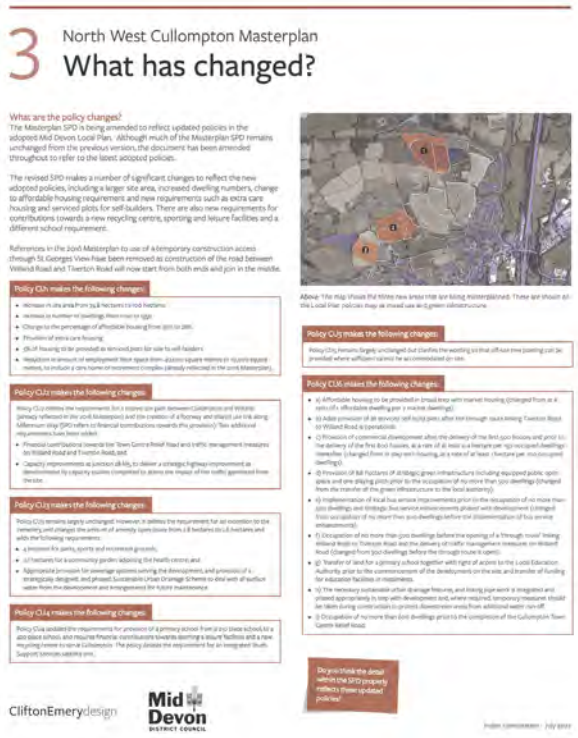
Publication of Draft Revised SPD Masterplan for Consultation with Community and Stakeholders

CliftonEmerydesign

Mid Devon District Council

Board 2

About the Consultation



3 North West Cullompton Masterplan

What has changed?

What are the policy changes?

The Masterplan SPD is being amended to reflect updated policies in the adopted Mid Devon Local Plan. Although much of the Masterplan SPD remains unchanged from the previous version, the document has been amended throughout to refer to the latest adopted policies.

The revised SPD makes a number of significant changes to reflect the new adopted policies, including a larger site area, increased dwelling numbers, change to affordable housing requirements and new requirements such as extra care housing and serviced plots for self-builders. There are also new requirements for contributions towards a new recycling centre, sporting and leisure facilities and a different school requirement.

References in the 2016 Masterplan to use of a temporary construction access through St Georges View have been removed as construction of the road between Willand Road and Tiverton Road will now start from both ends and join in the middle.

Policy CU1 makes the following changes:

Policy CU2 makes the following changes:

Policy CU3 makes the following changes:

Policy CU4 makes the following changes:

Above: The map shows the three new areas that are being masterplanned. These are shown on the Local Plan policies map as mixed use or Green Infrastructure.

Policy CU5 makes the following changes:

Policy CU6 makes the following changes:

Do you think the detail within the SPD properly reflects these updated policies?

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Mid Devon District Council

Board 3

What has changed?



Board 4

The Masterplan



Board 5

The Link Road



Board 6

Have your say

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CliftonEmerydesign

CABINET

29TH NOVEMBER 2022

REPORT OF THE DIRECTOR OF PLACE

TIVERTON NEIGHBOURHOOD PLAN

Cabinet Member(s): Cllr Richard Chesterton, Cabinet Member for Planning and Economic Regeneration

Responsible Officer: Richard Marsh, Director of Place

Reason for Report: To make (adopt) the Tiverton Neighbourhood Plan in order to meet the requirements of the relevant Acts and Regulations.

RECOMMENDATION:

That Cabinet recommends to Council that:

- **the Tiverton Neighbourhood Plan (Appendix 1) is 'made' (adopted) and brought into force as part of the statutory development plan for the Tiverton area.**

- **the Tiverton Neighbourhood Plan Adoption Decision Statement (Appendix 2) is published to meet the publicity requirements in the Regulations.**

Financial Implications: There are no direct financial implications from adopting the Tiverton Neighbourhood Plan.

Legal Implications: Changes made to section 38 of the Planning and Compulsory Purchase Act 2004 (through provision 3 of the Neighbourhood Planning Act 2017) mean a neighbourhood plan attains the same legal status as a local plan (and other documents that form part of the statutory development plan) once it has been approved at a referendum, rather than when it is made (adopted) by the relevant authority. At this point it comes into force as part of the statutory development plan. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Policies of the Neighbourhood Plan will be used alongside policies in the adopted Mid Devon Local Plan, the Devon Minerals and Waste Plans, to help guide planning applications submitted to the Council for determination and the decisions made on these. There is a need for the Council to 'make' (adopt) the Tiverton Neighbourhood Plan, following its local referendum, under Section 38A (4) of the Planning and Compulsory Purchase Act 2004 (as amended) and to publish a statement setting out the decision and the reasons for making this decision under the Regulation 19 of the Neighbourhood Planning (General) Regulations 2012.

Risk Assessment: None identified.

Budget and Policy Framework: No direct budget implications. Now that the Neighbourhood Plan has been approved by referendum, it forms part of the

Council's policy framework for decision-making purposes on land use planning matters.

Equality Impact Assessment: The Council has previously determined that 'the Plan, as modified, meets the basic conditions as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990'. Therefore, the Council has concluded that the 'making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area, which were subject to a full Equalities Impact Assessment. On this basis, the Tiverton Neighbourhood Plan will not in itself lead to any impacts on the equality strands protected under the Equality Act 2010 (the "protected characteristics") over and above those considered and addressed through the Local Plan Equalities Impact Assessment.

Relationship to Corporate Plan: now that it has been approved by referendum, the Tiverton Neighbourhood Plan forms part of the statutory development plan for Mid Devon and the strategy for guiding new development in the district, allocate sites for housing and economic development, the provision of infrastructure, as well as policies for the protection of the environment and managing development. The plan will help meet the Corporate Plan priorities: 'Homes', 'Environment', 'Community' and 'Economy'.

Impact on Climate Change: The preparation of development plans is a key method for climate change mitigation and environmental protection, through appropriate policies and development strategy.

1.0 Introduction/Background

About neighbourhood plans

1.1 The Localism Act 2011 and Neighbourhood Planning (General) Regulations 2012 (as amended) introduced powers to allowing qualifying bodies (parish councils, or neighbourhood forums in areas without parish councils) to produce neighbourhood plans and Neighbourhood Development Orders. Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to plan for the types of development to meet their community's needs and where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

1.2 Mid Devon is a fully parished district, where parish councils can choose to prepare a neighbourhood plan and can work with other members of the community who are interested in, or affected by, the neighbourhood planning proposals to allow them to play an active role in preparing a neighbourhood plan or Order.

1.3 There are currently six designated neighbourhood areas in Mid Devon, for which the preparation for Neighbourhood Plans has reached various stages.

- Cullompton Neighbourhood Plan – adopted / 'made' 1st July 2021.
- Crediton Neighbourhood Plan – adopted / 'made' 26th October 2022.
- Silverton Neighbourhood Plan – Regulation 14 stage draft plan.
- Willand Neighbourhood Plan – Neighbourhood Area designated in February 2022. Draft plan currently being prepared.
- Newton St Cyres Neighbourhood Plan – Neighbourhood Area designated December 2021.
- The Tiverton Neighbourhood Plan, awaiting decision to 'make' (adopt) following a local referendum - which is the subject of this report.

The role of the Council

1.4 The Council, as the Local Planning Authority must take decisions at key stages in the neighbourhood planning process and within specified time limits, and has a duty to provide advice or assistance to a parish council as it considers appropriate for the purpose of, or in connection with, facilitating the making of proposals in relation to the neighbourhood plan. This includes providing comments on 'general conformity' of the neighbourhood plan policies with the strategic policies of the Local Plan, advising on neighbourhood plan requirements (including Strategic Environmental Assessment 'SEA' and Habitat Regulations Assessment 'HRA'), undertaking post-submission consultation on the neighbourhood plan (Regulation 16 consultation), the appointment of an independent examiner, making arrangements for the referendum, and bringing the neighbourhood plan into force.

1.5 This report seeks Council approval to bring the neighbourhood plan into force through its formal adoption i.e. that the Tiverton Neighbourhood Plan is 'made'.

2.0 Tiverton Neighbourhood Plan

About the Plan

2.1 The Tiverton Neighbourhood Plan has been prepared by the Neighbourhood Plan Steering Group for Tiverton Town Council and the period to which it relates is 2020 – 2033.

2.2 The Tiverton Neighbourhood Plan includes:

- A vision statement for Tiverton
- 7 sections:

Spatial Strategy; Housing; Design and Heritage; Natural Environment; Community Facilities; Transport and Movement; Tiverton Town Centre and the Wider Local Economy.

Each section has identified a series of aims and community actions which support the delivery of the vision and objectives, but which do not constitute planning policies. The neighbourhood plan includes 18 policies covering a range of planning matters. The neighbourhood plan recognises that the area is a subject to significant housing growth. It also points out that there is a shortage of adequately sized affordable housing, particularly for couples and young families.

Examination

2.3 The Tiverton Neighbourhood Plan has been subject to an independent examination. The Examiner's report has concluded that, subject to the modifications set out in her report, the Tiverton Neighbourhood Plan met the basic conditions and other statutory requirements and can proceed to a Referendum in the Tiverton Neighbourhood Area (Tiverton parish).

Referendum

2.4 On the 6th September 2022 (minute 53) the Council's Cabinet agreed that the Tiverton Neighbourhood Plan (subject to the Examiner's modifications and the correction of errors) proceed to a local referendum, and that a Decision Statement be approved. The Decision Statement was published on the Council's website and to meet the publicity requirements in the Regulations.

2.5 The local referendum for the Tiverton Neighbourhood Plan was held on Thursday 17th November 2022.

2.6 In accordance with the Neighbourhood Planning regulations the referendum asked persons eligible to vote within the neighbourhood plan area (Tiverton Parish) the following question:

"Do you want Mid Devon District Council to use the neighbourhood plan for Tiverton to help it decide planning applications in the neighbourhood area?"

2.7 The result of the referendum was as follows:

Ballot papers	Votes Recorded
Number cast in favour of a Yes	1735
Number cast in favour of a No	314
Number of spoilt ballot papers	4
Total number of votes cast	2052
Electorate: 16681	Turnout: 12.30%

2.8 Since 84.55 % of voters are in favour of the Tiverton Neighbourhood Plan the plan becomes part of the statutory development plan for the area and the Council must bring it into force through the plan being 'made' (adopted).

3.0 Adoption of the Neighbourhood Plan

3.1 In accordance with Section 38(4) of the Planning and Compulsory Purchase Act 2004 (as amended) and regulation 25A of The Neighbourhood Planning (General) Regulations 2012 (as amended), the Council must make (adopt) the Plan as soon as reasonably practicable after the referendum is held and, in any event, not later than the last day of the period of 8 weeks from the day after the referendum is held.

3.2 However, the Council may refuse to make the Plan if it considers that making it would be a breach, or would otherwise be incompatible with, any EU obligations or any human rights obligations. Council officers hold the view that the making of the Plan would not breach these obligations (as set out within the Council's Decision Statement). The Council must decide whether to make, or refuse to make, the Plan. There is no opportunity at this stage to seek to amend the contents of the plan or make further representations to it.

3.3 It is recommended that the Plan is 'made' and the Adoption Decision Statement (**Appendix 2**) is published to meet the publicity requirements in the Regulations.

4.0 Groups Consulted

4.1 None. There has been no need to consult the Planning Policy Advisory Group on the decision to adopt the Tiverton Neighbourhood Plan following its successful referendum.

5.0 Next steps

5.1 The Tiverton Neighbourhood Plan (**Appendix 1**) and the Adoption Decision Statement (**Appendix 2**) will be published on the Council's website and made available to the public.

5.2 Tiverton Town Council will be responsible for any future review of the Tiverton Neighbourhood Plan, although there is no requirement to review or update a neighbourhood plan.

5.3 Requests for printed copies of the Tiverton Neighbourhood Plan should be made to Tiverton Town Council.

Contact for more Information: Tristan Peat, Forward Planning Team Leader, 01884 234344 tpeat@middevon.gov.uk

Mojca Sonjak, Forward Planning Assistant msonjak@middevon.gov.uk

Circulation of the Report: Cabinet Member

List of Background Papers and relevant links:

Appendix 1 - Tiverton Neighbourhood Plan referendum version

Appendix 2 – Tiverton Neighbourhood Plan – Adoption Decision Statement

Tiverton Neighbourhood Plan 2020 to 2033

REFERENDUM VERSION

(incorporating Examiner's modifications)



Prepared by the

Tiverton Neighbourhood Plan Steering Group on behalf of Tiverton Town Council

August 2022

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Appendix E Locally significant views
Appendix F List of evidence base documents

FOREWORD BY THE TIVERTON TOWN MAYOR



This document has taken a good number of years and a huge effort by some very dedicated and determined people, showing an extraordinary persistence to ensure its completion. I think that like me they feel that Tiverton deserves the dedication that they have given to this plan.

Our Neighbourhood Plan gives recognition that our community must be sustainable and as carbon neutral as soon as is possible. It was felt that there would be no point in working towards a well-planned town and community if the town is highly polluted and unsustainable. You will see that the plan does recognise our great historical architectural heritage that must be preserved and so it is important future developments are sympathetic towards this. We have a vision with objectives that will involve community engagement. We have also expressed the importance that shops, our market and leisure facilities play in our lives and therefore need to be accessible.

It is hoped that over the next 10 years we will see 'The Walk of 100 Trees' developed in the town as well as sustainable housing. Tiverton is fortunately situated with two rivers converging here making it a truly wonderful place for key sites for specific projects.

I would like to congratulate the Chairman Ian Johnson and Project Manager Richard Ives, both volunteers, on the enormous amount of time and effort they have given to this process. I am sure that without their dedication and persistence and the work carried out by the local team we would not be presenting this plan to you.

It will be reviewed in five years. We will have a very sound basis from which we can work with in future years.

Councillor Sue Griggs
Mayor of Tiverton
November 2021

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1 INTRODUCTION

1.1 This document is the Tiverton Neighbourhood Plan ('the Neighbourhood Plan' or 'the Plan') for Tiverton parish (Figure 1.1). It represents one part of the Local Plan for the parish over the period 2020 to 2033, the other parts 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, Mid Devon District Council (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 and associated Focus Groups.

1.3 The Plan has been 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 establishes a vision for the future of the parish and sets 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 here. 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.



Knightshayes

1.5 Each section of the Plan covers a different topic. A justification for the policies presented, which describes what the policy is seeking to achieve and how it should 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, 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 Aims and 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 Parish precept, developer contributions or via other funding sources.

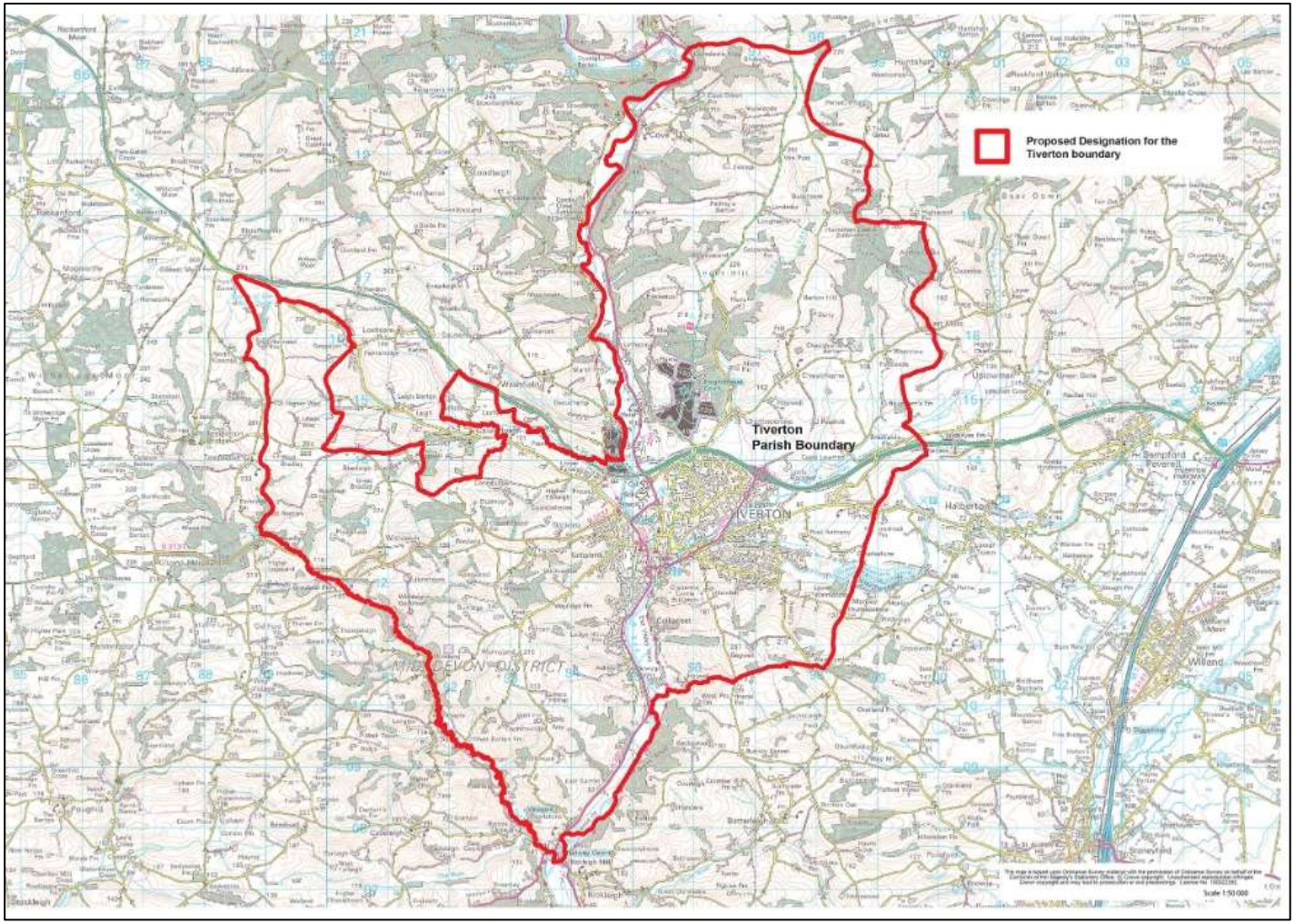


Figure 1.1: Tiverton Neighbourhood Plan designated area, sharing its boundary with the parish

The Planning Policy Context

National Planning Policy

1.6 The Neighbourhood Plan has been prepared in accordance with the revised National Planning Policy Framework (NPPF) most recently amended in July 2021.



1.7 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 policies[1].*
>
> *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

1.8 The Mid Devon Local Plan was adopted in July 2020. It sets out, to 2033, where 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.

1.9 Following the publication of the Mid Devon Local Plan Review, a new Local Plan will be prepared by the MDDC. It will include strategic 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 Scheme[2] sets out the projected timetable for the new Local Plan, with the plan expected to be adopted in November 2023.

[1] Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.
[2] https://www.middevon.gov.uk/media/346417/cabinet-report-lds-final-nov-18.pdf

1.10 The Local Plan Review is seeking to deliver approximately 7,860 new homes and 147,000m^2 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 29,400m^2 commercial floorspace, to be delivered largely through the development of the Tiverton Eastern Urban Extension. A site within the urban extension has also been identified within the Devon Waste Plan for an energy recovery facility, to supply heat and power to the new development.

1.11 The Tiverton Neighbourhood Plan must be in general conformity with the strategic policies of the adopted Local Plan Review.

Consultation

1.12 The Neighbourhood Plan Steering Group has made efforts to engage residents, businesses and others with an interest in Tiverton. 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

1.13 Regular contact with officers at Mid Devon District Council (MDDC) has taken place on each of the topic areas covered by the Plan.



Tiverton Neighbourhood Plan website

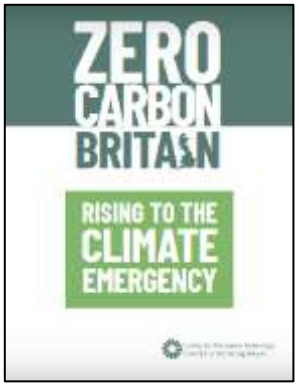
1.14 A Consultation Statement was submitted alongside the Submission Version Neighbourhood Plan document, which sets out the engagement process fully.

Responding to the Climate Emergency

1.15 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.

1.16 On 26th June 2019 MDDC declared a climate emergency[3] 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 Plan[4] and is a member of the Devon Emergency Response Group which includes a range of public, private, and voluntary organisations from across Devon.

1.17 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.



1.18 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? Toolkit[5].

[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)

1.19 Whilst the Tiverton Neighbourhood Plan has been screened as not requiring a Strategic Environmental Assessment (or a Habitats Regulations Assessment), a Sustainability Report has been developed to accompany the Plan.

1.20 The Sustainability Report has considered the contribution of each of the policies to the climate change agenda, using the One Planet Living sustainability framework[6] – 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

1.21 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)

1.22 The Covid-19 pandemic started while the Neighbourhood Plan has been developed. Whilst the potential lasting impacts of the virus are unknown, it is considered that could influence 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.

1.23 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



River Exe in spring

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".

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 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, now a Scheduled Monument, was discovered on the hillside below Knightshayes Court near Bolham, just to the north of the town.



Cranmore Castle

2.5 If not originating in the Roman period, with settlement beside the river prompted by the Roman fort and road network, the settlement was certainly in existence in the early medieval/Saxon period - by the 10th century, it was a royal manor and hundred centre. The market town continued to evolve around the early 12th century 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. The parish is rich in heritage assets including several of national significance – Cranmore Castle and the Roman fort (Scheduled Monuments), along with Knightshayes (Registered Park and Garden) and numerous Listed Buildings, Grades I, II* and II. These 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. 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).



Old Blundell's

2.6 The woollen cloth industry declined in the late 18th century, largely because 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



Knightshayes Court

are impressive gardens, with woodland walks and a walled vegetable garden.

2.8 Heathcoats, 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 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.



Tiverton brewers
Starkey Knight & Ford

2.10 Transport links have always been important to the town. The Grand Western Canal reached Tiverton from Lowdwells 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.



Tiverton Parkway

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 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.



Mid Devon Show, Tiverton

2.16 Agriculture remains a significant influence on the economy. Within Mid Devon 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.

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.

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.



Pannier Market



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. 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.



Westexe Park

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

2.23 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.

2.24 Tiverton has several tourist attractions including: Knightshayes Court, which attracts some 185,000 visitors to the house and gardens annually 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

2.25 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.

2.26 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.

2.27 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

2.28 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

2.29 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

2.30 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.

2.31 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.

2.32 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.

2.33 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.

2.34 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.

2.35 Of the 60% who declared that they had a religion, the overwhelming majority were Christian.

2.36 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 southwest region.

2.37 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.

2.38 There are currently (as 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.

2.39 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.

2.40 MDDC is working to improve the energy efficiency of its housing stock. 39% of its Tiverton homes have solar panels, 100% meet the Decent Homes Standard, and about 75% have an Energy Performance Certificate (EPC) rating of A to C.

2.41 As set out in the previous section, most 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.

2.42 A higher proportion of people in Tiverton had no educational qualifications at the time of census, than in Mid Devon or the Southwest, 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.

2.43 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.

2.44 The average scores from the English Indices of Multiple Deprivation (2010) imply a low level of social deprivation in the parish, though this does not consider

pockets of deprived areas which have a much lower score within Tiverton. Of 43 LSOAs[7] in Mid Devon, the top six most deprived LSOAs are all in Tiverton.

Challenges and opportunities for Tiverton

2.45 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.

- 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

[7] Lower Super Output Areas (LSOAs) are a sub-ward geography averaging approximately 1,500 people

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, accessible 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 – in addition to the rich archaeology heritage and historic landscapes (rural and built streetscapes) 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, wheelchair users, 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.

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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. There is often a synergy between green spaces and corridors and archaeological and heritage landscapes; this approach would therefore also assist in conserving those historic assets and remains.

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 Framework[8]; 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

[8] National Planning Policy Framework (publishing.service.gov.uk)

dwellings are committed (either with planning permission or under construction). 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, although buildings with 'architectural merit'[9] may also have high historic significance. They may be nationally or locally Listed assets, or part of the setting of a Listed asset, or be undesignated heritage assets. They may therefore either not have the capacity to be sustainably converted, conversion causing significant harm to their traditional appearance and fabric, or their heritage significance may require particularly sensitive treatment. Buildings with less 'architectural merit' may actually have greater capacity for conversion. A balance is needed between retaining a valued building in use and protecting its character.

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.

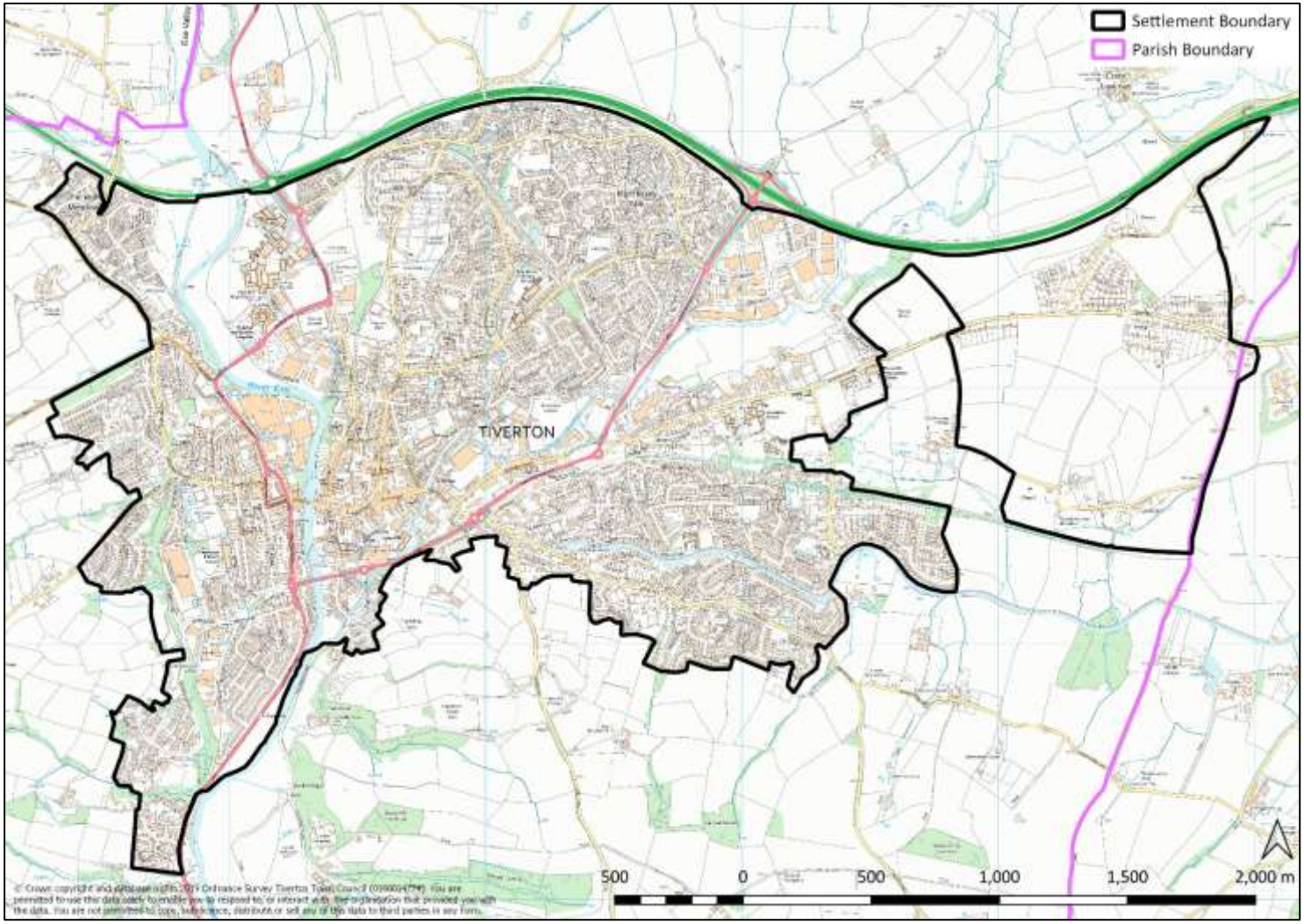


Figure 4.4: Map showing settlement boundary for Tiverton

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 Local Plan (adopted 2020) 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, and not causing unacceptable harm to historic character or significant, the development brings redundant or vacant historic or agricultural buildings back into optimal viable 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; Mid Devon Local Plan (adopted 2020): S1, S2, S3, S6, S8, S10, S14; NPPF: 20, 29, 80, 119, 120, 121

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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 of 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 *"housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)"* (Glossary).

5.5. 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 time 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. 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 housing[10]:

- 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**

First Homes

5.12. Since the publication of the Tiverton HNA, the government has introduced the First Homes Policy[11], a new type of affordable home, which replaces Starter Homes. First Homes are no different from other properties except that they are sold with a discount of at least 30 percent.

5.13. In developer-led schemes of 10 or more units, 25% of the affordable homes delivered should be First Homes.

5.14. They will be sold to local people who want to stay in the community where they live or work but are struggling to purchase a home at market prices. They will be prioritised for first-time buyers, serving members and veterans of the Armed Forces, and key workers, such as nurses, police and teachers. The discount will be passed on to future buyers when First Homes are resold so more people can be helped onto the ladder.

5.15. First Homes will be sold with a minimum discount of 30 per cent off the market price, but local areas will be able to set a larger discount to ensure the homes are affordable to local people.

5.16. MDDC is considering the need for further policy guidance on First Homes as part of the work on the new Local Plan. An associated action therefore will be for Tiverton Town Council to work with MDDC to ensure that the policy guidance reflects housing needs in Tiverton.

5.17. 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.
- enable the provision of First Homes in Tiverton, prioritising those with a local connection, and support an uplift to the 30% discount where this is supported by the local housing needs assessment data. If a planning application for a major housing site in which 25% of the affordable homes are First Homes does

[11] Guide_to_First_Homes.pdf (publishing.service.gov.uk)

not deliver enough First Homes to meet the 10% affordable home ownership expectation in the NPPF, additional affordable home ownership homes may be provided on top of the First Homes provision, to meet this expectation.

5.18. 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; Mid Devon Local Plan (adopted 2020): S3; NPPF: 62, 63

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. At least 25% of the affordable housing units must be delivered as First Homes, with priority given to those with a local connection[12] to Tiverton Parish. An uplift to the minimum 30% discount required upon sale will be particularly supported to address the affordability gap evidenced in the Local Housing Needs Assessment.

C. 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 (adopted 2020), and that affordable homes should be well integrated with market housing.

D. 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.

E. 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

[12] https://www.middevon.gov.uk/media/85181/appendix_1_local_need_connection_criteria.pdf

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; Mid Devon Local Plan (adopted 2020): S2, S3; NPPF: 62, 63

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

5.19. Community Land Trusts (CLTs)[13] 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.

5.20. 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 person[14] or £30,000 per household) by introducing a Tiverton Low Cost Housing for sale or rent based on the model introduced in Lewes, East Sussex[15]. 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.

5.21. 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.

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.

[13] https://www.communitylandtrusts.org.uk/
[14] https://www.payscale.com/research/UK/Location=Tiverton-England%3A-Devon/Salary
[15] https://www.southdowns.gov.uk/wp-content/uploads/2016/05/Lewes-NDP-Submission-Plan.pdf

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 define 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 is 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 its own appraisal and management plan:

i. **Tiverton Conservation Areas**[16] – 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, to the area around St Pauls Church south and west of Heathcoat's factory, up to

[16] https://www.middevon.gov.uk/media/205786/tiverton-conservation-area-appraisal-text.pdf

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 Andrew Street.

ii. **The Grand Western Canal**[17] - which has its western section within Tiverton.

iii. **Blundell's Conservation Area**[18] - which includes not only the school, but also housing character areas.



Central commercial area (Fore Street, Bampton Street and Gold

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)[19]. 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[20]

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 guidance sets out criteria to encourage inclusive communities, underpinned by the need to maximise opportunities to contribute to the environmental ambitions of the parish and wider district. AECOM was commissioned to produce such a guide, which includes detailed



Market Walk

[17] https://www.middevon.gov.uk/media/114873/grand-western-canal.pdf
[18] https://www.middevon.gov.uk/media/114961/adopted-blundells-appraisal-and-management-plan.pdf
[19] https://www.middevon.gov.uk/residents/planning-policy/supplementary-planning-documents/mid-devon-design-guide/
[20] https://www.middevon.gov.uk/media/206061/design-guide-final.pdf



Northeast of Conservation Area, (Castle Street)

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 (separate) Appendix B.

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 highway approaches into Tiverton town, which should be ameliorated in order to strengthen the sense of arrival into the setlement, 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



Westexe/Heathcoat (St Paul's Square)

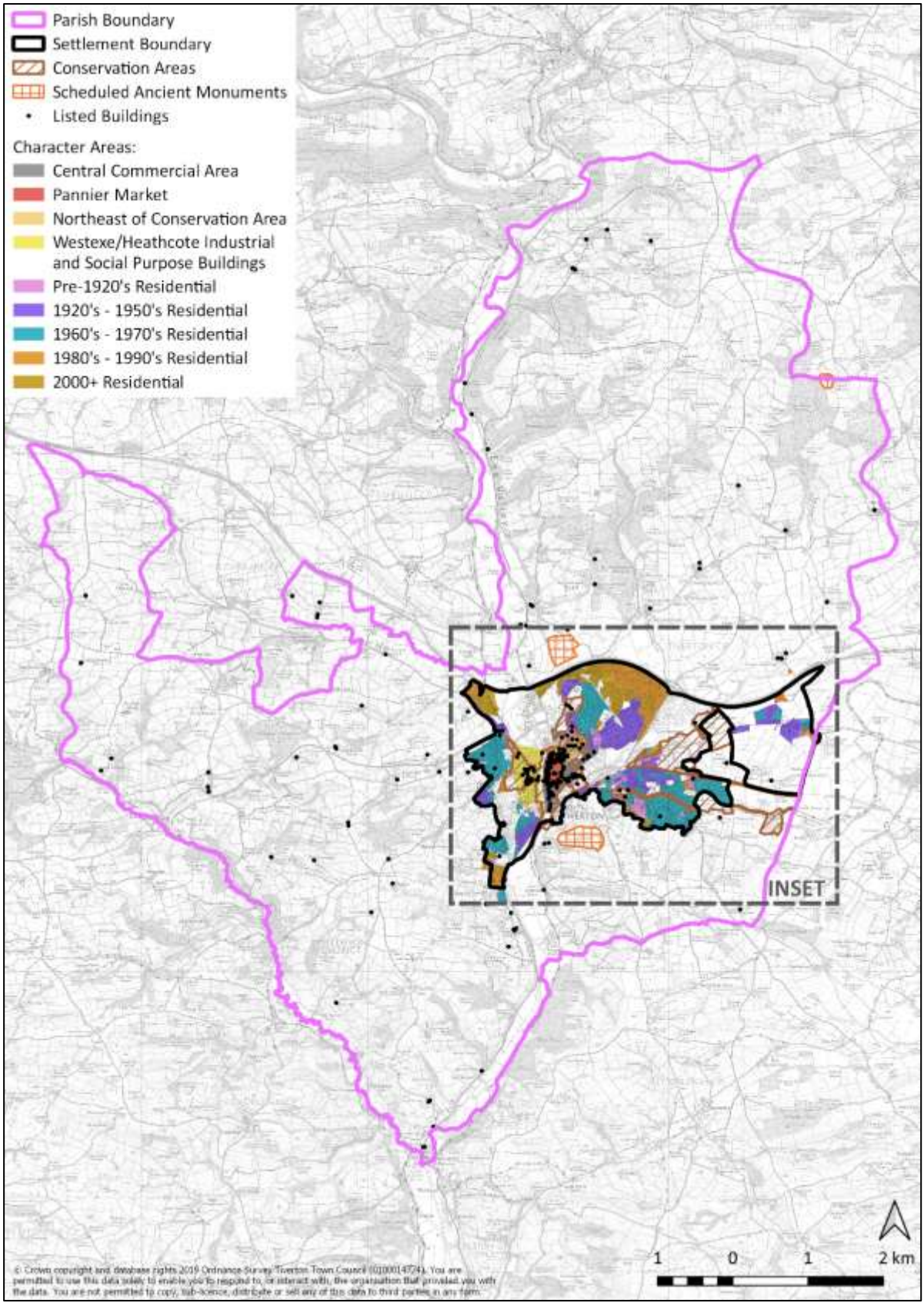


Figure 6.1: Map showing Character Areas, Conservation Areas and heritage assets

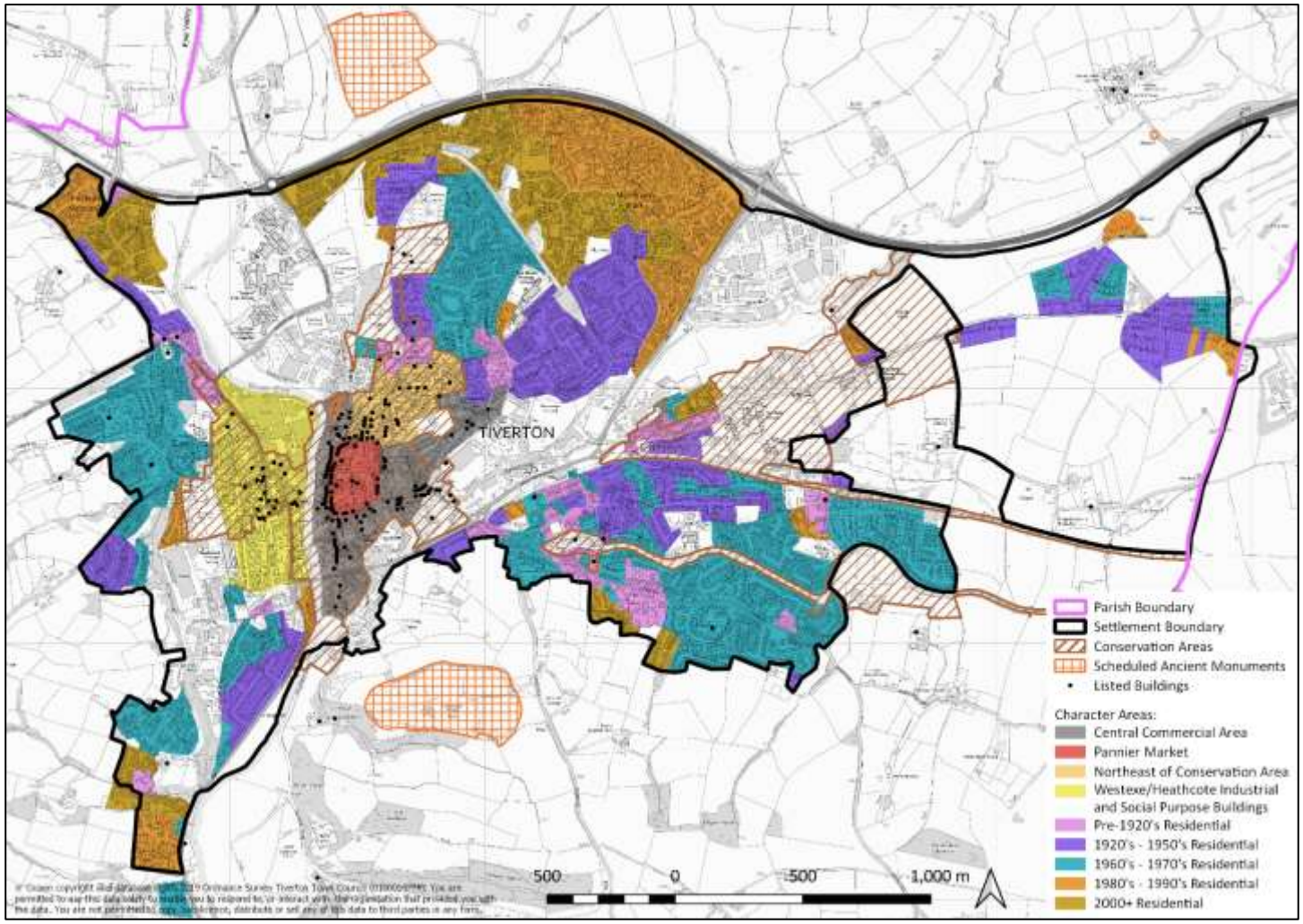


Figure 6.1: Character Areas, Conservation Areas and heritage assets (Inset)

POLICY T4: CHARACTER OF DEVELOPMENT

A. Development should conserve 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 Town[21]. 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, must comply with national policy requirements including the submission of an appropriately detailed Heritage Statement. Proposals 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.**

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; Mid Devon Local Plan (adopted 2020): S1, S9, S10, S14, DM1; NPPF: 112, 128, 129, 130, 201, 202

[21] Insert a reference.

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.

6.11. In October 2019, a new National Design Guide[22] 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 Guide[23] expands on the ten characteristics.

6.12. The guide Building for a Healthy Life 2020[24] 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.



Tiverton Neighbourhood Plan Design Codes for a Sustainable Town

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.

6.15. Policy T5 is closely related to T4, T6 and T7 and they should be read together.

[22] https://www.gov.uk/government/publications/national-design-guide
[23] National Model Design Code (publishing.service.gov.uk)
[24] Building For Life | Design For Homes

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 Town[25].**
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 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. **The protection and extension of green infrastructure and green links, such as tree lines and hedgerows, in accordance with Policy T9 (Network of Green Infrastructure).**
vii. **Provide off-road parking for residents, visitors and service vehicles, in accordance with Mid Devon's adopted Parking Provision in New Development SPD (2013)[26].**
viii. **The layout and design of parking provision does not adversely affect vehicular and pedestrian access and safety.**

Conformity Reference: NP Objective: 2, 4; Mid Devon Local Plan (adopted 2020): S1, S9, S10, S14, DM1; NPPF: 62, 126-131

[25] Tiverton Neighbourhood Plan Design Codes for a Sustainable Town
[26] https://www.middevon.gov.uk/media/85179/parking_spd_june_cabinet_2013_portrait.pdf

Policy T6: Energy efficiency and design

6.16. 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.

6.17. 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.

6.18. Nearly Zero-Energy requirements for new public buildings came into force in 2019[27] 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.

6.19. 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).

6.20. 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.

6.21. Within the parish itself, Sustainable Tiverton[28] 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

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

[28] https://www.sustainabletiverton.org.uk/

species; encouraging recycling and re-use through their Repair Café and Give or Take events; and using surplus food for community food projects.

6.22. 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.

6.23. 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.

6.24. South West Water notes[29] 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 the Housing Standards Review which corresponds with Code Level 4 in relation to water efficiency.

6.25. 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.

[29] How South West Water is saving water

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 above the standards as set out below will be strongly supported. This includes wherever possible:

Residential:

- **i. Energy efficiency measures to reduce carbon dioxide outputs both in construction and operation above policy requirements and;**
- **ii. Water: Total mains consumption of no more than 110 litres per person per day[30].**

Non-residential and Multi-residential[31]:

1. **Major: achieving Building Research Establishment Environmental Assessment Method (BREEAM) Excellent[32]**

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

- **i. Siting and orientation of new buildings to optimise passive solar gain and providing**
- **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.**

[30] 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)

[31] 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

[32] 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

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; Mid Devon Local Plan (adopted 2020): S1, S9, S10, S14, DM1; NPPF: 127, 128, 129, 153, 154, 155, 156

Policy T7: Minimising the risk of flooding

6.26. 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.

6.27. 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/.

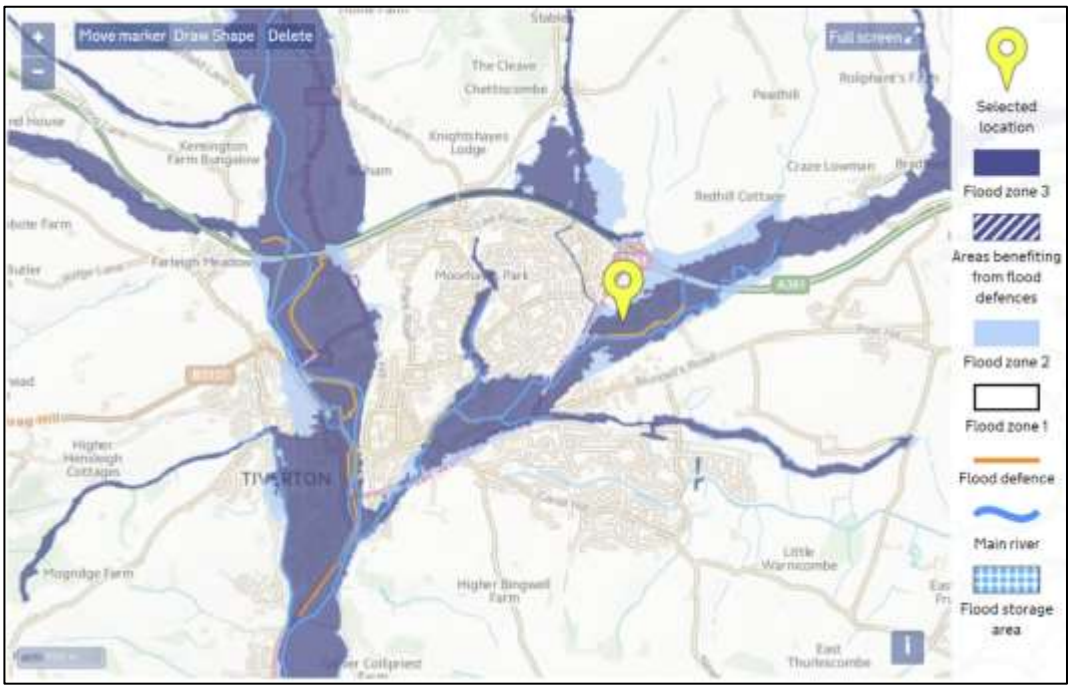


Figure 6.2: Sources of main-river flooding (Source: Environment Agency: Flood Map for Planning, accessed March 2021)



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

6.28. Devon County Council, the Local Lead Flood Authority, published its draft Flood Risk Management Strategy[33] 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.

6.29. 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 Plan[34] 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

[33] Devon Local Flood Risk Management Strategy
[34] https://www.gov.uk/government/publications/exe-catchment-flood-management-plan

days of ice, frost and snow and a higher likelihood of extreme weather events including heatwaves and intense rainfall.

6.30. 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; and ensuring the maintenance of banks etc.

6.31. 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.

6.32. Additional environmental benefits can be gained from protecting natural drainage networks, such as hedgerows, trees and other vegetation. Policy T9 of this 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, in accordance with Devon County Council's guidance[35]. 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.

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.

[35] https://www.devon.gov.uk/floodriskmanagement/document/sustainable-drainage-system-guidance-for-devon/

D. Where relevant, proposals should seek to daylight any culverted sections of the Town Leat and other watercourses, for flood defence and environmental purposes.

Conformity Reference: NP Objective: 2; Mid Devon Local Plan (adopted 2020): S9; NPPF: 152, 153, 154, 159-169

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

6.34. 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 and Heritage assets at risk

6.35. 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.



St. George's Church

6.36. 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 buildings[36], including the following which are Grade 1 listed:

- 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.

[36] https://britishlistedbuildings.co.uk/england/tiverton-mid-devon-devon#.XdO3xtXgrIX



Tiverton Castle

- 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).

6.37. In addition, MDDC has prepared a Register of Heritage Assets[37] that are considered to be locally important and worthy of recognition in relevant planning decisions. Locally listed assets might include traditional telephone boxes, 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.

6.38. In addition to the heritage assets that are nationally and locally listed, there are many other undesignated or not locally listed heritage assets that should be considered on their own individual merit or group value. Many of these are listed in the Devon County Historic Environment Record (HER)[38]. Four notable heritage assets - The Leat, Angel Hill, and Lowman Green townscapes, and the former police stations (Beechwood) - have also been identified as part of the Neighbourhood Plan community engagement process as important but unlisted heritage assets of merit. These and the assets appearing on the HER should be preserved as they provide insight into Tiverton's heritage.

The Town Leat

6.39. 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. This

[37] https://www.middevon.gov.uk/media/114799/register_of_heritage_assets_jan_15.pdf
[38] https://www.devon.gov.uk/historicenvironment/the-devon-historic-environment-record/

includes a preference for daylighting any culverted sections of the town Leat (and other watercourses where appropriate), as it is considered beneficial for watercourses to remain open wherever possible for both flood defence and environmental purposes.



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 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.

6.40. A working party has been established to support the Leat and this is considered further in Section 11 of this document, as an associated action.

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

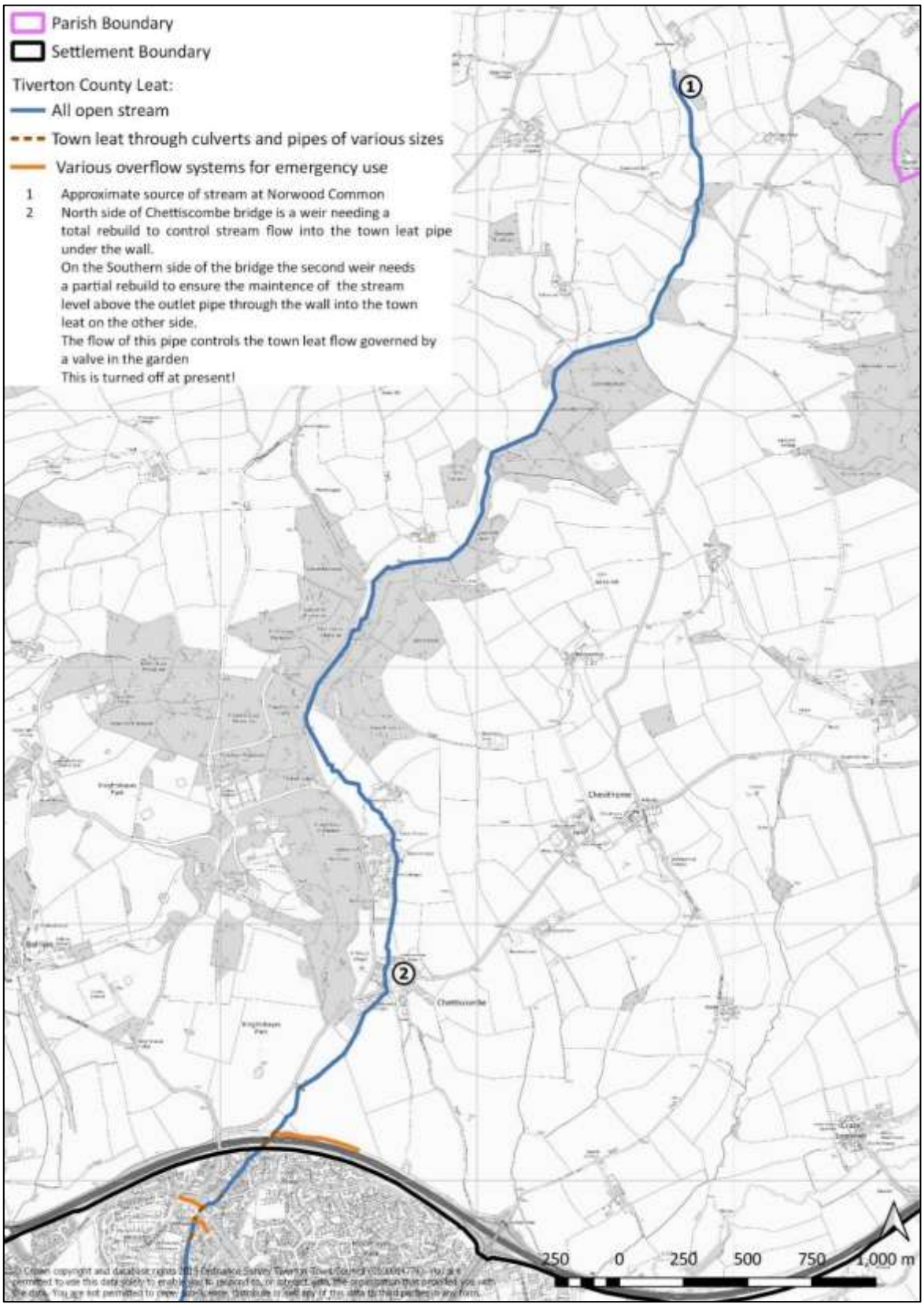


Figure 6.2: Map of The Leat

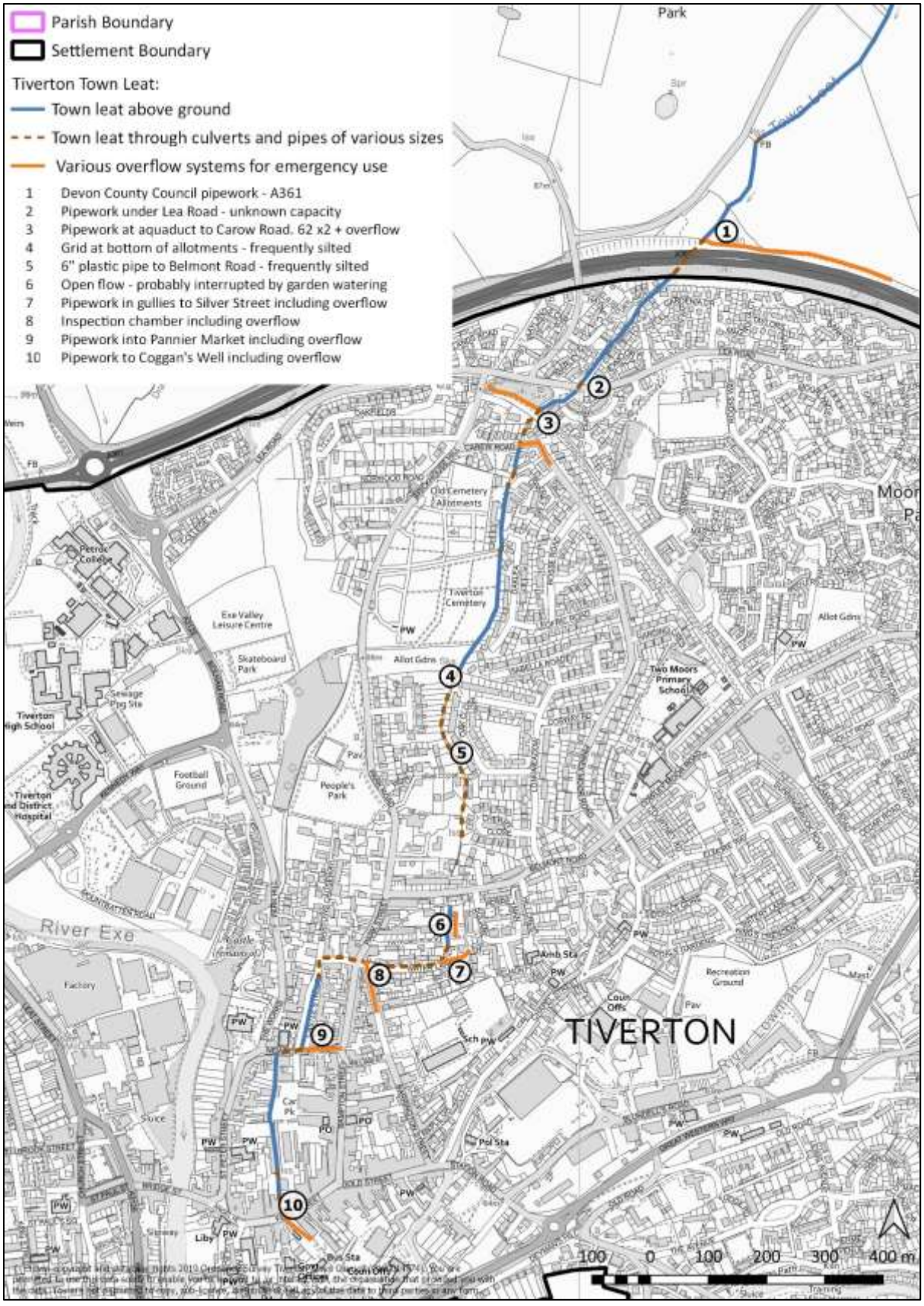


Figure 6.3: The Leat within Tiverton town

Angel Hill streetscape

6.42. 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

6.43. 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

Beechwood - former Police Station, 2 The Avenue Tiverton Devon EX16 4HS

6.44. The former police station, originally Beechwood, is a substantial and distinctive example of a late Victorian villa built in the early 1880s. It was one of the first house to be built in The Avenue, a new development to the south of the town centre.



Beechwood

6.45. It features a style fashionable for its date, in which motifs from the 17th century were reinterpreted to use in a contemporary building. This style was once called semi-disparagingly 'Jacobethen' 'but can today be seen to be distinctively and attractively of its own period.

6.46. The front of the house is dominated by a massive round-arched central porch flanked by a pair of two-storey projecting stone and timber polygonal bays. There is similar bay in the centre of the rear elevation. The impressive porch has fluted pilasters and is topped by a heavy balustrade; above it is a window with heavily moulded stone mullions which is topped by large carved stone drapery swag.

6.47. The porch is constructed in Bath Stone which is also used extensively throughout the exterior for the architectural detailing, contrasting with the local stone of the walls. The roof is lined with gabled windows, while heavy cast-iron down pipes and hopper heads are components of the architectural scheme. Although the house's architect is unknown, it is clearly a carefully and very expensively designed building which even in its present state of decay displays a confidence in its handling of detail and in its overall composition. It is believed that it was built for Robert Loosemore, a local solicitor who died in 1901. It is patently a statement of his high standing in local society and is this respect it is both a historic document as well as a piece of distinctive architecture in its own right.

6.48. In more recent years, the building housed the town's police station, until 2012 when it was sold. Whilst the building has become run down internally, the external aspect is considered to be an important, yet unrecognised, heritage asset.

6.49. In parallel with this policy, the Town Council proposes that these heritage assets are 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.

Local Heritage at Risk

6.50. Historic England has, since 2011, categorised 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'. A contributing factor, according to Historic England, has been the profile, performance and attractiveness of the town centre; it is considered that the emerging town centre masterplan could help to regeneration and manage the town centre assets more holistically and sympathetically.

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

6.52. 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

6.53. Heritage assets can become 'at risk' 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

6.54. 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.

POLICY T8: LOCAL BUILDINGS AND STRUCTURES OF MERIT AND LOCAL HERITAGE ASSETS AT RISK

A. In addition to those already identified in Mid Devon District Council's Register of Heritage Assets[39], the Neighbourhood Plan identifies the following heritage assets for the purpose of implementing Policy S9 of the Mid Devon Local Plan (adopted July 2020):

- **The assets within Tiverton parish recorded in the Devon County Historic Environment Record[40]**
- **The full length of The Leat**
- **Angel Hill streetscape**
- **Lowman Green streetscape**
- **Beechwood - former Policy Station, 2 The Avenue Tiverton Devon EX16 4HS**

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. take a landscape-led approach, considering how the safeguarding of existing, and introduction of new, planting (trees, hedgerows etc.) to support connectivity can maximise benefits for nature and people; and

v. otherwise respect the approach set in Policy S9 of the Mid Devon Local Plan (adopted July 2020).

C. A pro-active stance will be taken to any heritage assets that may be at risk. This will include working with property owners to find a use that will enable them to be put back into optimum viable use. Particular care should be taken in the Conservation Area to ensure that alterations and new buildings contribute to the enhancement of the historic environment, in accordance with the guidance set out in the Tiverton Conservation Area Appraisal[41].

Conformity Reference: NP Objective: 4; Mid Devon Local Plan (adopted 2020): S1, S9, S10, S14, TIV1-10; NPPF: 189, 190, 203

[39] Ibid.
[40] https://www.devon.gov.uk/historicenvironment/the-devon-historic-environment-record/
[41] https://www.middevon.gov.uk/media/205786/tiverton-conservation-area-appraisal-text.pdf

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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. 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 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.



Buzzards Wood



Knightshayes grounds

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 (SSSI) within Tiverton – Tidcombe Lane Fens and Bickleigh Wood Quarry. 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.

7.5. Whilst this section of the plan focusses on the natural environment, the synergy between the natural and the historic environment is notable. For example the Grand Western canal is a Local Nature Reserve, but is primarily a human-made and managed feature, a heritage asset and a Conservation Area (designated for heritage value). Similarly the grounds of Knightshayes are a created and managed parkland and a nationally designated heritage asset. Conserving and enhancing the network of green and blue infrastructure will, therefore, have a positive impact on the historic environment and enjoyment of it.

Policy T9: Network of green and blue infrastructure

7.6. 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".

7.7. The emerging Environment Act[42] 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. 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



Tidcombe Fen SSSI

[42] https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted

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.

7.8. To assist in the identification of this network, the Devon Biodiversity Record Centre was commissioned to produce a report[43] setting out the designated and 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 sites designated 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.

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. 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 a minimum 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 the current biodiversity code of practise for planning and development'.

7.10. 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. 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, appropriate compensation will be considered.

[43] Insert link to report.

7.11. Tidcombe Lane Fen SSSI, in particular, abuts and is largely surrounded by an area which, due to its inclusion in the settlement boundary, has a presumption in favour of development. To better ensure the protection and conservation of this designated site, particular attention should be paid to any scheme which results in runoff into Tidcombe Lane Fens SSSI.

Trees and ancient woodland

7.12. The parish is home to a significant number of trees and woodland – including veteran trees and ancient woodland. As noted in the NPPF at paragraph 131, trees play a vital part in dealing with the effects of climate change and managing pollution. They provide shade, reduce flood risk, enable carbon capture, improve air quality and contribute to the purification of water. They also contribute to local character.



Turkey Oak, Knightshayes

7.13. Ancient woodland and veteran trees are irreplaceable habitats, which have both heritage and cultural value. Natural England advises that development which would result in the loss of, or damage to, ancient woodland and ancient or notable trees will not be permitted except in wholly exceptional circumstances, as set out in paragraph 180 of the NPPF. They also advise that it is preferable to link up fragmented areas of woodland, which might be divided by development, with green bridges or tunnels. Also, to buffer ancient woodland and notable/veteran trees by leaving an appropriate zone of semi-natural habitat between the development and the woodland, providing wildlife corridors, and balancing new developments and residential areas with green infrastructure and allowing space for trees.

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

A. Development 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. Proposals should include biodiversity net gain, which as a minimum meets national policy requirements. In particular proposals that seek to improve the connectivity between wildlife areas and green spaces, and where they accord with Policy S9 of the Mid Devon Local Plan, will be supported.

B. In accordance with national policy, proposals which would result in the loss of ancient woodland, aged trees, or veteran trees will be refused unless there are wholly exceptional reasons, and a suitable compensation strategy exists.

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

D. Particular regard should be given to development proposals near to Tidcombe Fen SSSI, to ensure that all drainage proposals demonstrate that they will have no adverse impact on the SSSI.

Conformity Reference: NP Objective: 5; Mid Devon Local Plan (adopted 2020): S1, S9, S10, S14, DM24; NPPF: 131, 174, 175, 179, 180

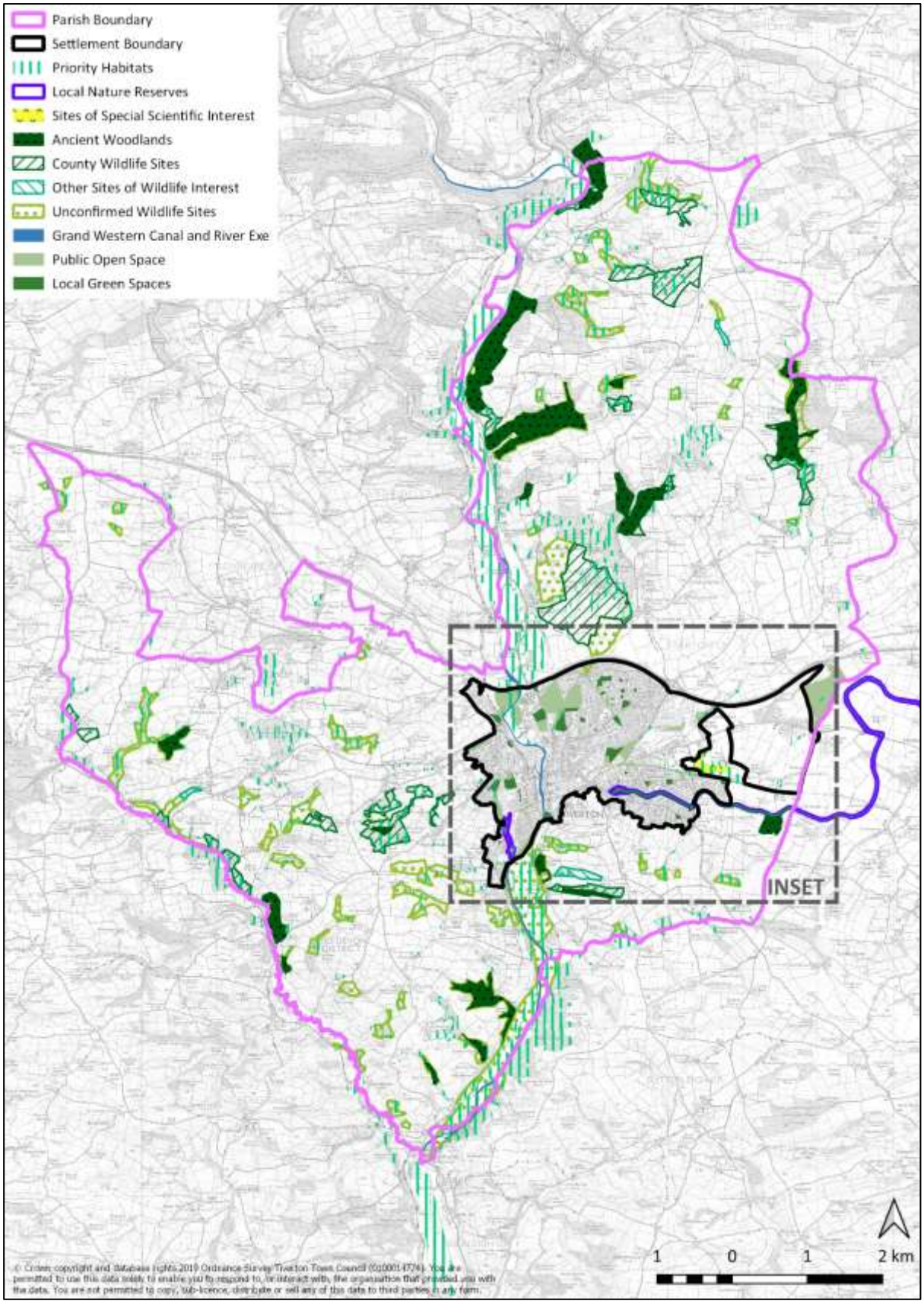


Figure 7.2: Green and Blue Infrastructure Network (parish-wide)

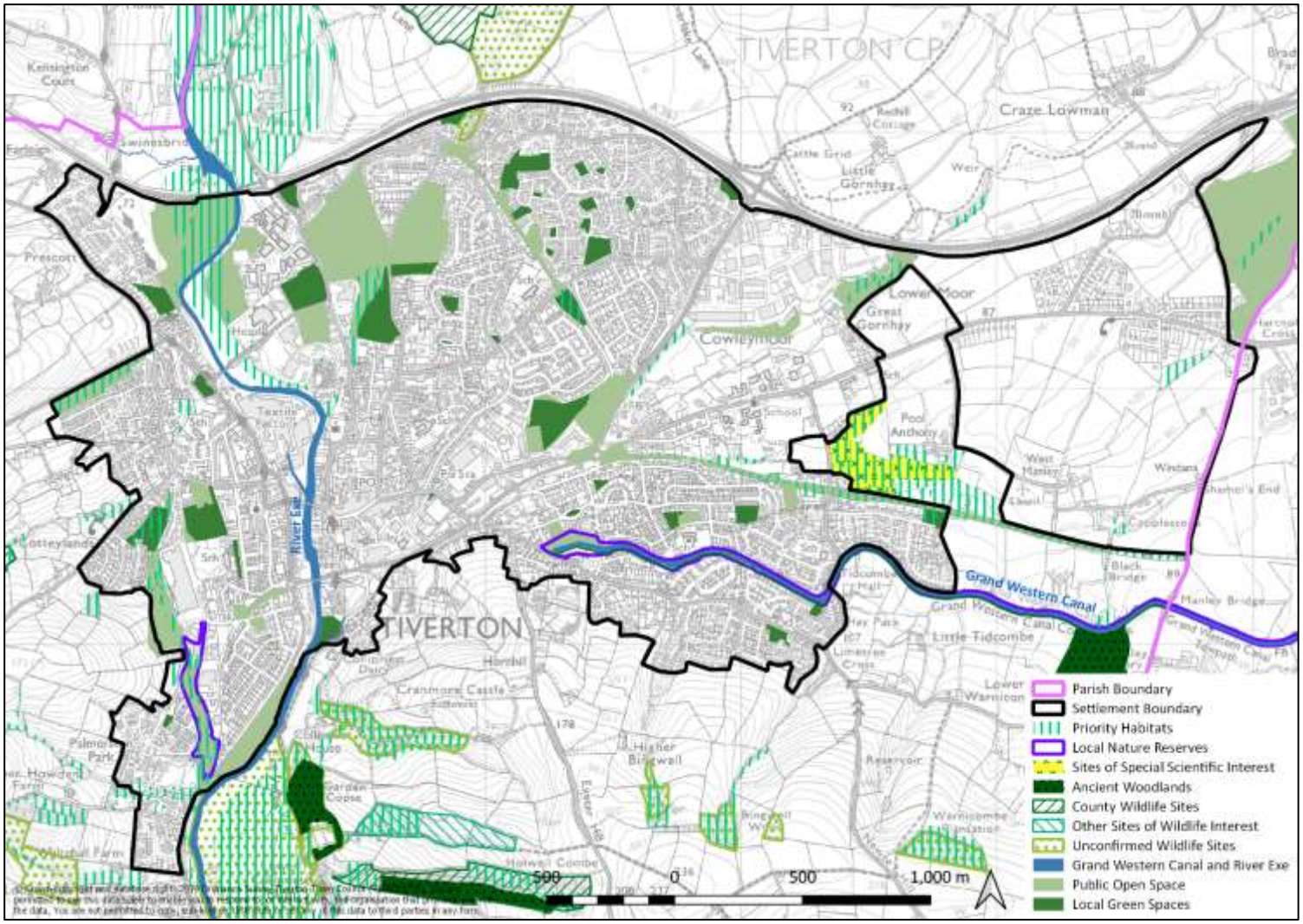


Figure 7.1: Green Infrastructure Network (inset)

Policy T10: Local Green Spaces



People's Park

7.14. Under the NPPF, Neighbourhood Plans can 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.

7.15. The following 30 areas are considered to fulfil all of the criteria of the NPPF:

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.	Playing field at Blackmore Road Wilcombe

Number	Site Name
24.	Grounds of Sunningmead Community Centre
25.	Green space at the end of Glebelands Road
26.	Narrow Lane & Howden Road green space
27.	Colley Stream green space
28.	John Street Allotments
29.	Elmore Allotments
30.	Ashley Rise Play Area

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

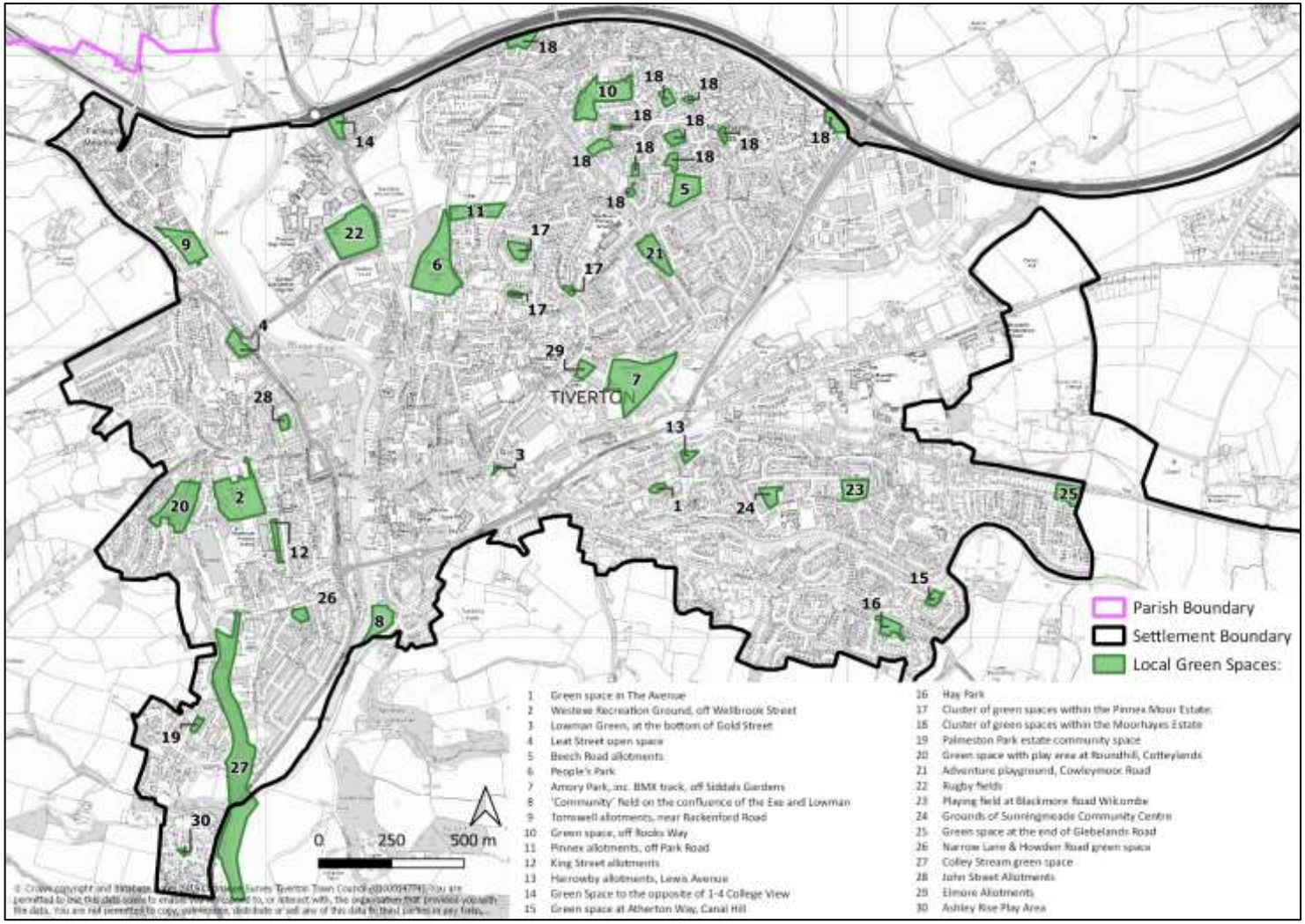


Figure 7.3: Local Green Spaces

POLICY T10: LOCAL GREEN SPACES

The following sites are designated as Local Gren Spaces as shown in Figure 7.3 and on the Policies Map:

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. **Playing field at Blackmore Road Wilcombe**
24. **Grounds of Sunningmead Community Centre**
25. **Green space at the end of Glebelands Road**
26. **Narrow Lane & Howden Road green space**
27. **Colley Stream green space**
28. **John Street Allotments**
29. **Elmore Allotments**
30. **Ashley Rise Play Area**

Inappropriate development will not be supported except in very special circumstances.

Conformity Reference: NP Objective: 5; Mid Devon Local Plan (Adopted 2020): S1, S9, S10, S14, DM24; NPPF: 101, 102, 103 147-151

Policy T11: Locally significant views

7.17. 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.

7.18. 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.

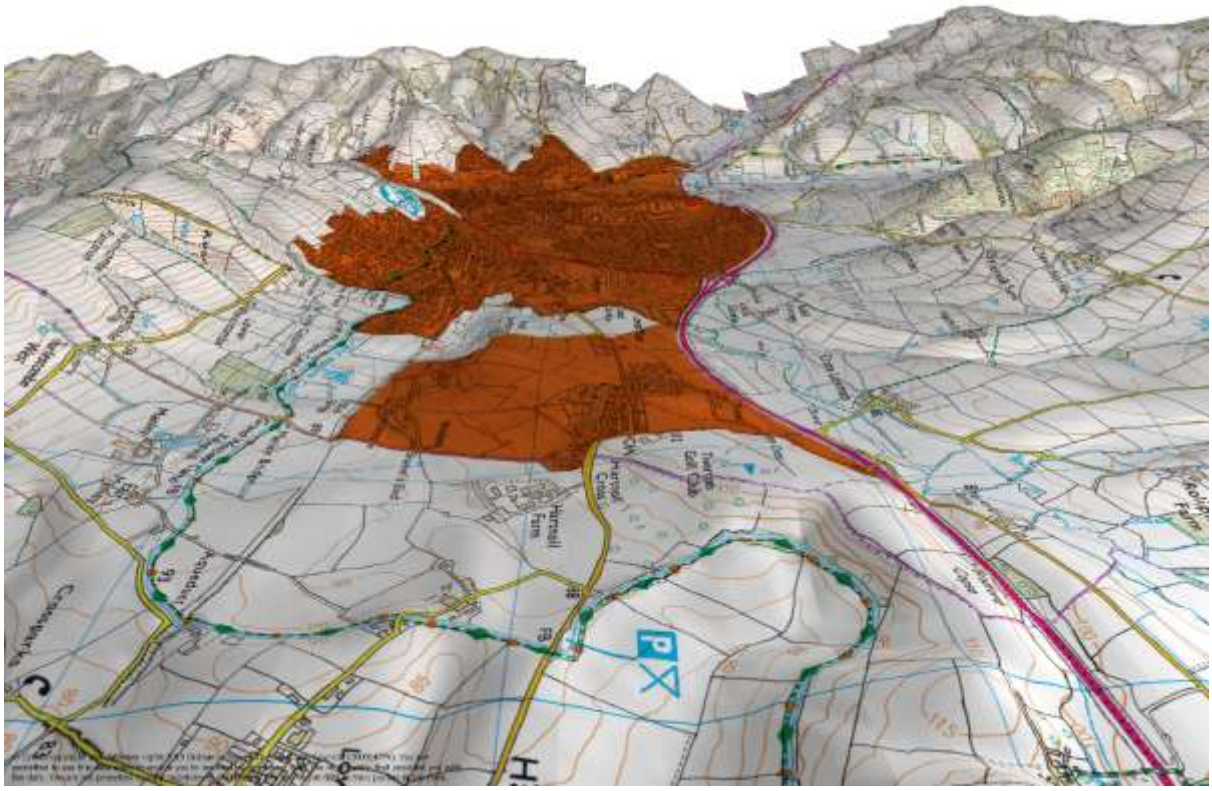
7.19. The Mid Devon Landscape Character Assessment[44] describes the defining features of the landscapes within and surrounding Tiverton; views include towards the Exe Valley, lower rolling farmland and woodland. There are also important panoramas into and across the Plan area from viewpoints outside 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.

[44] https://www.middevon.gov.uk/media/103735/introduction.pdf

View to Tiverton from the East

(Terrain height multiplied by 5)

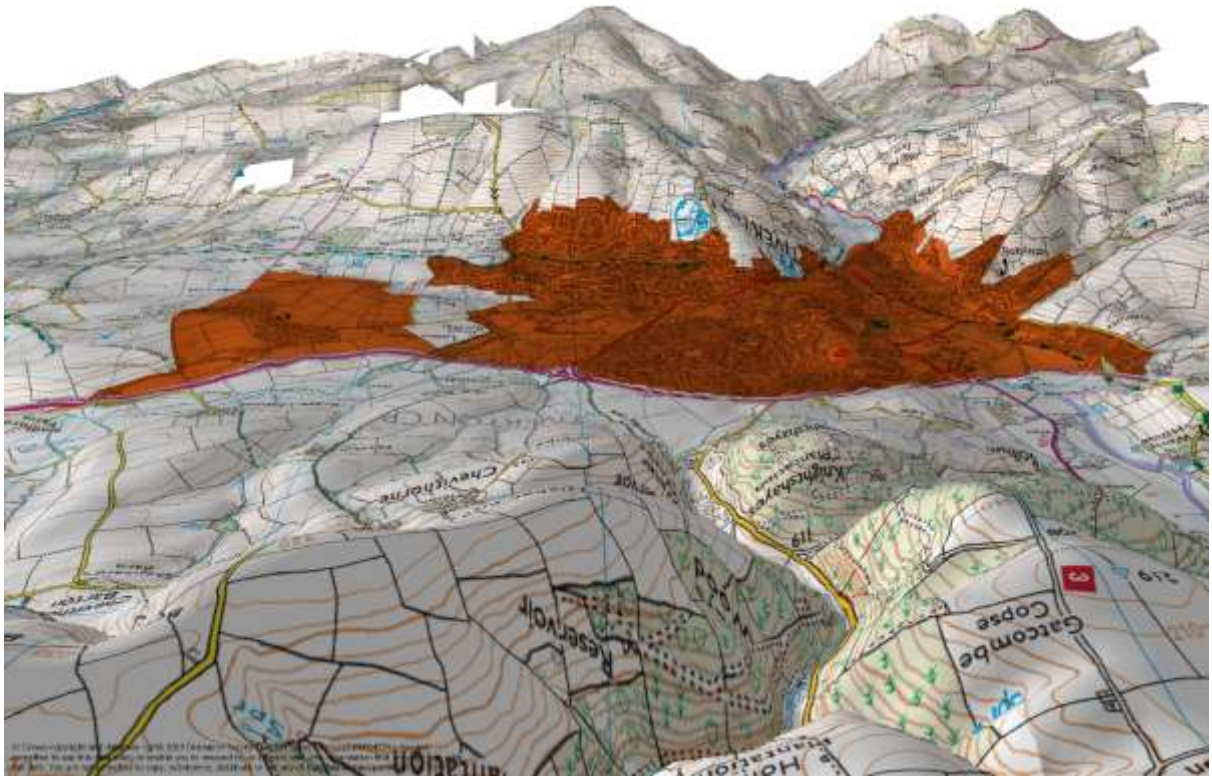
Parish Boundary
Settlement Boundary



View to Tiverton from the North

(Terrain height multiplied by 5)

Parish Boundary
Settlement Boundary



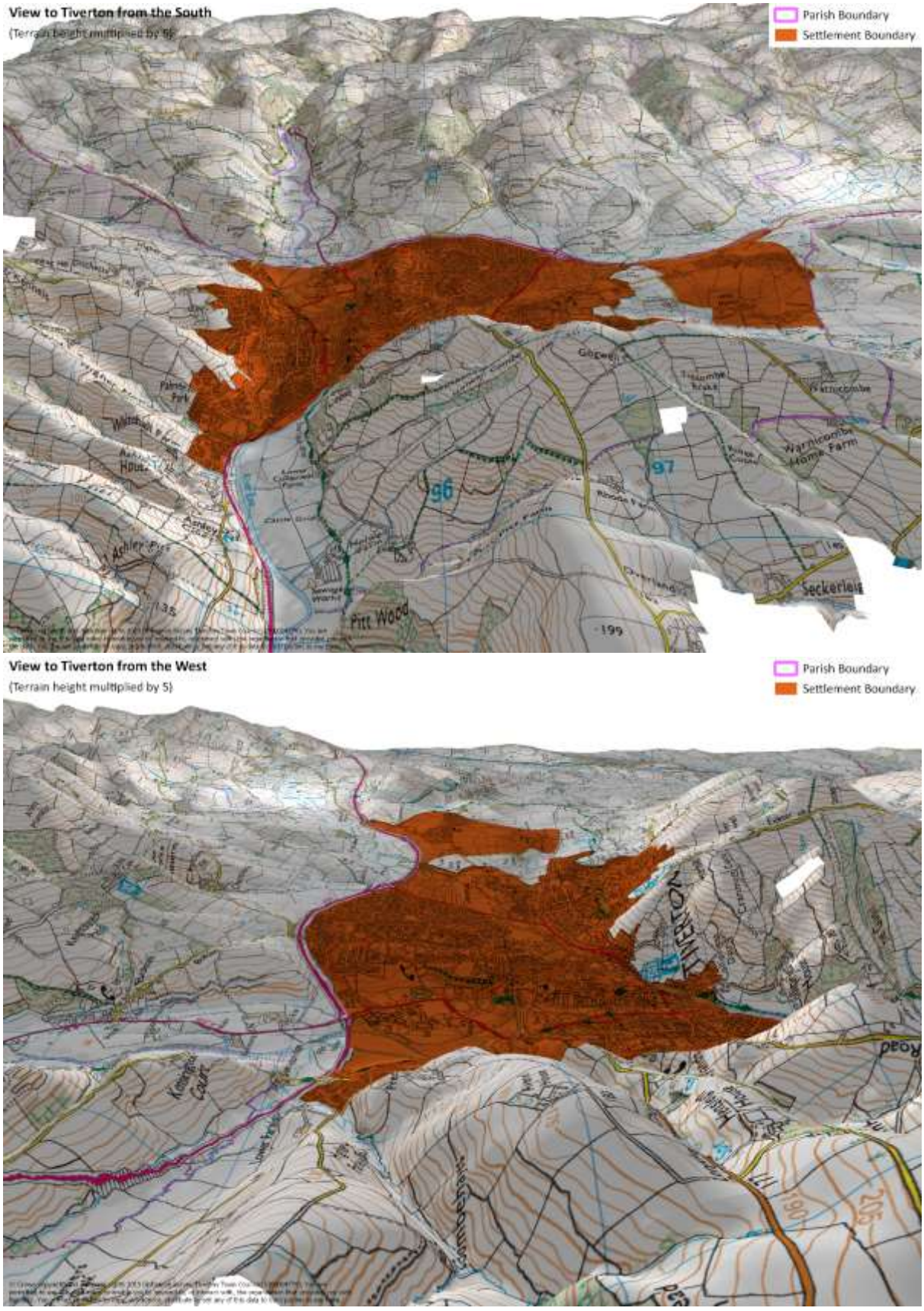


Figure 7.4: Maps showing the topography of Tiverton

7.20. 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 were identified by the Steering Group, in consultation with the community, and 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. Down Barrington Street looking up to Cranmore Castle

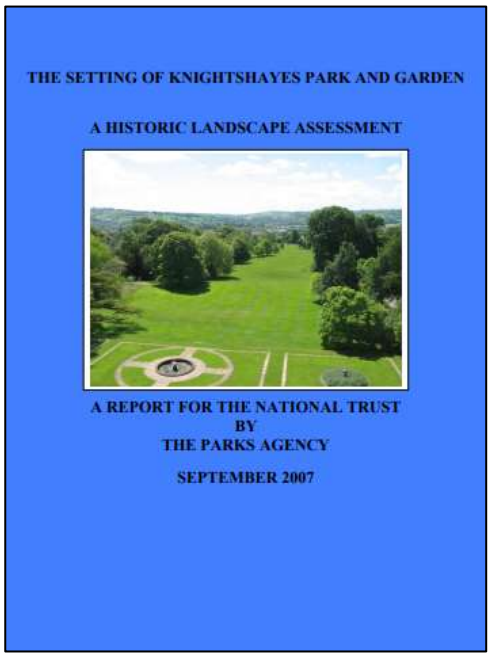
1. Phoenix Lane looking up to Cranmore Castle
2. West along Great Western Way (over the New Bridge and up the hill beyond the roundabout)
3. North from the Old Bridge towards St Peter’s Church
4. South from the Old Bridge towards the Weir
5. North from the College over the link road to the Weir
6. From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








15. 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 study[45] should also be preserved.



16. Policy T11 requires that development proposals are designed in a way that safeguards the locally significant view or views concerned. It attempts to provide the flexibility required for the wide range of development proposals which will come forward within the Plan period. In most cases proposals will be of a minor nature and will have little or no effect on the identified views. In circumstances where the proposed development would be likely to have an impact on any identified key view, 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 appropriate mitigation measures should be incorporated within the design of the development proposed and captured in the assessment

17. When considering planning applications against this policy, it is anticipated 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.

[45] https://www.middevon.gov.uk/media/103572/knightshayes_setting_study_2007.pdf

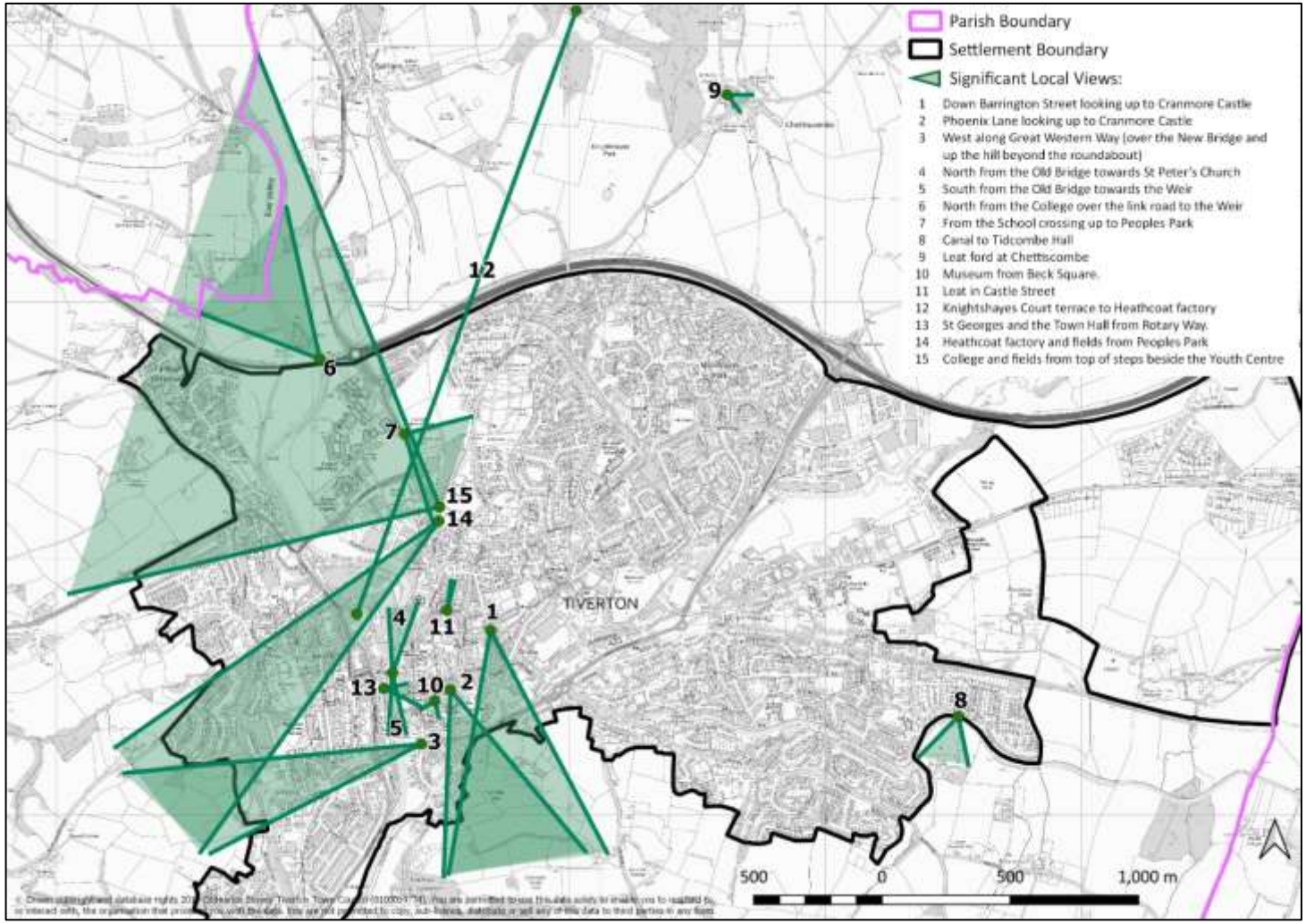


Figure 7.5: Map showing the views

POLICY T11: LOCALLY SIGNIFICANT VIEWS

A. 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 supported.

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

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

C. 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. Proposals for major development should be supported by a landscape/visual impact assessment which clearly demonstrates the potential impacts that such a proposal would have on significant views where relevant and how these impacts will be mitigated.

Conformity Reference: NP Objective: 5; Mid Devon Local Plan (adopted 2020): S1, S9, S10, S14, TIV1-16, DM25; NPPF: 126, 127

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.

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.

7.23. This is adequately supported by national planning policy; paragraph 174 (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 175 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".*

7.24. 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.

7.25. 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.

7.26. 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.

7.27. Promoting sustainable farming practices: On average 10% of current UK greenhouse gas emissions are associated with agricultural food production[46], and those from land use changes and land management practices. To achieve 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 pandemic highlighted the fragility of our food supplies and has demonstrated the importance of creating a more resilient local food economy. In addition, supporting locally produced food will reduce food miles, while potentially improving animal welfare and environmental protections. 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

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; Mid Devon Local Plan (adopted 2020): S1, S2, S3, S9, S10, S14, TIV1-16, DM18; NPPF: 84, 174

[46] https://www.epa.gov/ghgemissions/sources-greenhouse-gas-emissions

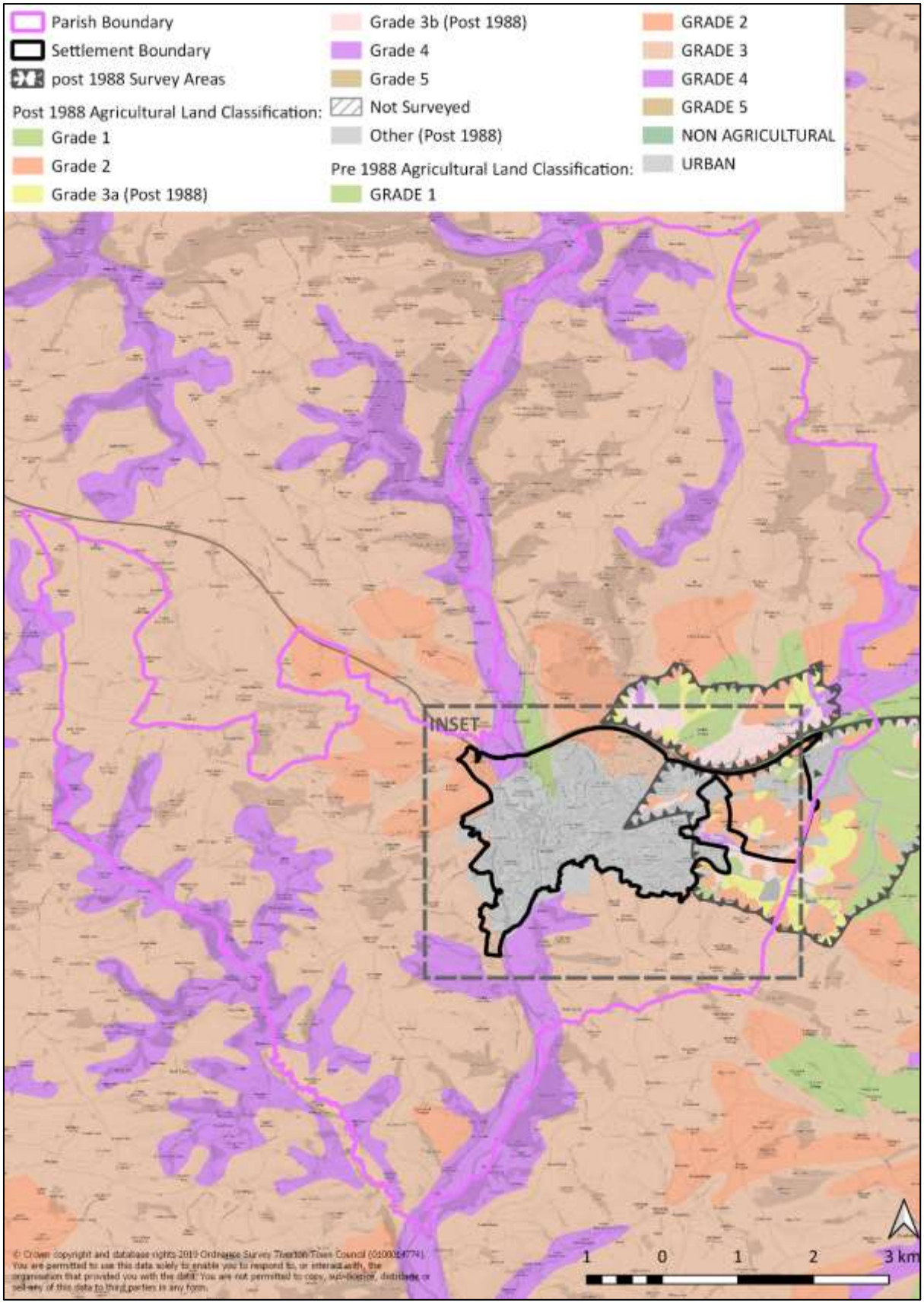


Figure 7.6: Agricultural land classifications map for Tiverton

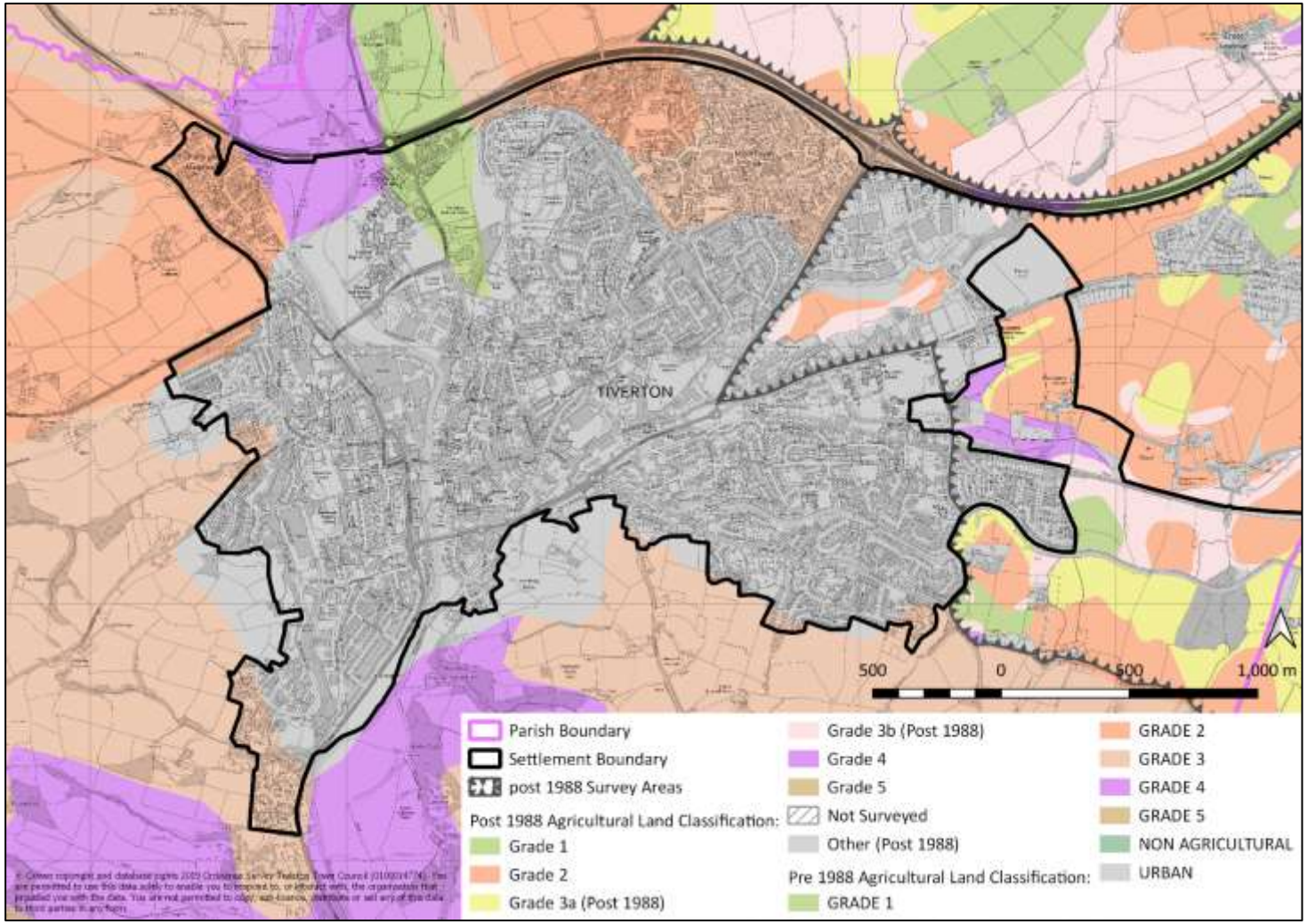


Figure 7.7: Agricultural land classifications map for Tiverton (inset)

Non-Policy Action 2: A thriving, healthy countryside

Our vision is for a thriving, healthy countryside – reinforcing its natural and historic features - 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.

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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.



Tiverton Community Arts Theatre

8.2. Most community facilities are located within Tiverton town itself (Figures 8.1 and 8.2). In addition, the Eastern Urban Extension masterplan incorporates a series of community facilities that will serve 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.

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.



Centre-Space community

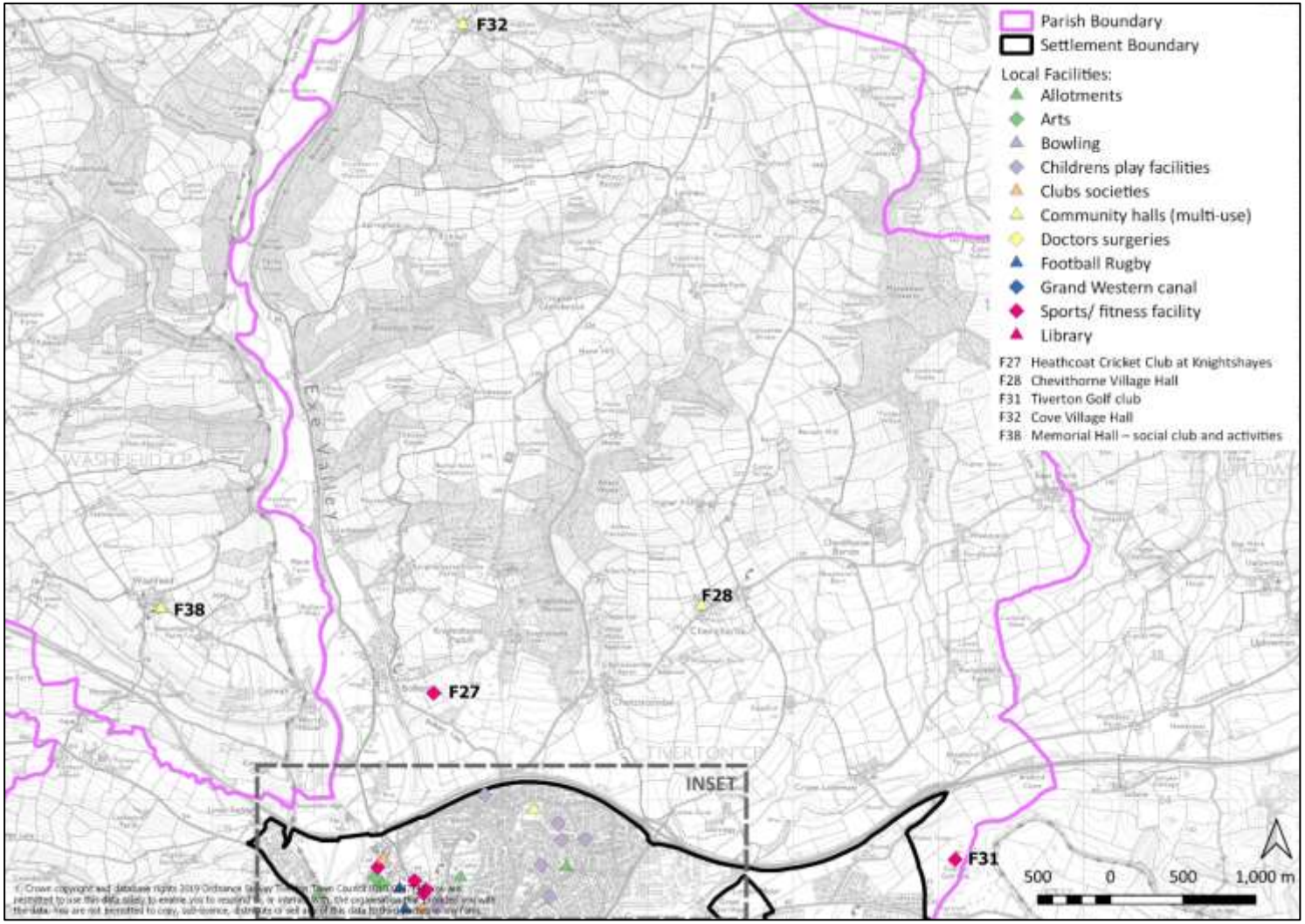


Figure 8.1: Local facilities in the parish

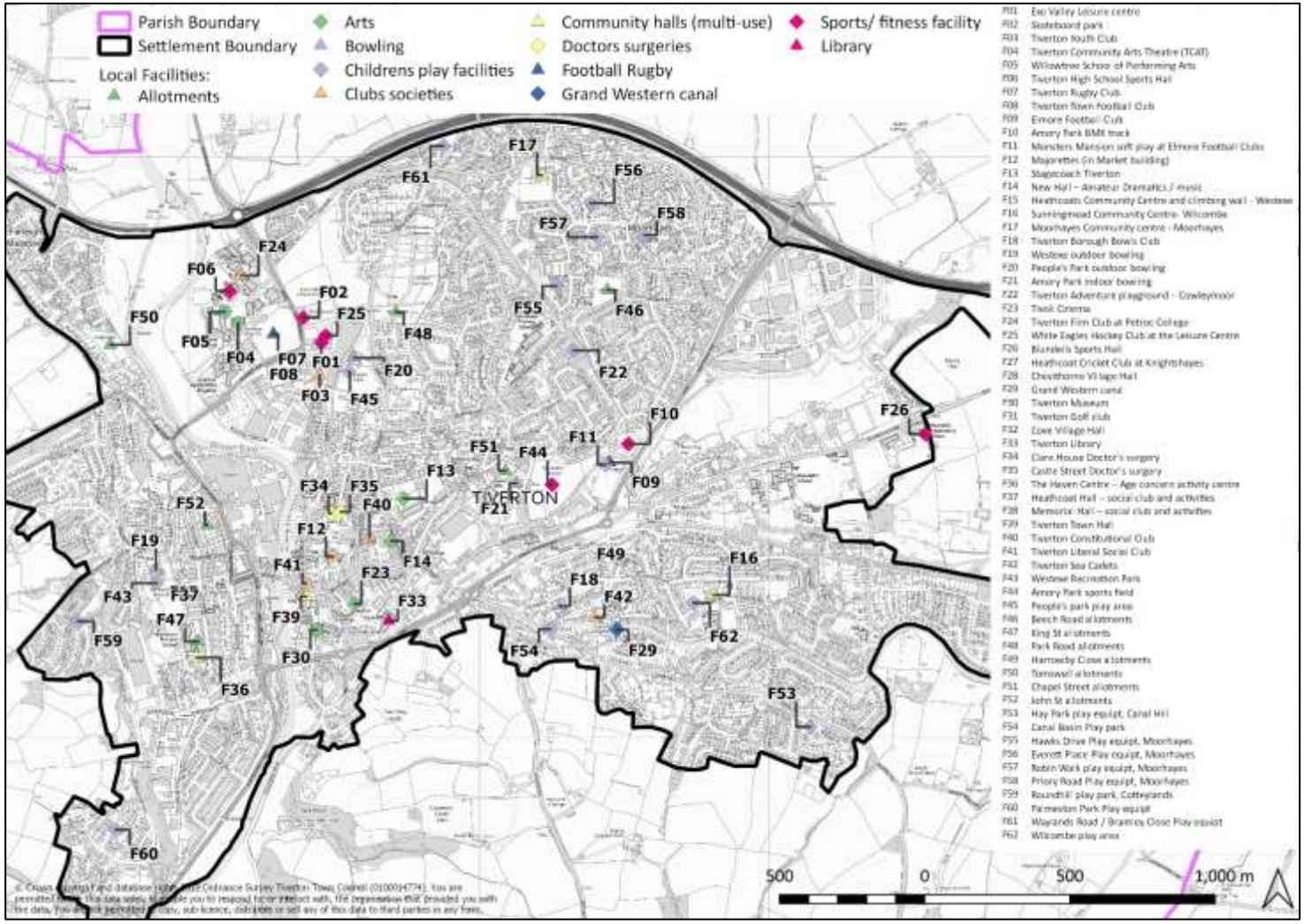


Figure 8.2: Local facilities (inset)

Policy T13: Sports and leisure provision



Westexe Recreation Ground

8.4. 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.

8.5. 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 Strategy[47] the minimum facilities – both quantity and quality – that communities should have access to. The Area Profile for Tiverton[48], 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

8.6. To secure funding to replace the play equipment at Wilcombe Playing Field and Westexe Recreation Ground. 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

[47] https://www.middevon.gov.uk/media/103543/open-space-and-play-area-strategy-2014-part-1.pdf
[48] https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&ved=2ahUKEwi8zamahPblAhV5QEEAHUKuBL8QFjAAegQIBBAC&url=https%3A%2F%2Fwww.middevon.gov.uk%2Fmedia%2F103559%2Ftiverton_.doc&usg=AOvVaw2aQVMB03iI7OQKGTKjkvXc

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

8.7. For younger children, comments have been received about:

- the lack of a playground near to the golf club in Tiverton;
- 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.

8.8. Proposals that would deliver

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 (to include 4G all-weather or higher specification) 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 Standards[49]. Where possible, this should incorporate areas for 'natural play'[50]. 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; Mid Devon Local Plan (adopted 2020): S1, S5, S10, S14, TIV1-16, DM22; NPPF: 92, 93, 98, 99

[49] Mid-Devon Report Final MDDC

[50] Play provision within natural environments as opposed to man-made.

Policy T14: Protecting cultural and community venues

8.9. 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 Council[51]. 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 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.



The Tivoli

8.10. 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

8.11. 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

8.12. The Devon Carbon Plan stresses the benefits of relocalising services and technology – including local shops - to reduce the need to travel[52]. The policy supports this.

[51] https://www.filmhubscotland.com/media/36416/research_local_cinema_project.pdf
[52] Devon Carbon Plan: Para 10.4.2 T2, and Para 10.4.3

POLICY T14: CULTURAL AND COMMUNITY VENUES

A. Proposals for a change of use that would result in the loss of cultural and community facilities will only be supported if alternative and equivalent facilities are provided or where there is evidence to prove that the facility is no longer required or that it is no longer viable. 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, where possible, 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; Mid Devon Local Plan (adopted 2020): S1, S8, S10, S14, DM23; NPPF: 91, 92

Policy T15: Allotments and community growing spaces

8.13. 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

8.14. 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.

8.15. 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.

8.16. 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

8.17. 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 acres[53]. 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.

8.18. Policy T14 of the Neighbourhood plan encourages the safeguarding of existing allotment space and the provision of new allotments and community growing spaces.

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

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, and safe, screening for, for example, car parking areas or main roads, will be encouraged.

Conformity Reference: NP Objective: 5, 6; Mid Devon Local Plan (adopted 2020): S1, S10, S14, TIV1-16; NPPF: 92, 93

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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.

9.9. Local companies are encouraged to produce Local Travel Plans to encourage their staff and visitors to use more sustainable modes of transport.

9.10. There have been occasions where developments have forced the closure of well-used walking routes and cut throughs, while construction takes place. An example was the closure of the shortcut to the town centre closed when the old hospital in Belmont Road was redeveloped. Where possible, developers should seek to prioritise the reopening of such movement routes during the phasing of the construction.

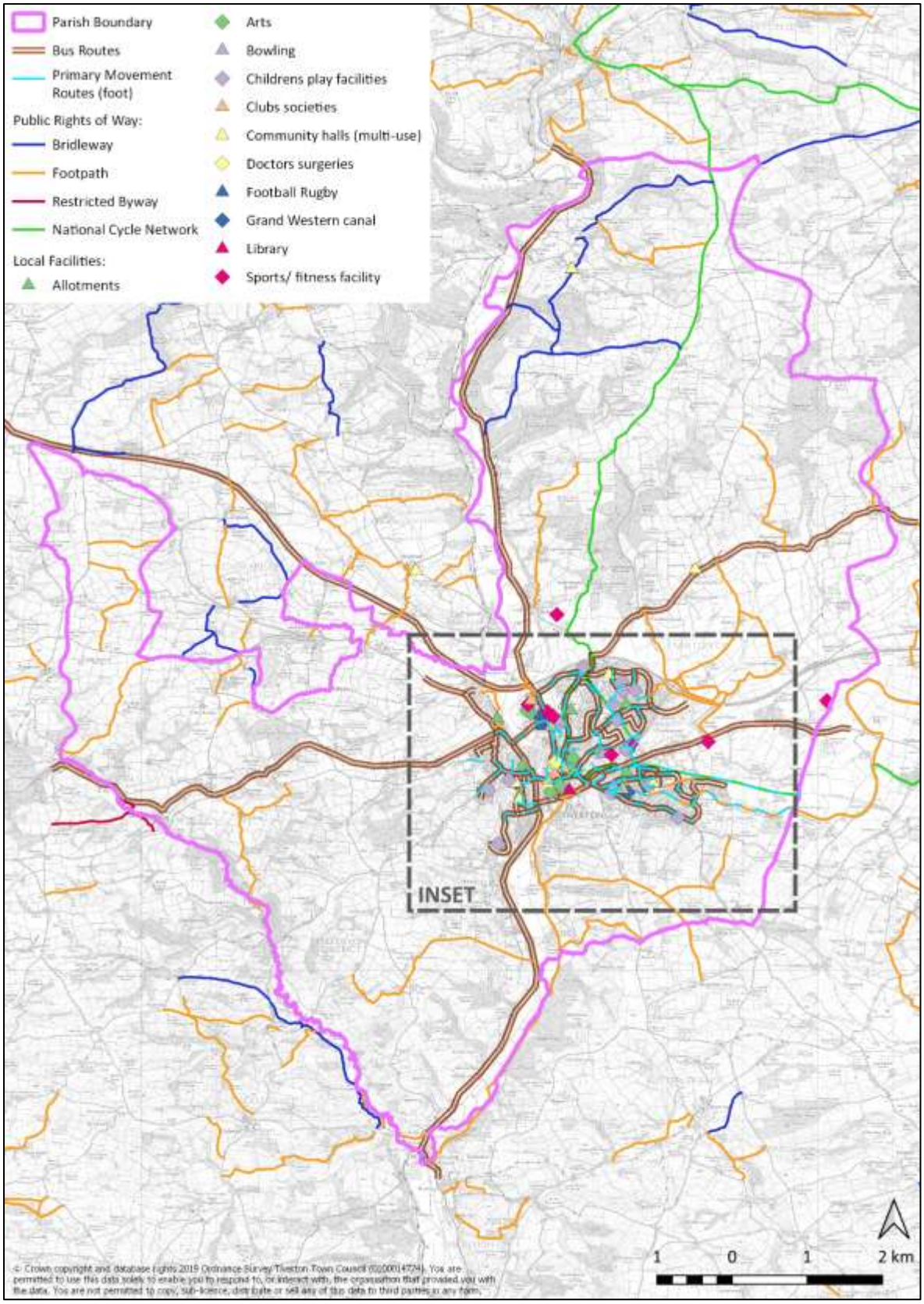


Figure 9.1: Map of existing paths within Tiverton and those considered to be primary movement routes (parish wide)

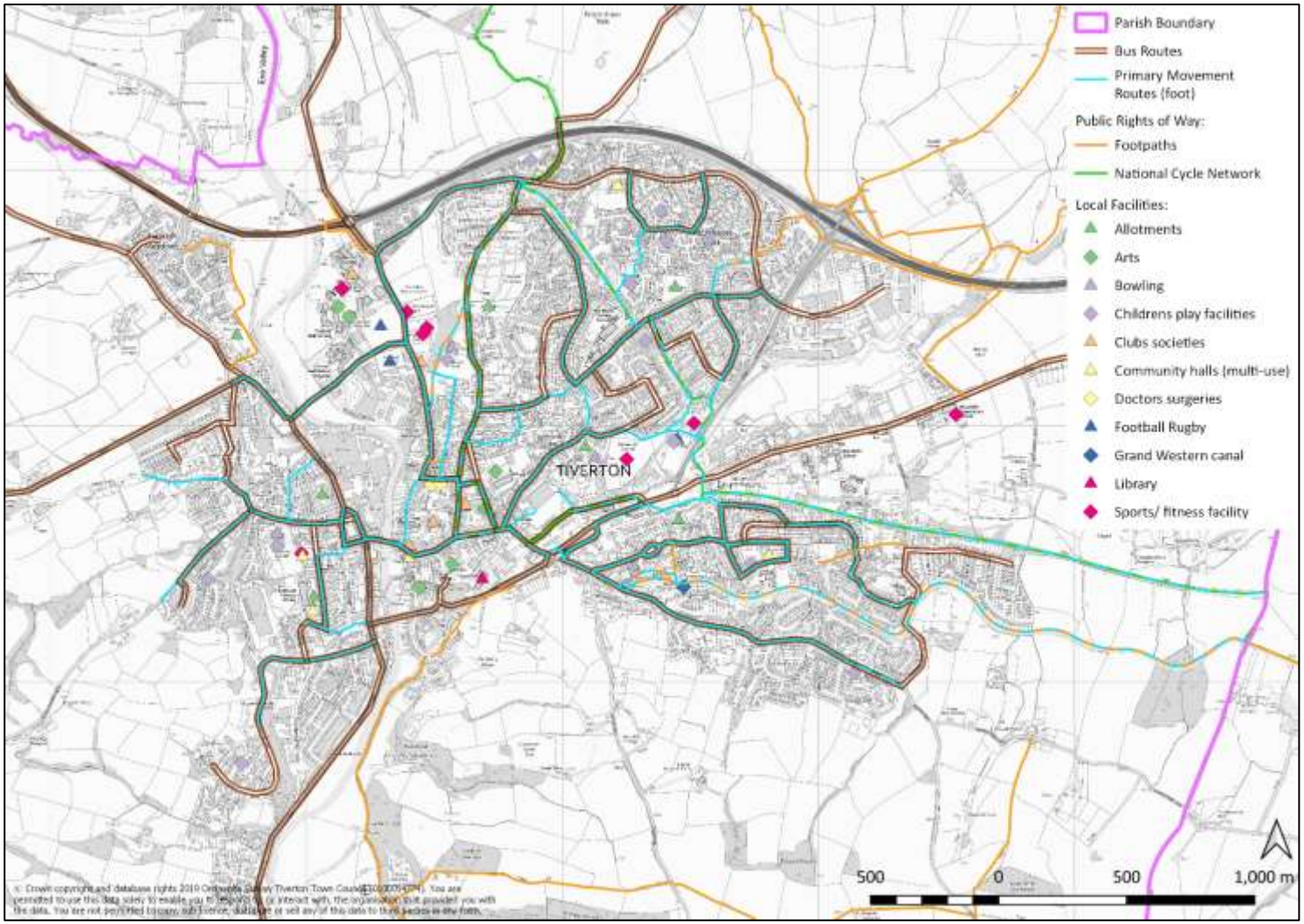


Figure 9.2: Map of existing paths within Tiverton and those considered to be primary movement routes (inset)

POLICY T16: ENCOURAGING SAFE AND SUSTAINABLE MOVEMENT

A. Development proposals to improve cycling and walking opportunities 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 wherever possible the following infrastructure as part of development, in accordance with the MDDC Parking Standards set out in Policy DM5 of the Mid Devon Local Plan (adopted 2020):

- **i. dedicated bicycle parking facilities, preferably with e-bike charging points, covered and secure; and**
- **ii. future-proofed electric vehicle charging points.**

The provision of benches along the Primary Movement Roues will be supported.

Conformity Reference: NP Objective: 8; Mid Devon Local Plan (adopted 2020): S1, S8, S9, S10, S14, TIV1-16, DM1, DM3, DM5; NPPF: 92, 100, 104, 106

Non-Policy Action 3: Extending the footpath and cycle route infrastructure

9.11. 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 paths[54], and the following are supported:

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

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 9.3, illustrating where additional safety works would be required at some of the road junctions along the route.

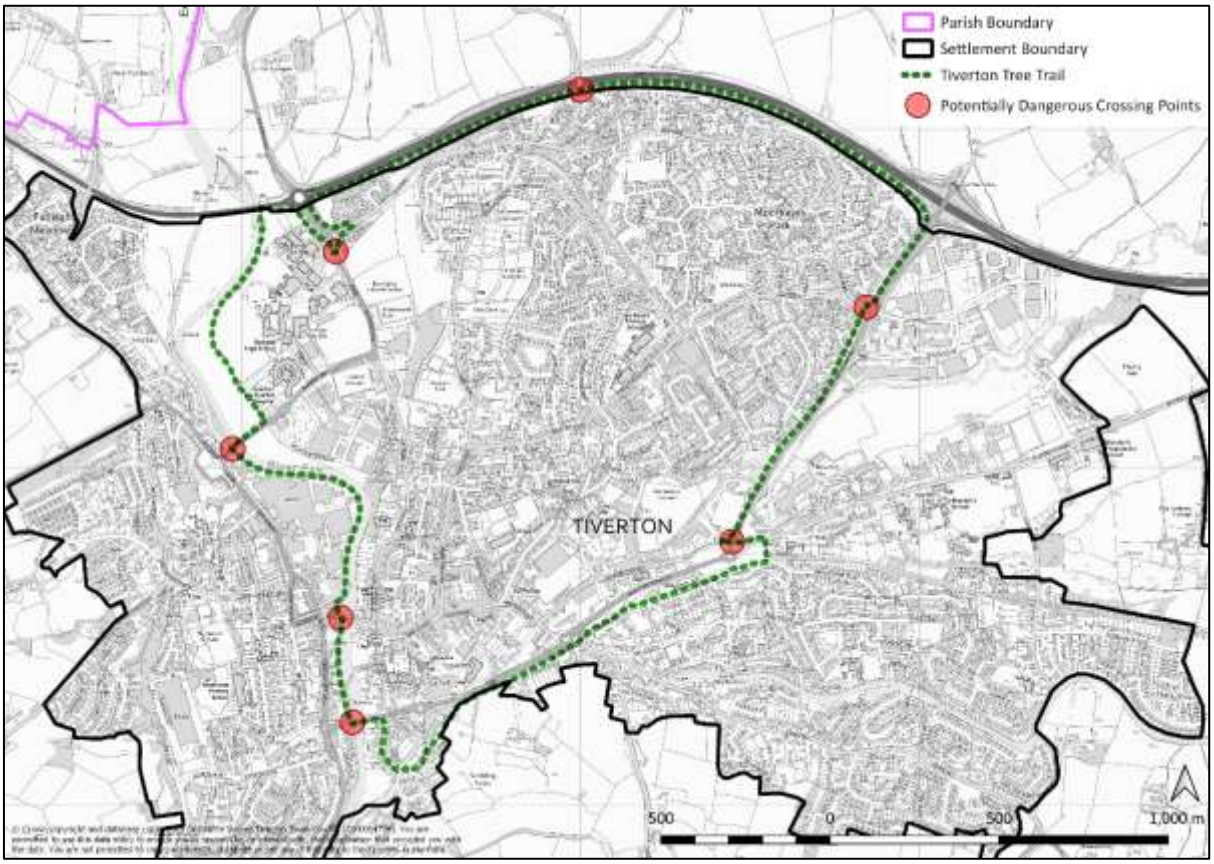


Figure 9.3: Map showing the Tree Trail proposal

The route would, at the north, would seek to pass through the trees between the A361 and the existing development. This will require the physical barrier between the A361 and the proposed route to be maintained to prevent pedestrians or dogs accidentally walking onto the road. The route would also connect to the EUE and the secondary school.

- **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, including for wheelchair access.
- **Route connecting Tiverton to Chevithorne** – this is an existing public footpath that is in need of improvement, including for wheelchair access.

- **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 requires negotiation with local landowners.
- **Improved footpath provision within Withleigh** – this would enable easier access through the hamlet, however much work would be needed to bring such a project forward.

9.12. A longer-term aspiration would be:

- **Route connecting Tiverton to Exeter along the Exe Valley Cycle Way** – There is a great deal of cycle traffic using the A369, despite it being 'unfriendly' to cyclists. A dedicated walking and cycling route to Exeter would be welcomed and much of the route could utilise the old railway line. There would be land ownership issues to overcome to make this route possible.

Non-Policy Action 3: 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. The link road presents a barrier for those wishing to access footpaths running north and potential solutions to this should be discussed with the Highways Authority.

Non-Policy Action 4: Bus and community transport provision

9.13. 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.

9.14. 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.

9.15. 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.

9.16. 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.

9.17. 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.

9.18. 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.

9.19. 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 1,000m^2 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 4: 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. The 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.



Tiverton Business Park

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.



Gold Street (top)

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.

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; Mid Devon Local Plan (adopted 2020): S1, S6, S10, S14; NPPF: 83, 85

Policy T18: Supporting a sustainable visitor economy



Canal Basin

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 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 and opportunity for rural pursuits.

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 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:



Castle Street

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 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 Aims, 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 Aim 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 T18: 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 the policies of the Development Plan and where:

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. **A Transport Impact Assessment or Transport Statement demonstrates that the impact on traffic movement through the town can be mitigated; and**
iv. **For proposals outside the Settlement Boundary, proposals are in an accessible location and there will be no significant detrimental environmental impacts; and**
v. **There is adequate provision for parking – both car and bicycle – particularly for proposals within or adjacent to the town centre.**

Conformity Reference: NP Objective: 9; Mid Devon Local Plan (adopted 2020): S1, S6, S10, S14, DM22; NPPF: 83, 85

11 NON POLICY COMMUNITY ACTIONS

Ref	Issue	Possible actions	Lead agencies and partner
	Housing		
1.	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 Community Land Trust Network
2.	Delivery of First Homes in Tiverton	Work with MDDC as they compile evidence for the emerging Local Plan on the policy relating to First Homes.	Town Council
	Design and heritage		
3.	Extending MDDC's Register of Heritage Assets	Working with MDDC to add the non-listed assets identified within Policy T8 onto the Register, drawing on the records of the Devon Historic Environment Register.	Town Council, Civic Society, Historic England, MDDC
4.	Addressing 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. Liaise with MDDC on the emerging Town Centre Masterplan for Tiverton, to ensure that the historic environment is embedded within this.	Town Council, Civic Society, Historic England, MDDC, Devon Buildings Group

Ref	Issue	Possible actions	Lead agencies and partner
5.	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
6.	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
7.	Revitalising the Leat	Consider setting up a Trust to formally take on the work of the existing working party, which is being led by a local councillor. The remit could include how to encourage more walking and cycling along the route of the Leat.	Town Council, local community, MDDC
8.	The use of SuDS including retrofitting.	Liaise with the Flood Risk Team regarding the retrofitting of SuDS, including in many of the proposed green spaces put forward for designation in the plan.	Town Council, DCC Flood Risk Team
	Natural environment		
9.	Desire locally to mitigate climate change contributors	There is a desire locally to explore opportunities for a 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
10.	Greening the environment	Undertake tree planting project locally.	Town Council, Sustainable Tiverton, local businesses

Ref	Issue	Possible actions	Lead agencies and partner
	Community facilities		
11.	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		
12.	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.	Town Council, Rights of Way Team (DCC)
13.	Speeding traffic through the town and smaller settlements	Consider, with Highways, potential for traffic calming measures and additional enforcement in hotspots – e.g. Post Hill/Manley Lane; Chapel Street. The use of modal filters – which allow the passage of some modes of transport but not others. Work with DCC to discourage HGVs from using in-town routes that are inappropriate to their size, for instance working with local companies to reroute vehicles.	Town Council, community, DCC Highways
14.	Improving the public realm to encourage walking for all users	Undertake an audit of where footpaths – focussing primarily on the key movement routes – can be improved in terms of accessibility, attractiveness and safety. Explore the provision of aids for those less mobile, such as benches.	Town Council
15.	Improve connectivity to the railway station and public transport provision	Explore potential to co-ordinate better the integration and timing of bus and rail services. Consider whether there is support locally for a community bus service to operate between the town centre and Tiverton Parkway.	Town Council, DCC, private bus companies, national rail / GWR, local community

Ref	Issue	Possible actions	Lead agencies and partner
		Audit of the siting and signage of bus-stops to consider whether they are optimally placed, particularly for those with limited mobility, with a view to improving this where required.	Town Council, local organisations, DCC
	Tiverton town centre and the wider local economy		
16.	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
17.	Support lacking for a year-round visitor economy	As above.	a/a with Theatre, cinema, Mid Devon Show, Petroc etc.
18.	The lack of a local outdoor accommodation offer.	As above.	MDDC
19.	Signage into and within the town is poor.	Undertake a signage audit and implement changes where identified.	DCC
20.	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
21.	Pop-up market/ farmers market potential	Explore spaces to hold such a regular event – the river walk is underused and could provide a location if, for instance, temporary barriers could be installed at the rivers edge – this could also help to connect West Exe, Angel Hill and Fore Street.	Town Council, Environment Agency, local businesses

12 MONITORING AND IMPLEMENTATION

12.1. Tiverton Town Council is the official qualifying body responsible for the Neighbourhood Plan.

12.2. Once the Plan has been 'made', there will be a series of actions that will need to be undertaken to ensure that the policies within the Neighbourhood Plan are being interpreted and used in the way intended. It will also be necessary to maintain a watching brief on changes to the planning policy landscape, both at the national and local planning authority levels, which may have an impact on the plan's policies. Finally, any non-planning-related projects and activities that were identified will need to be prioritised for delivery, in partnership with other organisations.

12.3. Specific actions that will need to be undertaken are as follows:

- Pursuing the projects and activities that are not policy-based, but nevertheless contribute to the delivery of the Plan - these are set out in Section 11 and have been collated throughout the process. A range of organisations may be involved in delivering these projects and there will be a need for a co-ordinated approach. Many will require funding and therefore it would be helpful to consult with the community to understand the potential costs and achievability of each. Funding may be sourced from developer contributions or tailored funds, such as the Big Lottery Fund.

- Commenting on planning applications or consultations relating to the Neighbourhood Plan area – the Town Council has a role in ensuring that the Neighbourhood Plan policies are being appropriately considered, where relevant, in decisions to determine the outcome of planning applications in the Parish. A meeting between local councillors, planning committee members and the supporting planning officers at MDDC would be a useful step in ensuring that the purpose and application of the policies is fully understood by all parties. This will assist in ensuring that policies and associated maps are interpreted and applied in the way intended.

- Monitoring the application of the Neighbourhood Plan policies to ensure they have been applied consistently and interpreted correctly in response to planning applications – there may be scope to identify indicators to measure the effect that each policy is having and the extent to which this is delivering against the associated objective. As a minimum, the Town Council would wish to maintain a log of planning applications relating to the Parish, detailing which Neighbourhood Plan policies have informed the Parish response and the outcome of the decision. This will assist in

understanding whether the policies have been used in the manner intended or whether changes may be required, for instance in any future review of the Plan.

- Maintaining a dialogue with MDDC regarding the timing and content of the emerging new Local Plan – it will be important to consider the policies in this emerging document and how they may impact the Plan policies. The adoption of the new Local Plan may trigger a light-touch review of the Neighbourhood Plan.

- Maintaining a watching brief on the national policy landscape – changes at the national level may impact on the policies contained in the Local Plan and also the Plan. It is therefore important to keep abreast of this, as this could also provide a trigger to undertake a light-touch review of the Neighbourhood Plan.

- Maintaining a dialogue with neighbouring parishes, where cross-boundary issues may be salient.

- Maintaining a dialogue with the local community on the plan's implementation – ensuring that all records of how the plan has been used should be made public. It is also recommended that a regular update – for instance at the Annual Parish Meeting – is provided, to feed back to the community on progress about both the effectiveness of the policies and the pursing of the projects. Such a report might also be embedded into MDDC's Authority Monitoring Report, to illustrate how the Neighbourhood Plan is contributing to the delivery of strategic policy.

- Considering gaps in the Neighbourhood Plan – local issues, concerns or opportunities may arise during the lifespan of the Plan that trigger the need for the inclusion of a new policy. Such issues can be most effectively understood by maintaining open dialogue with the community and other partners.

12.4. Whilst it is not a legislative requirement to review a Neighbourhood Plan, it is good practice to do so periodically. This may be because of any of the points noted above. A light-touch review will enable the Town Council to keep the document up to date in general terms, and to ensure that it remains in general conformity with the wider development plan. In this context, it could consider a review of the Plan within six months of the adoption of the new Local Plan. Any review should be undertaken in partnership with and ensuring the engagement of the wider community.

12.5. Tiverton is expecting considerable new development in the Neighbourhood Area and some of this could potentially deliver to the local community a significant amount of funding from the developer contributions. Additionally, MDDC 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.

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13 POLICY MAPS

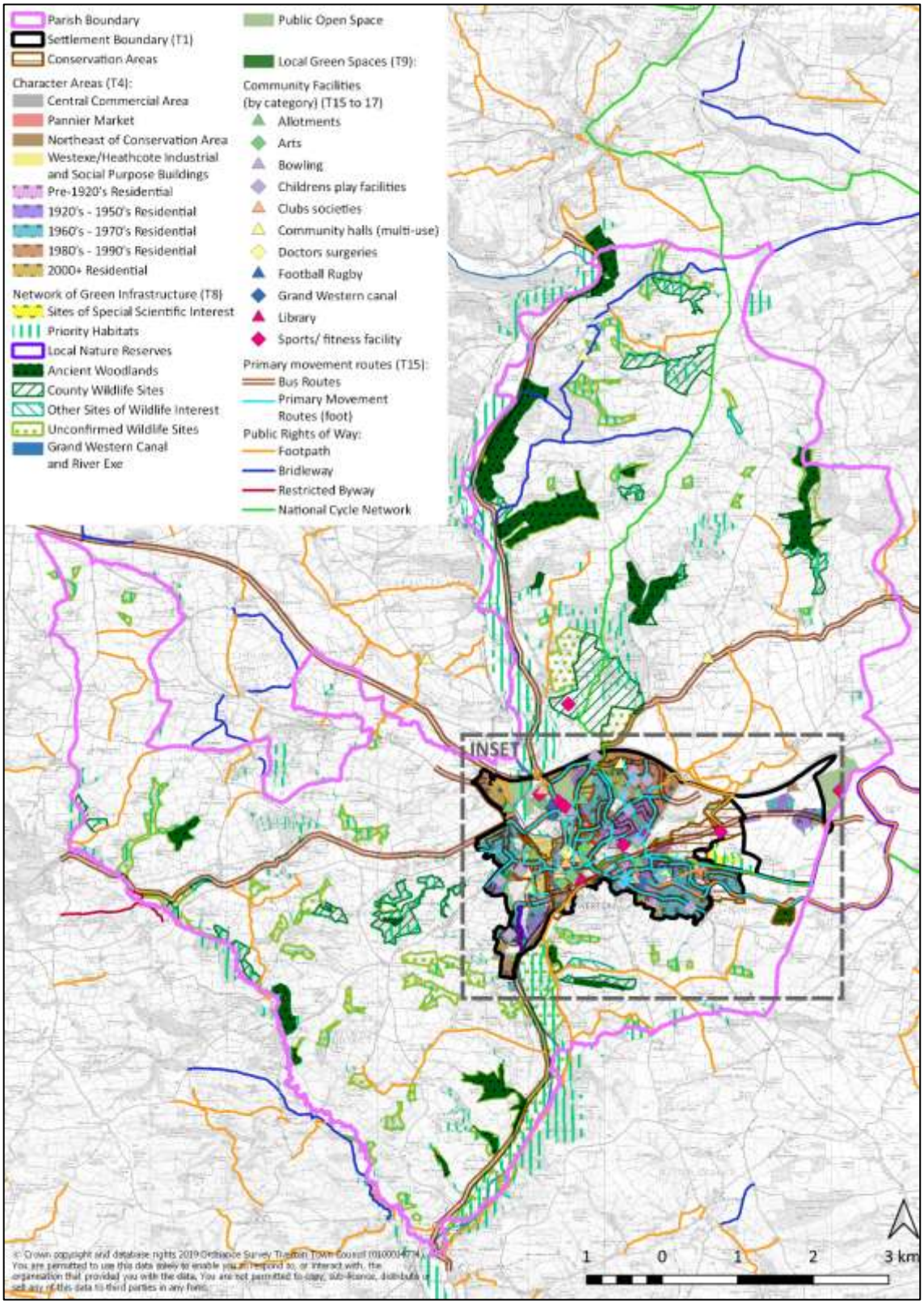


Figure 13.1: Policy Map (parish-wide)

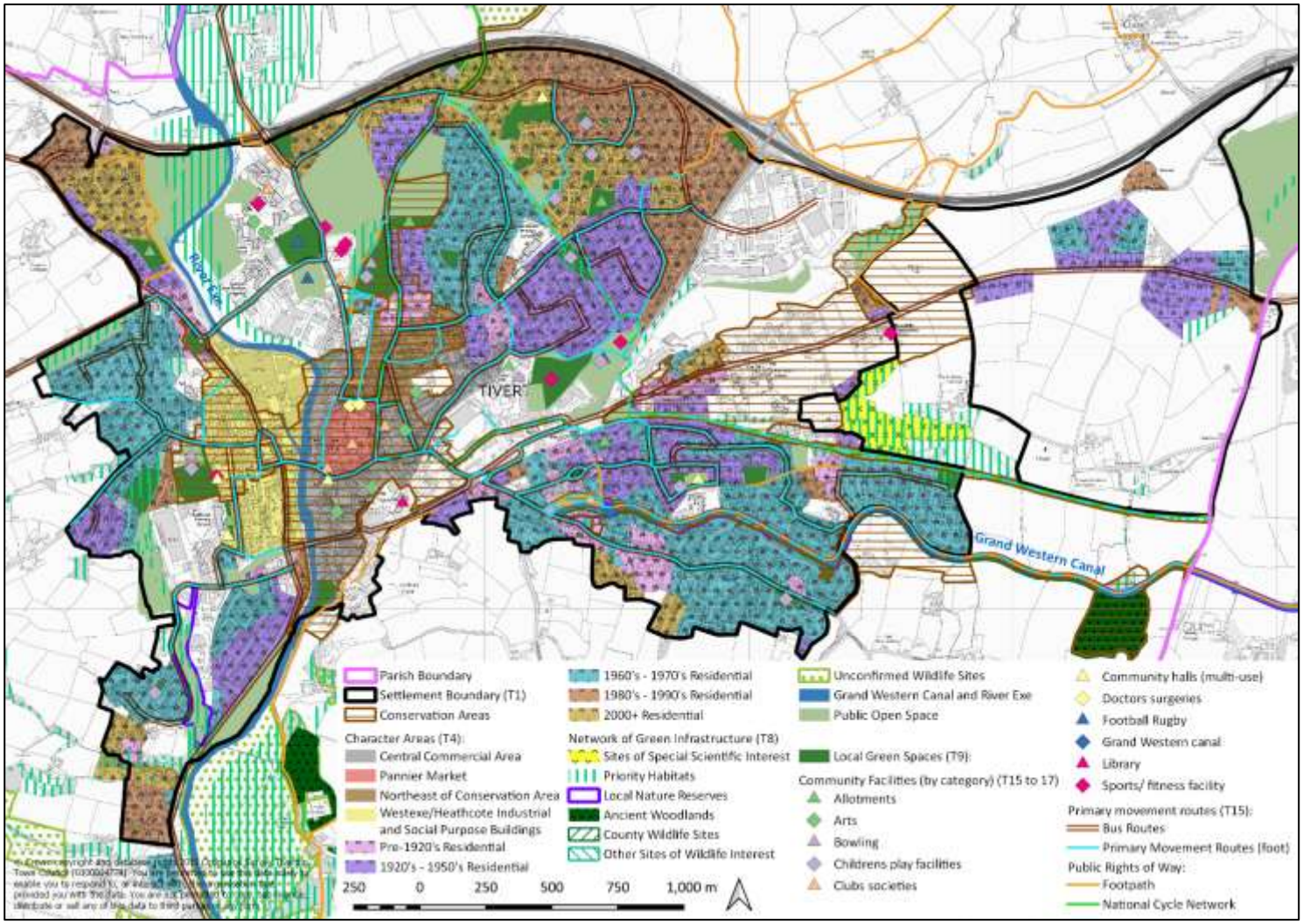


Figure 13.2: Policies Map (inset)

14 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.
- **Community Land Trust:** democratic, non-profit organisations that own and develop land for the benefit of the community. They typically provide affordable homes, community gardens, civic buildings, pubs, shops, shared workspace, energy schemes and conservation landscapes.
- **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.

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.

Appendix B - Tiverton Neighbourhood Plan Design Codes for a Sustainable Town

This Appendix is published as a separate document due to its size - see the Documents section of the TNP web site. It forms an integral part of the Neighbourhood Plan, however.

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Appendix C - Locally listed buildings and structures

The current list of locally listed assets in Tiverton is as follows:

Address	Importance
Copplestone, West Manley Lane	Historical dwelling on the edge of Tiverton
Town Leat, Castle Street – only the part in 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 19th 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

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Appendix D - Local Green Spaces (LGSs)

The following 30 sites are proposed for designation as Local Green Spaces, with descriptions below as to how they meet the criteria as set out in the National Planning Policy Framework. None of the spaces are subject to planning applications, nor are they allocated for development.

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.	Playing field at Blackmore Road Wilcombe
24.	Grounds of Sunningmead Community Centre
25.	Green space at the end of Glebelands Road
26.	Narrow Lane & Howden Road green space
27.	Colley Stream green space
28.	John Street Allotments
29.	Elmore Allotments
30.	Ashley Rise play area

1. Green space in The Avenue





Description	This is a publicly accessible green space located within an otherwise residential area of Tiverton. It is maintained by MDDC, although the owner is unknown as it is unregistered land. The grassy space is enclosed with hedgerows and planted with trees, providing a habitat for wildlife in an otherwise built-up area.
Reasonably close proximity to the community it serves?	The space forms an integral part of the housing development, having been included at the design stage.
Demonstrably special to a local community and holds a particular local significance?	**Historic/ Recreational**: The Avenue contains some of the oldest houses in Tiverton built at the turn of the century. The Green space in the middle of the Avenue is a well kept site giving character to the road and offering a tranquil communal recreation area in the middle of the housing estate which is treasured by the local residents.
Local in character?	Yes.

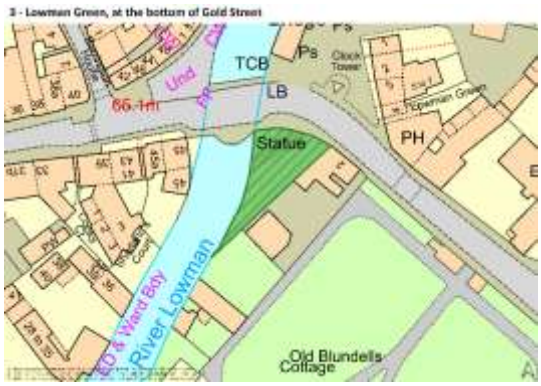
2. Westexe Recreation Ground off Wellbrook Street





Description	Westexe Recreation Ground, owned and managed by MDDC, is located on the western side of Tiverton and is a valuable public open space. There is a bandstand near the centre of the park and a bowling green, football pitch and pond. Public toilets are provided on site. There are a number of visually appealing gates and railings surrounding the park. The space has a playground with multiplay unit with slide, roundabout, seesaw, springers, cradle swings and flat swings. There is a seasonal paddling pool open June to August and free of charge to use. The remainder of the park is open green space and mature trees. This is a valued local green space and designating it as such will secure its future.
Reasonably close proximity to the community it serves?	The park is located within Tiverton's residential area and is very accessible.
Demonstrably special to a local community and holds a particular local significance?	**Recreational:** The park is very well used and a much loved local space. It is popular with all members of the community and provides for a range of informal recreational activities including walking, picnicking, football and bowling and provides a children's playground. **Historical:** It is currently listed in Mid Devon District's Register of Heritage Assets, given its age and local prominence.
Local in character?	Yes

3. Lowman Green, adjacent to the river at the bottom of Gold Street





Description	This is a grassy area, owned and managed by MDDC, adjacent to the River Lowman at the end of Gold Street nearly opposite the historic Clock Tower. The green space is located along the route of Tiverton's Merchant's Trail and provides a tranquil spot next to the river. There is a bench and heritage board here.
Reasonably close proximity to the community it serves?	The space is located within the town centre and is fully accessible.
Demonstrably special to a local community and holds a particular local significance?	**Recreational/Tranquillity:** This grassy space, with seating and view over the river, is a small but popular space for those seeking a rest from the more hectic shopping area. It is also a rare public access to the River Lowman in the town and there are quite often ducks, coots and moorhens. Ducks are sometimes seen crossing the road. There is a bench allowing people to rest there and near the Statue of Edward the Peacemaker.
Local in character and is not an extensive tract of land?	Yes

4. Leat Street open space





Description	This is a publicly accessible area of green space, owned and managed by the Knightshayes Estate, that was designed as part of the housing estate.
Reasonably close proximity to the community it serves?	The space was designed as part of the housing and forms an integral, accessible resource for local residents.
Demonstrably special to a local community and holds a particular local significance?	**Historical/ Recreational:** The green space lies in front of the Heathcoat factory workers' social housing. It is a unique green open space incorporated as part of the original design of the housing as communal recreation space for the residents giving all the houses a unique open aspect looking towards the River Exe.
Local in character and is not an extensive tract of land?	Yes.

5. Beech Road Allotments







Description	This is the second largest allotment site in the town – some fifty plots – many divided allowing up to sixty gardeners to work on the site. Ample car parking, easy access. Council and private homes back onto the site. It is owned and managed by Tiverton Town Council.
Reasonably close proximity to the community it serves?	The site is located among housing and is easily accessible.
Demonstrably special to a local community and holds a particular local significance?	**Recreational**: The allotment provides a much-valued resource for local people wishing to grow their own food. It has social, economic and health benefits.
Local in character and is not an extensive tract of land?	Yes.

6. People's Park





Description	People's Park at Tiverton was formed in 1887 to commemorate the Golden Jubilee of Queen Victoria's accession in 1837. It was officially opened on 5 July 1888, an inscription at the main gates recording the fact that funds for the completion of the park were raised by over 1,500 friends of the movement. The Park is located within the Tiverton Conservation Area, and is an important open space containing fine examples of metal gates and railings along the boundaries and entrance to the park. The park contains an attractive fountain, Hadows Fountain, as you enter the park, as well as a pavilion and cast iron drinking fountain to the south end. The ornamental drinking fountain was presented by the Reverend George Hadow MA, Rector of Tidcombe, also dated 5 July 1888. Much of the park is laid to grass, but there are also mature trees and a well-used children's playground. The Park is owned by MDDC and managed with the input of a Trustee Group. It is listed in Mid Devon District's Register of Heritage Assets. This is a valued local green space and designating it as such will secure its future.
Reasonably close proximity to the community it serves?	The park is located within the community and is very accessible. It has a car park to one end.

Demonstrably special to a local community and holds a particular local significance?	**Recreational:** The park provides a popular space for informal recreation within an otherwise built up area. There is a pavilion and large grassy area, and the park is often used to host community events. **Historical:** People's Park at Tiverton was founded in 1887 to commemorate the Golden Jubilee of Queen Victoria's accession in 1837. It was officially opened on 5 July 1888; an inscription at the main gates recording the fact that funds for the completion of the park were raised by over 1,500 friends of the movement.
Local in character and is not an extensive tract of land?	Yes.

7. Amory Park, inc. BMX track, off Siddals Gardens





Description	This park, owned and managed by MDDC, incorporates the BMX track and is a large open space with easy access. It's used by Tiverton BMX club but also for community events, football and other sports.
Reasonably close proximity to the community it serves?	Yes, the space is located within Tiverton town and is very accessible
Demonstrably special to a local community and holds a particular local significance?	**Recreational:** The space is well-used, particularly among young people and teenagers.
Local in character and is not an extensive tract of land?	Yes.

8. 'Community' field on the confluence of the Exe and Lowman







Description	This is a grassy area, located at the confluence of the Exe and Lowman, dedicated to community use. It is owned and maintained by MDDC and used for informal recreation by the local community including for exercising dogs, by children for playing and family picnics on the banks of the rivers.
Reasonably close proximity to the community it serves?	It is located in the heart of Tiverton and well-used.
Demonstrably special to a local community and holds a particular local significance?	**Recreational:** The space provides a popular spot for informal recreation.
Local in character and is not an extensive tract of land?	Yes.

9. Tomswell allotments, near Rackenford Road







Description	This is the largest allotment site in the town with many plots divided up, giving up to 80 gardeners the opportunity to grow vegetables. It is owned by the Knightshayes Estate and leased to Tiverton Town Council.
Reasonably close proximity to the community it serves?	Yes, it's surrounded by housing and is well-used.
Demonstrably special to a local community and holds a particular local significance?	**Recreational:** The allotment provides a much-valued resource for local people wishing to grow their own food. It has social, economic and health benefits.
Local in character and is not an extensive tract of land?	Yes.

10. Green space, off Rooks Way





Description	This is the green space to the south of Moorhayes Community Centre and is a sports and recreational area and an important resource for the local housing estate.
Reasonably close proximity to the community it serves?	Yes, it is located in a residential part of Tiverton.
Demonstrably special to a local community and holds a particular local significance?	**Recreational:** The space to the south west is used by many local people for exercising and also as a dog walking space. It incorporates the old railway line footpath, which leads into the town centre which encourages residents to walk and cycle into town rather than using their cars. There are also some significant trees in this space, which need protecting and form part of an important wildlife corridor here.
Local in character and is not an extensive tract of land?	Yes.

11. Pinnex allotments, off Park Road





Description	A long, narrow allotment site located next to Tiverton Cemetery. Fully used and owned and managed by Tiverton Town Council.
Reasonably close proximity to the community it serves?	Yes – they are located within the community.
Demonstrably special to a local community and holds a particular local significance?	**Recreational:** The allotment provides a much-valued resource for local people wishing to grow their own food. It has social and health benefits.
Local in character and is not an extensive tract of land?	Yes.

12. King Street Allotments





Description	A small and well-managed site located over a piped leat from Heathcoats' Factory. It lies between bungalows for those with particular needs and Heathcoats School. It is fully used and owned and managed by Tiverton Town Council.
Reasonably close proximity to the community it serves?	Yes the allotments are located within this residential part of Tiverton.
Demonstrably special to a local community and holds a particular local significance?	**Recreational:** The allotment provides a much-valued resource for local people wishing to grow their own food. It has social, economic and health benefits.
Local in character and is not an extensive tract of land?	Yes.

13. Harrowby Allotments, Lewis Avenue







Description	A fairly new allotment site comprising 14 plots. It is surrounded by back gardens from neighbouring properties. It is owned by MDDC and leased to Tiverton Town Council.
Reasonably close proximity to the community it serves?	Yes, the site is located within a residential area.
Demonstrably special to a local community and holds a particular local significance?	**Recreational:** The allotment provides a much-valued resource for local people wishing to grow their own food. It has social and health benefits.
Local in character and is not an extensive tract of land?	Yes.

14. Green Space to the opposite of 1-4 College View





Description	This green space forms a natural barrier between housing and the busy A3126. As such, it's created a visual and sound buffer between the two but has also proved popular among locals as a space for informal recreation. It is owned and managed by DCC and includes a number of trees. The space is adjacent to Bolham Road roundabout, which is to be improved. Design work for this improvement has not yet taken place and it is therefore not known how much of the proposed Local Green Space will be required to undertake the works. All of some of the area may need to be used for the improvement. It is considered that the designation of the site as an LGS would enable this, being consistent with the NPPF para 150: "Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are…local transport infrastructure which can demonstrate a requirement for a Green Belt location").
Reasonably close proximity to the community it serves?	Yes, this space is located adjacent to housing.
Demonstrably special to a local community and holds a particular local significance?	**Recreational:** This green space provides an important barrier between a busy road intersection and the housing development to traffic noises and pollution and also provides a recreation space for the local residents. There are some significant and important trees here too.
Local in character and is not an extensive tract of land?	Yes.

15. Green space at Atherton Way, Canal Hill





Description	This is an interesting space, located among housing and traditionally used by locals for informal recreation and to access the canal. It is unregistered (does not appear on the land registry) and not maintained by MDDC.
Reasonably close proximity to the community it serves?	It's located among housing and has a public footpath crossing through.
Demonstrably special to a local community and holds a particular local significance?	**Recreation / Historic:** This is an important green space which was preserved when the housing was built in this area in the first half of the last century. It provides access to the Grand Western Canal at a wide area where canal boats can turn and can therefore be used for passengers to alight canal boats to the south side of the canal. It is an important space for recreation and dog walking.
Local in character and is not an extensive tract of land?	Yes.

16. Hay Park, off Cudmore Park





Description	This field and play area is owned and managed by MDDC and is highly popular among locals.
Reasonably close proximity to the community it serves?	Yes, it is located adjacent to housing in an otherwise urban part of Tiverton.
Demonstrably special to a local community and holds a particular local significance?	**Recreation:** Hay Park is a popular recreation area, incorporating children's play equipment, providing the only play area to the south of the canal in this residential area.
Local in character and is not an extensive tract of land?	Yes.

17. Cluster of green spaces within the Pinnex Moor Estate



a. Space off Longmeadow	b. Space off Cherry Close	c. Space off Pinnex Moor Road
		

Description	These green spaces were designed as part of the Pinnex Moor Estate, offering the local community access to shared open green space. The space at Cherry Close is owned and managed by Devon County Council Highways, while the other two spaces are owned and managed by MDDC.
Reasonably close proximity to the community it serves?	Yes, the spaces were designed as part of the estate to offer access to greenery for the local community.
Demonstrably special to a local community and holds a particular local significance?	**Historical/ Recreational:** These spaces were designed into the estate at conception and for a fundamental part of the landscaping. They also provide local people with a space for informal recreation including play space for children.
Local in character and is not an extensive tract of land?	Yes.

18. Cluster of green spaces within the Moorhayes Estate



i. Waylands Road	
ii. Webbers Way/ Massey Road	
iii. Webbers Way	
iv. Everett Place	

v. Rogers Close	
vi. Redvers Way (1)	
vii. Redvers Way (2)	
viii. Kestrel Close	
ix. Hawks Drive	

x. St James Way play area	
xi. Bluebell Avenue	

Description	These green spaces were designed as part of the estate. Some are owned by Mid Devon (generally the eastern side), the remainder are owned by the developer management co. (generally centre and west)
Reasonably close proximity to the community it serves?	The spaces are distributed throughout the Moorhayes Estate.
Demonstrably special to a local community and holds a particular local significance?	**Historical/ Recreational**: Moorhayes housing estate was built at the turn of the 21st century in an area that contains some very significant oak trees that were in need of protection. Therefore, the developers built around these important green spaces protecting these trees and their surroundings and some incorporating play equipment. This design has given Moorhayes a distinctly open and varied village-like feel which reflects very well the rural setting of Tiverton.
Local in character and is not an extensive tract of land?	Yes.

19. Palmerston Park estate community space





Description	This is the green space located in Palmeston Park, which is a council housing estate built in the 1960/70s on a hill at the edge of Tiverton. It is owned and managed by MDDC.
Reasonably close proximity to the community it serves?	The space was designed as part of the estate and is therefore located in an accessible location among the houses.
Demonstrably special to a local community and holds a particular local significance?	**Recreational:** Within this quite densely built housing estate, this green space offers an important play area, including the equipment provided for younger children.
Local in character and is not an extensive tract of land?	Yes

20. Green space with play area at Roundhill, Cotteylands





Description	Cotteylands, originally a council housing estate, was built in 1920-1950s then added to later on in 1960/70s. It is found up Seven Crosses Road, a steep hill out of Tiverton.
Reasonably close proximity to the community it serves?	This green space is located in the heart of the estate.
Demonstrably special to a local community and holds a particular local significance?	**Recreational:** The space is used for informal recreation and includes some play facilities. It is important to the residents of this part of Tiverton, providing a focal point for this community. **Wildlife:** There are also some significant trees on the site as well as areas left to wild and these form an important wildlife corridor in and out of the town.
Local in character and is not an extensive tract of land?	Yes

21. Adventure playground, Cowleymoor Road





Description	Opened in 1974, Tiverton Adventure Playground is the largest designated adventure play facility within a 50 mile radius. The site is owned by Mid Devon District Council and leased to the charity Tiverton Adventure Play.
Reasonably close proximity to the community it serves?	The playground is well-located in a residential part of Tiverton and is free to access.
Demonstrably special to a local community and holds a particular local significance?	**Recreational:** The playground is well-loved by generations of residents and regularly offers free-of-charge holiday play schemes. A range of activities are available including building dens, cooking around the camp fire, taking part in craft activities using recycled materials, getting involved in outdoor games, photography and badge making. The site receives various grant funding.
Local in character and is not an extensive tract of land?	Yes.

22. Rugby fields





Description	The Rugby Club fields have been in situ since 1868.
Reasonably close proximity to the community it serves?	Yes, the fields are located next to Tiverton High School, which is the location of a cluster of community facilities. Tiverton Rugby Club formed in 1868, the oldest rugby club in Devon, plays here. They are owned and managed by the Rugby Club.
Demonstrably special to a local community and holds a particular local significance?	**Recreational**: The fields are well-located in Tiverton and are regularly used by juniors and seniors within the community. The fields are also used for various events including by the Caravan Club.
Local in character and is not an extensive tract of land?	Yes.

23. Playing field at Blackmore Road Wilcombe





Description	This green space is located in the middle of the Wilcombe housing estate. It is owned and managed by MDDC.
Reasonably close proximity to the community it serves?	Yes, surrounded by residential on all sides with multiple entrances into the space.
Demonstrably special to a local community and holds a particular local significance?	**Recreational:** This green space is an important recreational space, popular with dog walkers. It also houses some children's play equipment and football goals. It is well-used by those living on the estate.
Local in character and is not an extensive tract of land?	Yes.

24. Grounds of Sunningmead Community Centre, Lazenby Road





Description	Sunningmead Community Centre opened in 1999 on the school site in Lazenby Road. It relies heavily on contributions of funding and volunteers time to offer an exciting timetable of activities for the local community throughout the year. The large outdoor grounds offer a safe space within an otherwise fairly residential area. It is owned and managed by the Sunningmead Community Association.
Reasonably close proximity to the community it serves?	Yes, the space is located within the heart of the Wilcombe Estate.
Demonstrably special to a local community and holds a particular local significance?	**Recreational:** The centre, including its large outdoor space, is much valued by the community for a range of recreational and social activities.
Local in character and is not an extensive tract of land?	Yes.

25. Green space at the end of Glebelands Road





Description	This green space at the end of Glebelands road gives access to the old railway line footpath which leads to the town centre and out of Tiverton to Manley Lane. It is owned and managed by MDDC.
Reasonably close proximity to the community it serves?	Yes, the space is located within a residential part of Tiverton.
Demonstrably special to a local community and holds a particular local significance?	**Recreational/ Wildlife**: It contains some significant trees and forms part of the wildlife corridor the pathway provides. It encourages residents to walk and cycle into town rather than using their cars. The space is popular with dog walkers.
Local in character and is not an extensive tract of land?	Yes.

26. Narrow Lane & Howden Road green space





Description	This green space was designed as part of the housing development in this part of the town. It is owned and managed by MDDC
Reasonably close proximity to the community it serves?	Yes, the space is accessed by local properties, which surround it.
Demonstrably special to a local community and holds a particular local significance?	**Recreational:** The space is well-used by the immediate local community as it offers a place for informal recreation and to socialise.
Local in character and is not an extensive tract of land?	Yes.

27. Cottey Brook Nature Reserve









Description	This is a long green space that follows the course of Cottey Brook incorporating a walking route and informal nature reserve. It is managed by MDDC and the Environment Agency.
Reasonably close proximity to the community it serves?	Yes, the area is located close to housing and is an important feature within the Tiverton Town Map.
Demonstrably special to a local community and holds a particular local significance?	**Recreational:** The space and associated walk is used for informal recreation, for instance by walkers or those wishing to access the stream. **Wildlife:** The space has been rather left to wild and consequently is home to a range of species including varied birdlife.
Local in character and is not an extensive tract of land?	Yes.

28. John Street Allotments







Description	These allotments are owned by Knightshayes Estate.
Reasonably close proximity to the community it serves?	Yes, they are surrounded by housing.
Demonstrably special to a local community and holds a particular local significance?	**Recreational:** The allotment provides a much-valued resource for local people wishing to grow their own food. It has social and health benefits
Local in character and is not an extensive tract of land?	Yes.

29. Elmore Allotments





Description	Owned by Tiverton Town Council, these allotments are located in the centre of Tiverton
Reasonably close proximity to the community it serves?	Yes, the allotments are well-located among housing.
Demonstrably special to a local community and holds a particular local significance?	**Recreational:** The allotment provides a much-valued resource for local people wishing to grow their own food. It has social and health benefits.
Local in character and is not an extensive tract of land?	Yes.

30. Ashley Rise Play Area





Description	A small enclosed play area within the Ashley Rise Estate. It is owned and managed by MDDC.
Reasonably close proximity to the community it serves?	Yes, the play area was designed as part of the estate and is located within the centre of the housing.
Demonstrably special to a local community and holds a particular local significance?	**Recreational:** The playground is well-used by local children in the immediate area and comprises a range of play equipment.
Local in character and is not an extensive tract of land?	Yes.

Appendix E- Locally significant views

View number	Title and description	Photograph
1	Down Barrington Street looking up to Cranmore Castle 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. It takes in Cranmore Castle, an iron age fort, the largest in Devon, and Scheduled Monument which dominates the top of the hill to the south of the town	

2	<u>Phoenix Lane looking up to Cranmore Castle</u> 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. These 'green horizons are considered to be very special within Tiverton and should be safeguarded.	
3	<u>West along Great Western Way (over the New Bridge and up the hill beyond the roundabout)</u> 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.	

4	<u>North from the bridge towards St Peter's Church</u> 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.	
5	<u>South from the Old Bridge towards the weir</u> 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. The1970s flood protection scheme is a prominent feature in this view.	

6	<u>North from the College over the A361 North Devon link road to the Head Weir</u> This view shows one of the only uninterrupted views of the River Exe and its deep valley to the north of Tiverton and beyond the A361. Head Weir and the Salmon Ponds have been unofficial recreation areas for the town's young people for generations and are treasured by many. The view today is reminiscent of what it would have been generations ago.	
7	<u>From the school crossing up to the People's Park</u> Despite the growing housing developments to the north of Tiverton which extend to the A361 link road, this particular view has been preserved and shows key sports facilities with a green backdrop including the notable historic trees of the People's Park, a gift by 1,500 generous benefactors to the town in 1887.	

8	<u>Canal to Tidcombe Hall</u> The view takes in Tidcombe Hall, 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.	
9	<u>Leat ford at Chettiscombe</u> 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.	

10	<u>The Tiverton Museum of Mid Devon Life from Beck Square</u> Founded in 1960 the award-winning museum has, since 1969, been housed in these listed buildings, which were a former National School.	
11	<u>Leat in Castle Street</u> 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.	

12	<u>Knightshayes Court terrace to Heathcoat factory</u> Knightshayes 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.	
13	<u>St George's Church and the Town Hall from Rotary Way</u> This view showcases some of the varied architectural styles of the historic buildings along the River Exe and has, for a long time, been a familiar vista to the town's residents.	

14	<u>Heathcoat factory and fields from Peoples Park</u> 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. This view takes in and celebrates the contrast between the industrial heritage and natural landscape of the parish.	

15	<u>College and fields from top of steps beside the Youth Centre</u> 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. Photographs opposite show Ladysmead from the park and Petroc from the park.	 

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Appendix F - Evidence base documents

All background evidence documents can be found on the Tiverton Neighbourhood Plan website: https://www.tivertonneighbourhoodplan.org.uk/. Documents accessed November 2021.

- 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
- Devon Waste Plan, 2014
- English Indices of Multiple Deprivation, 2010
- Housing Quality Indicators (HQI) standards, 2011
- Localism Act, 2011
- Local Green Space Review, 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

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November 2022

Tiverton Neighbourhood Plan

ADOPTION DECISION STATEMENT

REGULATION 19 – THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012

1.0 Summary

1.1 Mid Devon District Council is publishing its decision to 'make' the Tiverton Neighbourhood Plan part of the statutory development plan for Mid Devon District in accordance with Regulation 19 of The Neighbourhood Planning (General) Regulations 2012. This follows a positive referendum result on Thursday 17th November 2022.

2.0 Background

2.1 Tiverton Parish Council (as the qualifying body) applied to modify an existing Tiverton and Halberton area designation on the 21st August 2018, so that this would only cover Tiverton Parish, in its entirety. The Tiverton Neighbourhood Area was designated on 12th November 2018.

2.2 The Tiverton Neighbourhood Plan submission version was submitted to Mid Devon District Council on the 2nd December 2022. Mid Devon District Council undertook the statutory consultation, in accordance with Regulation 16 of The Neighbourhood Planning (General) Regulations 2012, between 7th January 2022 and 18th February 2022.

2.3. Mid Devon District Council, with the agreement of Tiverton Parish Council, appointed an Independent Examiner (Deborah McCann) to assess whether the plan met the Basic Conditions required by legislation; and whether it should proceed to referendum.

2.4. The examination into the Plan was carried out by written representations and the Examiner's report was received on the 27th July 2022. The report concluded that the Plan met the basic conditions and other statutory requirements, and subject to the modifications set out in her report, that the Plan should proceed to a local referendum.

2.5 On the 6th September 2022 Mid Devon District Council agreed the Examiner's modifications and the correction or errors to the Tiverton Neighbourhood Plan, and agreed that the plan should proceed to a local referendum. A Decision Statement was also approved and published for this.

3.0 Decision and Reasons

3.1. The local referendum was held on the 17th November 2022 and met the requirements of the Localism Act 2011. It returned a 'yes' majority of 84.55 %, to the question:

"Do you want Mid Devon District Council to use the neighbourhood plan for Tiverton to help it decide planning applications in the neighbourhood area?"

3.2 The results of the local referendum were as follows:

Ballot papers	Votes Recorded
Number cast in favour of a Yes	1735
Number cast in favour of a No	314
Number of spoilt ballot papers	4
Total number of votes cast	2052
Electorate: 16681	Turnout: 12.30%

3.3. Following the positive referendum outcome, the Tiverton Neighbourhood Plan was 'made' (adopted) by Mid Devon District Council at a meeting of the Council on the 14th December 2022.

3.4. It is considered that the Plan meets the Basic Conditions set out in paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990; complies with the provision made by or under Sections 38A and 38B of The Planning and Compulsory Purchase Act 2004 (as amended); and is compatible with EU obligations and Convention obligations (within the meaning of the Human Rights Act 1998).

3.5. The Tiverton Neighbourhood Plan now forms part of the development plan for the Tiverton Neighbourhood Area (the parish of Tiverton). In accordance with Section 38(6) of the Planning and Compulsory Purchase Act (2004), the determination of planning applications in Tiverton Parish will need to be made in accordance with the development plan (i.e. the adopted Mid Devon Local Plan 2013 – 2033, the adopted Devon Minerals and Waste Plans, and the 'made' Tiverton Neighbourhood Plan), unless material considerations indicate otherwise.

4.0 Where to view this Adoption Decision Statement

4.1. The Adoption Decision Statement can be viewed at:

Mid Devon District Council's Offices, Phoenix House, Phoenix Lane, Tiverton, Devon, EX16 6PP

Opening hours (via appointment, please contact 01884 255255):

- Monday - 9 am to 1 pm
- Tuesday - 9 am to 1 pm
- Wednesday - CLOSED
- Thursday - 9 am to 1 pm
- Friday - 9 am to 1 pm

Online on the Council's website:

www.middevon.gov.uk/residents/planning-policy/neighbourhood - planning/tiverton-neighbourhood-plan/

Tiverton Neighbourhood Plan - MIDDEVON.GOV.UK

Tristan Peat,

Forward Planning Team Leader for Mid Devon District Council

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ENVIRONMENT POLICY DEVELOPMENT GROUP

08 NOVEMBER 2022

REPORT – CLIMATE AND SUSTAINABILITY UPDATE

Cabinet Member(s): Cllr C R Slade - Cabinet Member for the Environment and Climate Change.
Responsible Officer(s): Andrew Busby - Corporate Manager Property, Leisure & Climate Change.
Jason Ball - Climate and Sustainability Specialist.

Reason for Report: To receive an update on the Climate Action Plan (CAP) and the wider Climate and Sustainability Programme.

Recommendations:

1. **That the Environment PDG notes and accepts this report as an update on the Council's response to the Climate Emergency, documenting progress with the Climate Action Plan (CAP) and the wider Climate and Sustainability Programme.**
2. **That the Environment PDG recommends to the Cabinet that the team with delegated authority (13 May 2021 Cabinet decision) lead next steps with regard to Environment PDG input regarding options for green travel hire schemes.**
3. **That Environment PDG consult with Corporate Management Team (CMT) to formulate a method for a Climate and Sustainability Statement that can be consistently applied to all business cases. Feedback to inform a Recommendation to Cabinet.**
4. **That Environment PDG and Net Zero Advisory Group (NZAG) consult with CMT and the C&S Specialist to devise a consistent approach to climate change impact statements noted on committee reports. Feedback to inform a Recommendation to Cabinet.**

Financial Implications: The financial implications associated with this report are the overall costs of the Climate and Sustainability Programme, budgets specifically linked to the Council's Corporate Plan, Climate Strategy and CAP.

Budget and Policy Framework: Budgets specifically linked to the Council's Corporate Plan, Climate Strategy and CAP.

Legal Implications: Full Council declared a Climate Emergency in June 2019. The Environment Policy Development Group (PDG) is responsible for developing relevant council policies; considering how best to implement the Council's approved policies; and for making informed recommendations to Cabinet on the matter. Link to declaration decision.

Risk Assessment: Progress on Performance Indicators (PI) is provided separately by Performance and Risk Reports. There are 2 main risks (to the Council): 1) that the Council does not take sufficient actions to enable it to meet its Climate Emergency declaration ambitions; and 2) that the financial implications of Climate

Change are not adequately measured and reflected in the Council's decision making.

Equality Impact Assessment: There are no equality impacts associated with this report. Specific projects and policies are subject to the Public Sector Equality Duty. (Assessing the equality impacts of proposed changes to policies, procedures and practices is not only a legal requirement, but also a positive opportunity for authorities to make better decisions based on robust evidence.)

Relationship to Corporate Plan: Please refer to **Annex A** which shows the Council's Corporate Plan aims (Table 1) and Climate Strategy priorities (Table 2).

Impact on Climate Change: The role of the Climate and Sustainability (C&S) Specialist in support of the corporate officer team is central to the Council's Climate and Sustainability Programme by actions such as the development of strategic positions and delivery of projects through internal, community and partnership work.

1.0 Introduction

1.1. Report context and format

1.1.1. The Council's Corporate Plan places a strong emphasis on environmental sustainability matters in all aspects of its work, linked to everything from procurement to promoting nature recovery.

1.1.2. The C&S Specialist leads development of the Council's Climate and Sustainability Programme, working inclusively with all colleagues and Councillors, particularly the Corporate Manager Property, Leisure & Climate Change; and the Cabinet Member for Environment and Climate Change.

1.1.3. The Council has declared a Climate Emergency and aims to be climate neutral by 2030. Climate neutrality is a term used to describe the achievement of a balance, for any given period, for carbon dioxide and other greenhouse gases released into or removed from the atmosphere; because of the actions taken by organisations, businesses and individuals. The goal of climate neutrality is to achieve a net zero climate impact.

1.1.4. The Council's work to address the climate change crisis aligns with the climate emergency declaration across Devon, and the Devon Carbon Plan. Council actions with regard to **climate mitigation** (reducing greenhouse emissions) and **climate adaptation** (resilience to climate change risks) can be split into two work streams:

- an internal organisational / corporate focus for the Council;
- the wider agenda to enable actions across Mid Devon communities.

Therefore this report is divided into **corporate** and **community** items (some overlap is possible). Clearly the Council can monitor and manage matters related to our own assets and operations to a significant degree. For the wider agenda linked to the whole Mid Devon area, we will work as a partner with local businesses, organisations, community groups and residents.

1.1.5. This report emphasises activity and progress *__updates__ for brevity. For background details, please refer to previous reports, all archived online.

2.0 Performance

2.1. Aims, Priorities and Performance Indicators

2.1.1. Tables in Annex A for this report briefly summarise actions related to the Council's Corporate Plan *aims* and Climate Strategy *priorities*.

2.1.2. Progress on Performance Indicators (PI) is provided separately.

2.2. Audit: Climate Change.

2.2.1. Internal Audit for 2022-2023 reported positively with 'Reasonable Assurance' and direction of travel as 'Good Progress has continued'. Now delivering on the recommendations Action Plan.

2.2.2. Audit recommendation 1.1: Introduce a Climate Statement for all Business Cases. Action proposed: Consideration by Environment PDG (autumn 2022); consultation with by Corporate Management Team (CMT); followed by PDG recommendation to Cabinet. Please refer to Recommendations in this report.

2.2.3. MDDC could consider a broader Climate and Sustainability Statement to cover 3 key aspects: scope, measurability, and decision-making.

- Scope. Consider how best to use a "climate and environment statement" on business cases and decision briefing papers to support joined-up thinking on environmental sustainability issues (often interlinked).
- Measurability. Where relevant, the statement would provide estimated climate impacts (aiming to reduce greenhouse gas emissions) in tonnes of carbon dioxide equivalent (tCO_2e); plus a qualifying note for other impacts e.g. "saving 'x' litres of water".
- Decision-making: a brief explanation of whether other options were considered and a comparison of the likely environmental outcomes / climate impacts of the main alternatives.

2.3. Climate Action Plan (CAP).

2.3.1. ***Updates**. Audit opinion very positive. The C&S Specialist hosts a monthly Q&A support call for all Operations Managers and Corporate Managers. Updates requested from all. Totals updated below.

2.3.2. ***Updates** The NZAG requested an update to the January 2022 Environment PDG briefing paper on budget item proposals that might be prioritised, to help move ahead with the Council's CAP. Please refer to Annex B: Options for Climate and Sustainability Investment.

2.3.3. The CAP comprises both **Corporate** and **Community** work streams.

2.3.4. Estimated costs thus far total £145,807,118, split as follows:

- For the Internal Structures and Processes strand, £632,638.
- For the *Housing Energy and Assets* strand, £138,273,450. (This includes HRA planned works and estimates for retrofitting and decarbonising the Council's facility buildings.)
- For the *Transport and Vehicles* strand, £6,290,030.
- For the *Community and Wider Context* strand, £521,000.

2.3.5. Cost estimates may already be allocated within existing budgets, or may be additional; the CAP format shows where additional funding is required in order to enable fundraising and budget planning.

2.3.6. The "estimated total tCO_2e saved 2020-2030" indicates that proposals could save 15,273 tCO_2e in the **Corporate** work stream and 66,438 tCO_2e in the **Community** work stream.

2.3.7. **Caveats**. Robust caveats must be provided with any reporting on the CAP to cover factors such as estimation, forecast uncertainty and data gaps. Examples below.

- Analysis gap. We do not yet have a comprehensive list i.e. we have not identified all the projects required to reach Net Zero. (Corporate impact.)
- Data gap. The majority of the CAP items require more information. Details will be enhanced by lead officers assigned to each prioritised project.
- Estimates. The majority of the costs are estimated. The majority of carbon savings are estimated, and not always based on an assessment.
- Forecasting. The further a project is planned, the less certain we can be about future costs.
- Scope. Many items show capital costs but do not always forecast running costs e.g. of new installations or vehicles, or disposal costs. Business cases for each project / activity must be evaluated on a case-by-case basis (do not assume projects have been approved simply by being listed as an option in the CAP).

3.0 Community and partnership activities

3.1. Devon Climate Emergency Response Group

3.1.1. ***Updates**. The final Devon Carbon Plan was published September 2022. Endorsed by Cabinet Member Cllr Colin Slade, this partnership document sets out a county-wide plan that identifies what Devon needs to do to reach Net Zero emissions. On the adaptation front, the Climate Impacts Group continues to work on the Climate Adaptation Plans for Devon, Cornwall and the Isles of Scilly (Scilly section completed).

3.2. Engagement: groups and partnerships. (Corporate Plan aim, env 10.)

3.2.1. ***Update**. Sustainable Tiverton worked with the Council to prepare for the 5th November official opening of their popular "Net Zero Visions" mural by Dr Kate Crawfurd next to Tiverton Pannier Market.

3.2.2. ***Update**. Participation by officers on the Connecting the Culm steering group. Promotion of community events such as the fifth public forum by Connecting the Culm, a free event 17th November at Cullompton Community Centre.

3.3. Engagement: The Mid Devon climate and sustainability website. (Corporate Plan aim: env 10.)

3.3.1. Our website www.SustainableMidDevon.org.uk is a community resource. ***Update**. Enhanced signposting on energy saving and sustainable farming.

3.4. Engagement: outreach. (Corporate Plan aim: env 10.)

3.4.1. ***Update**. Officers and Councillors joined stakeholders for the 19th October Culm Garden Village Supplementary Planning Document consultation call. The C&S Specialist joined the recent launch of the new Mid Devon Parish Wildlife Wardens Project.

3.5. Strategic Project. Non-Statutory Interim Planning Policy Statement: Climate Emergency (CS priority: none. CP aims: h01, h03, co1, c04, env01, env02, env03, env05.)

3.5.1. ***Update**. Cabinet approved going to public consultation (now live) with the draft Non-Statutory Interim Planning Policy Statement: Climate Emergency. The statement emphasises that the climate change emergency is a material consideration to the planning process, to which significant weight should be attached; it also provides guidance and tools to support planners and applicants involved in new build and retrofit.

3.6. Strategy. Housing sustainability. (CS priority 2+3. CP aims env 01, env 02, env 05, h01, h03.)

3.6.1. ***Update**. The Planning Committee approved the Council's proposals for a Passivhaus affordable housing and social housing development.

3.7. Strategic Project: Electric Vehicle charging points. (CS priority: 3. CP aim: env 02.)

3.7.1. ***Update**. Gamma Energy site assessments and lease agreements imminent.

3.8. Options for green travel hire schemes. (CS priority: 3. CP aim: env 02.)

3.8.1. Environment PDG requested an outline of options for green travel share / hire schemes e.g. Ultra Low Emissions Vehicles (ULEV) and ebikes. A brief update below with regard to next steps. Please refer to Recommendations in this report.

3.8.2. Feedback from this PDG in October suggested 4 key elements:

- ways for ULEV share / hire to deliver a combination of benefits for communities and a greener local economy, potentially through a partnership approach by the Council such as with other local employers;
- ways for the Council to address its travel-related carbon footprint;
- building on progress at towns and promoting rural ULEV opportunities;
- a research phase with regard to demand and suitability of novel solutions such as ebikes.

3.8.3. ***Update**. Officer communications with members of the Rapid Charging Devon consortium (RCD includes Gamma Energy and Co-Cars), helped identify potential ways forward on car-share, subject to business case etc.

3.8.4. Previous related decision: on **13 May 2021** **Cabinet** **decided** to delegate authority to the Deputy Chief Executive (151) and the Portfolio Holder(s) for the Environment and Climate Change, and for Finance, in consultation with

Property Services, to facilitate the installation of additional electric vehicle charging points on Council land and across the District.

4.0 Corporate activities

4.1. The Net Zero Advisory Group (NZAG). (CS priority: 1. CP aim: none.)

4.1.1. ***Updates**. Discussion at the most recent meeting 25 October 2022 will be noted verbally (it did not take place in time for this report).

4.2. Climate knowledge, literacy and capacity. (CS priority: 1.)

4.2.1. ***Update**. The C&S Specialist and the Training Manager are now inviting the first Carbon Literacy workshops for Members.

4.3. Greener Procurement: Electricity. (CS priority: 2. CP aim: env02.)

4.3.1. ***Update**. Our aim was to secure 100% renewable electricity. REGO certification continues for approximately 50% of our power consumption. The Corporate Manager Property, Leisure and Climate Change awaits projected costs arising from the government's price relief (details expected during November 2022). The LASER framework 'Green Basket' now delayed from October 2022 to October 2023.

4.4. Project: Public Sector Decarbonisation Scheme (PSDS). (CS priority: 1, 2. CP aim: env01, env02, ec01.)

4.4.1. ***Update**. The £2.8m Phase 3 PSDS project has begun, setting boreholes for the Ground Source Heat Pump (GSHP) heat exchange systems for Exe Valley and Lords Meadow leisure centres. A new £350k bid for Culm Valley Sports Centre has been submitted for PSDS round 3b.

5.0 Conclusion

5.1. That the Environment PDG notes and accepts this report as an update on the Council's response to the Climate Emergency, progress with the CAP and the wider Climate and Sustainability Programme.

Contact for more Information: Andrew Busby - Corporate Manager Property, Leisure and Climate Change: Email ABusby@MidDevon.gov.uk Tel: 01884 255255. Jason Ball - Climate and Sustainability Specialist: Email: JBall@MidDevon.gov.uk Tel: 01884 255255.

Circulation of the Report: Cabinet Member for the Environment and Climate Change, Leadership Team.

List of Background Papers: The previous climate change and sustainability report was provided to the Environment Policy Development Group on 13 September 2022. Link to Report. Link to Appendix A.

ENVIRONMENT POLICY DEVELOPMENT GROUP

08 NOVEMBER 2022

REPORT – CLIMATE AND SUSTAINABILITY UPDATE – ANNEX A

Cabinet Member(s): Cllr C R Slade - Cabinet Member for the Environment and Climate Change.

Responsible Officer(s): Andrew Busby - Corporate Manager Property, Leisure & Climate Change. Jason Ball, Climate and Sustainability Specialist.

1.0 Performance

1.1. Monitoring the Council's Carbon Footprint.

1.1.1. The Council reports its 'Greenhouse Gas Inventory' or 'Carbon Footprint' which is an assessment of its climate change impact as an organisation, measured in tonnes of carbon dioxide equivalent (tCO_2e). The tCO_2e is based on the Global Warming Potential (GWP) of different greenhouse gases over a 100-year period in comparison to carbon dioxide (CO_2).

1.1.2. Carbon Footprint reports, a progress chart and headline figures are published at https://sustainablemiddevon.org.uk/our-plan and updated annually.

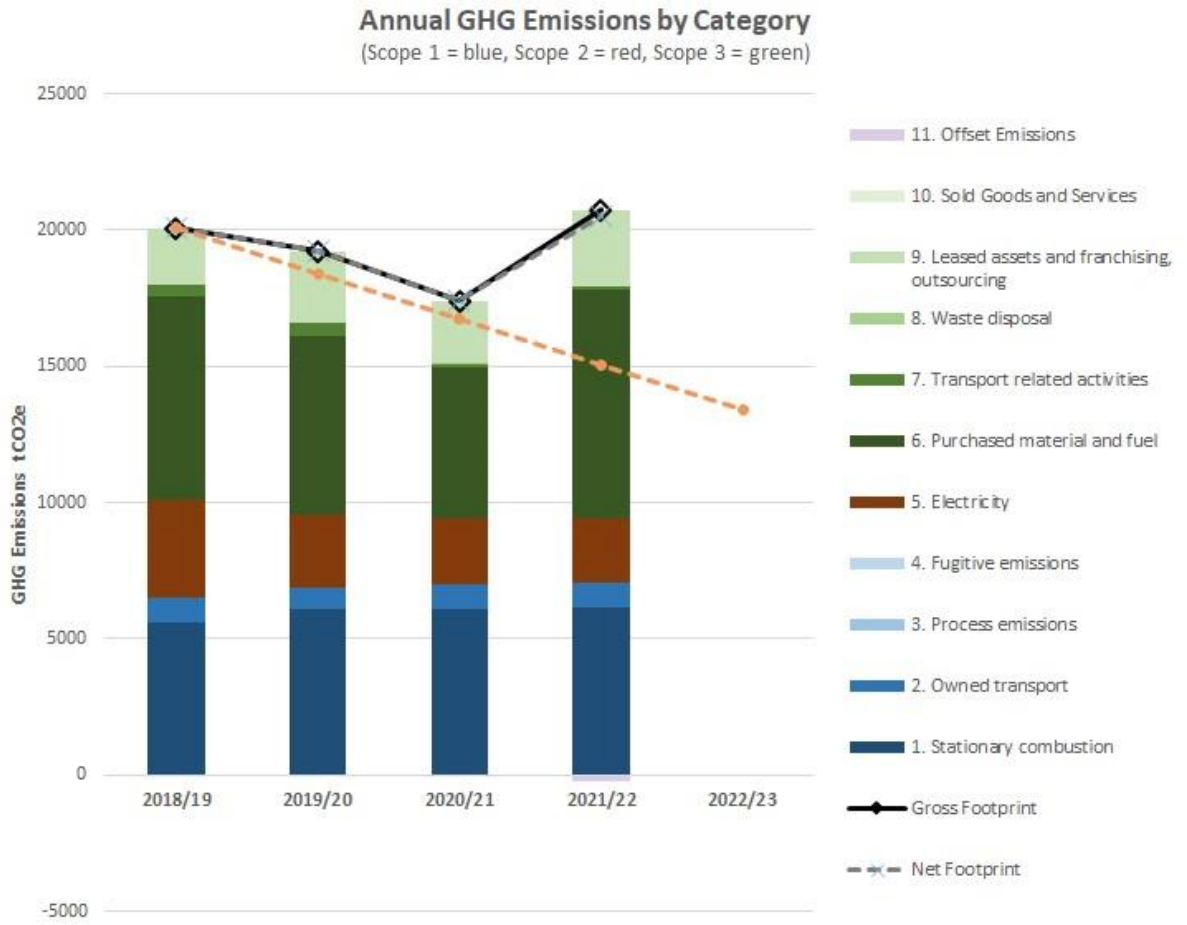
1.1.3. The reporting period inclusive of April 2018 to March 2019 was the 'baseline' year. Results for this and subsequent years are shown in Table 1 below.

1.1.4. Carbon Footprint assessments were carried out by the University of Exeter using internationally accepted methods, and cover Scopes 1, 2, and 3. Net emissions are calculated based on reductions in greenhouse gas emissions linked to e.g. renewable energy generation. Net emissions will be estimated in retrospect to ensure all financial years are covered.

Table 1 - Carbon Footprint Figures

Mid Devon District Council - Carbon Footprint		
Year	**Gross (tCO_2e)**	**Nett (tCO_2e)**
April 2018 - March 2019	20,078	20,078
April 2019 - March 2020	19,231	19,223
April 2020 - March 2021	17,414	17,406

Figure 1 - Carbon Footprint bar charts 2018-2019 to 2021-2022.



1.2. Performance Indicators

1.2.1. Progress on Performance Indicators (PI) is provided separately, on the Council's regular Performance and Risk Reports.

1.2.2. The tables below summarise actions and progress in achieving the Council's Corporate Plan *aims* and Climate Strategy *priorities*.

Table 2 - Corporate Plan Aims

ref	Relevant aims in the Corporate Plan (CP)	Notes on actions taken
	Environment	
env 01	Encourage retro-fitting of measures to reduce energy usage in buildings.	The Climate & Sustainability Specialist (C&S Specialist) continues to support teams. **Property.** Solar PV generation on Council facilities. Public Sector Decarbonisation Scheme (PSDS) Heat Decarbonisation Plan completed 2021 for Phoenix House and leisure centres. New £2.8m decarbonisation project has begun at 2 leisure centres, funded by PSDS. Previous £300k PSDS project complete. New £350k PSDS bid submitted for Culm Valley. **Housing.** Ongoing operational maintenance and improvement cycles. Roof solar PV generation. **Revenues and Benefits**. Teams will administer green rebates for carbon / energy reduction retrofit measures.
env 02	Encourage "green" sources of energy, supply new policies and develop plans to decarbonise energy consumption in Mid Devon.	**Property**. Aiming for 100% renewable power supply to main Council facilities; delayed due to energy market volatility. Currently around 50% of supply is REGO-backed renewable. The C&S Specialist has encouraged the Council investments in local renewable energy; also to support community renewable energy schemes. **Housing**. The Council has leased roof space on social housing to host Solar PV panels – these generate renewable power for tenants with substantial cost savings, which also reduces demand on the local network. Exported surplus power adds to local flexibility. **Community**. Solar PV for Mid Devon householders - the Council is part of the Solar Together Devon project. The Council promotes e.g. Green Homes Grant and community support e.g. energy saving advice and funding via Exeter Community Energy. Electric Vehicle chargepoints at Council sites use renewable energy to cut emissions; Council leisure centres each host a pair of chargepoints. New rapid charger installation at 5 Council car parks begin 2022. Liaison with Western Power to promote development of the local power infrastructure.
env 03	Identify opportunities to work with landowners to secure additional hedgerow planting, biodiversity and reforestation.	Outreach with stakeholders e.g. parishes and landowners to identify opportunities. The C&S Specialist worked to position the Council as strategic partners to deliver tree planting via the Devon County Council's Emergency Tree Fund, a grant provided by The Woodland Trust. Options for investment report passed from Environment PDG to Cabinet; updating now.
env 04	Consider promoting the designation of the Exe Valley as an Area of Outstanding Natural Beauty (AONB).	Please refer to Corporate Plan mid-term review.

env 05	Encourage new housing and commercial developments to be "exemplars" in terms of increasing biodiversity and reducing carbon use.	**Housing**. Zed Pods programme on target (Regional award winner.) Plans approved for the Council's Passivhaus design affordable housing. **Planning**. Drafted the Non-Statutory Interim Policy Statement: Climate Emergency. Now out for consultation (closes Dec 2022). The Council's Net Zero Housing Assessment Tool is now available for planners and developers. The Council has published a Net Zero Toolkit as guidance on retrofit and new-build. The C&S Specialist works with colleagues to promote the importance and benefits of Net Zero performance buildings, sustainable materials, biodiversity net gain, Natural Capital conservation, climate adaptation etc. Advising and supporting major infrastructure and development programmes such as CGV, HAZ, M5 J27, EUE e.g. input to Neighbourhood Plans, Masterplans. Growth and Economic Development. Teamwork to review Plans and Strategies. Promoting teamwork on rural business, local procurement etc.
env 06	Increase recycling rates and reduce the amounts of residual waste generated.	Systemic change to cut emissions associated with recycling and waste disposal e.g. *Bin It 123 is projected to save thousands of tCO_2e annually*. Teamwork to promote sustainability messages e.g. at Mid Devon Show, Devon County Show.
env 07	Explore large-scale tree-planting projects and re-wilding to enhance biodiversity and address carbon pressures.	The C&S Specialist worked to position the Council as strategic partners to deliver tree planting via the Devon County Council's Emergency Tree Fund, a grant provided by The Woodland Trust. Over 600 trees planted 2021-2022. Community Orchard created by Tiverton Tree Team. Council land assessed for potential planting. The C&S Specialist proactively asked members, staff and parishes for planting proposals (ongoing). Officers seek external funding and partnership work to support nature recovery and habitat enhancements.
env 08	Promote sustainable farming practices in partnership with local farmers, district and county councils; including research into best practice re better soil management and animal husbandry.	Sustainable Farming report provided to Environment PDG. Farming discussed at State of the District Debate. The C&S Specialist has engaged with farmers and others about the Mid Devon situation and will support partnership work with land managers, and resource signposting.
env 09	Work with parish and town councils to promote the development and retention of parks and play areas across the district.	Outside the C&S Specialist role, but relevant to e.g. healthy lifestyles, green infrastructure, nature recovery, climate adaptation.
env 10	Support community activities that improve the environment	Ongoing outreach with groups, partnerships and at district, town and parish level to support activity. The new climate and sustainability website. The Housing team has given away free plug-in electricity monitors to social housing tenants.
	Homes	

h 01	Introduce **zero carbon** policies for new development.	Drafting the Non-Statutory Interim Policy Statement: Climate Emergency. Net Zero policies yet to be established, but we have identified that the climate change emergency is a material consideration in the planning process. The C&S Specialist worked with the Housing Strategy team to embed and respond to Council's aim for Net Zero and to help deliver on this priority.
h 02	Encourage the piloting of Modern Methods of Construction (MMC) and self-build opportunities.	Zed Pod modular housing with renewable energy installed; delivery going well. The Council is a supporter of the National Custom and Self Build Association and continues to invite proposals for custom and self-build projects.
h 03	Use new development as opportunities to help communities to become increasingly sustainable and self-sustaining at neighbourhood level (district heating, energy use, recycling/reuse systems etc.).	The C&S Specialist works with others e.g. Planning to help realise this aim. Provided input to help develop: Culm Garden Village Sustainability Strategy; Cullompton Town Centre Masterplan; Cullompton Heritage Action Zone ideas; Neighbourhood Plans.
	Economy	
ec 01	Promote zero carbon exemplar sites within commercial settings.	The C&S Specialist will support others in the Property team and colleagues in Planning and Regeneration to realise this.
ec 02	Use car park pricing mechanism to effectively balance the needs of vehicular access with those of reducing car use.	Could be considered as next step after 2022 Electric Vehicle (EV) project.
ec 03	Promote the development of the farming economy and local food production.	Local sourcing and networks signposted on Sustainable Mid Devon website. (as above)
ec 04	Working in partnership with farmers to develop and grow markets on the principle of reducing carbon emissions and sustainability.	The C&S Specialist will work with others to seek funding, partnership work, and promote good practice exemplars.
	Community	
c 01	Work with developers and DCC to deliver strategic cycle routes between settlements and key destinations.	Discussed at Net Zero Advisory Group (NZAG) at Environment PDG. Transport led at county level.
c 02	Secure decent digital connectivity for all of Mid Devon.	The C&S Specialist will work with others e.g. Planning and Regeneration to realise this.
c 03	Work with education providers to secure appropriate post-16 provision within the district to minimise the need to commute out for A/T level studies.	The C&S Specialist will work with others e.g. Planning and Regeneration to realise this.
c 04	Promote new, more integrated approaches to promoting good health and healthier living especially in the context of planned new developments.	The C&S Specialist will work with others e.g. Planning and Regeneration to realise this.

Table 3 - Climate Strategy Key Priorities

	Climate Strategy (CS) 2020-24 Key Priorities	Notes on actions taken
1	**Increase climate knowledge, literacy and capacity at Mid Devon District Council.** Climate literacy training will be created and rolled out to staff and Councillors. This will take the form of: • Basic online modules for everyone. • More in-depth training of key staff who can act as internal experts on particular activities. • In-person thematic briefings to relevant officers and Councillors. Extra staff time will be brought in to drive and coordinate our climate work.	Net Zero Advisory Group (NZAG) active. C&S Specialist in post. C&S Specialist and learning manager are now trained as Carbon Literacy trainers. External training resources promoted via web and newsletters to Members and staff. Seeking online module resources. Thematic briefings to relevant Members have included: The need for urgent focus on the Net Zero by 2030 ambition; emissions targets; the Climate and Sustainability Programme; Sustainable Development and climate considerations; Plan Mid Devon – setting Climate as an overarching priority for the Local Plan; Sustainable Farming; the local electricity supply network.
2	**Identify schemes that will put us on track for net zero carbon by 2030.** Working with partners and residents, we will identify new initiatives and ways of working that will develop and progress our plan. This includes working with the Devon Carbon Plan, as it emerges.	Ongoing work to facilitate and manage the Council's Climate Action Plan (CAP). Costed items on the CAP considered by Corporate Management Team with regard to Medium term Financial Plan (MTFP), etc.
3	**Enable and encourage the use of renewable energy locally.** Including getting the hydroelectric scheme in Tiverton running to provide renewable energy to the Council offices. Roll out Electric Vehicle charging points - residential and commercial. Partner with Solar Together to support residential solar panel uptake.	Hydroelectric scheme Planning Application submitted; MTFP budget updated; need to address the key issues behind objections. Council hosting EV chargers. Solar Together project delivery almost completed (solar PV and battery installations). Regular liaison with Western Power for local infrastructure needs.
4	**Create a 'Community Climate & Biodiversity Support Fund'.** There are many local residents and community-led organisations that, with a bit of financial support, will work to reduce carbon emissions and increase local biodiversity. We see this as part of our partnership approach.	One of the options for investment passed from Environment PDG to Cabinet.

5	**Identify cycling and walking priorities and opportunities.** The Covid19 lockdown in the UK saw increased demand for cycling and walking infrastructure, and the Government committed funding for Active Travel schemes. Though Devon County Council is responsible for transport infrastructure, MDDC nonetheless wants to create partnerships and opportunities to improve active and public transport in Mid Devon. Transport is one of the biggest contributors to CO_2 in Devon.	The C&S Specialist will work with colleagues to seek funding and partnership opportunities. Must link into Devon level plans.
6	**Review and update MDDC Procurement strategies.** MDDC's supply chains are a significant contributor to emissions. There are various tools and frameworks that can improve the social and environmental value achievable through procurement.	The C&S Specialist initiated a review, ongoing.

Contact for more Information: Andrew Busby - Corporate Manager Property, Leisure and Climate Change: Email ABusby@MidDevon.gov.uk Tel: 01884 255255. Jason Ball - Climate and Sustainability Specialist: Email: JBall@MidDevon.gov.uk Tel: 01884 255255.

Circulation of the Report: Cabinet Member for the Environment and Climate Change, Leadership Team.

List of Background Papers: The previous climate change and sustainability report was provided to the Environment Policy Development Group on 13 September 2022. Link to Report. Link to Appendix A.

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REPORT – CLIMATE AND SUSTAINABILITY UPDATE – ANNEX B.

OPTIONS FOR CLIMATE AND SUSTAINABILITY INVESTMENT

1.0 Introduction / Background

1.1. The Net Zero Advisory Group (NZAG) requested an update to the January 2022 Environment PDG briefing paper on budget item proposals that might be prioritised, to help move ahead with the Council's Climate Action Plan (CAP).

1.2. This paper presents outline proposals / potential actions to address climate change and sustainability. These are divided as follows: Table 1 - Actions. Table 2 - Preparation Work.

1.3. Numerous proposals arise during the ongoing Climate Action Plan development process, whereby officers devise and identify ways to reduce the Council's carbon footprint and support the wider Climate and Sustainability Programme. Officers estimate and research the potential costs and savings (carbon and financial) for each activity or project to enable subsequent prioritisation, fundraising and implementation.

1.4. Certain types of budget proposal were excluded:

1.4.1. Proposals or projects already subject to a Cabinet or Full Council decision.

1.4.2. Actions expected to happen anyway, e.g. those which managers / budget holders already plan to implement.

1.4.3. Projects for the Housing Revenue Account (HRA) which already has an established funding mechanism.

2.0 Context and guidance notes

2.1. Notes herein are intended as guidance only, and do not constitute technical or legal advice.

2.2. Capital versus Revenue.

2.2.1. If the costs (consultancy or officer time) are directly attributable to a Capital project they can be capitalised as long as the project goes ahead. If the project is ceased, those costs incurred will be charged back to Revenue. Those costs would need to be demonstrably attributable to specific projects.

2.3. Keynotes

- All figures are estimates.
- All items are listed on the Climate Action Plan.
- Capital items on the Medium Term Financial Plan (MTFP) are noted.

2.4. Abbreviations

- A tonne of carbon dioxide equivalent = tCO_2e.
- Climate Change impact (CC impact) is noted as tCO_2e saved annually.

2.5. Red / Amber / Green colour codes

- Red [ ] = Problematic but worth considering for future. Less cost-effective.

- Amber [ ] = Potentially cost-effective. Reliant on e.g. partnerships, additional support or external funds.
- Green [ ] = Recommended, affordable and can be done soon.
- also: Grey [ ] = Estimates unavailable.

2.6. Format

2.6.1. Each item has estimates of cost (*£*) and annual climate change impact i.e. greenhouse gas emissions saved annually, measured in tonnes of Carbon Dioxide equivalent (*tCO_2e annual*) also cost-effectiveness (the relative cost to achieve that impact (*£/tCO_2e annual*).

2.6.2. *An example*: Half the electricity supply to Council facilities is now renewable power. During 2022, the Corporate Manager for Property, Leisure and Climate Change will procure 100% renewable power for the second half.

- The impact to our corporate Carbon Footprint is around 256 tCO_2e per year (tCO_2e annual).
- The estimated additional cost is £10k per year.
- Estimated cost-effectiveness is good at £374 per tonne (£/tCO_2e annual).

2.7. How are opportunities identified?

2.7.1. Opportunities identify the potential for corporate or community benefit.

2.7.2. Corporate opportunities:

- take us towards our Net Zero 2030 goal
- present ways to invest in cutting our corporate Carbon Footprint
- present ways to invest in corporate capacity and skills
- align with our Climate Strategy and other sustainability priorities e.g. waste reduction, biodiversity gain.

2.7.3. Community opportunities:

- present benefit or interest for communities
- present ways to invest in cutting the community Carbon Footprint
- present co-benefits in other areas e.g. Community, Homes, Economy
- align with our Climate Strategy and other sustainability priorities e.g. waste reduction, biodiversity gain.

2.8. Capacity to achieve priority actions

2.8.1. The Council continuously identifies and applies for additional external funding to enable investments. Failure to attract sufficient funding could result in withdrawal of the proposal.

2.8.2. None of the measures herein relate to the Council's Strategic Grants.

2.8.3. Currently we have begun major projects to decarbonise heating etc. at the Exe Valley and Lords Meadow leisure centres funded under the Public Sector Decarbonisation Scheme (PSDS) to the value of £2.8million. Additional to

£310k already received. Another bid for Culm Valley Sports Centre has been submitted for £350k (PSDS round 3b).

2.8.4. Within the existing Climate Change PS950 cost centre for 2022-2023 there is £74k allocated (indicative).

2.8.5. Proposed budgetary provision in order to meet the Council's Carbon Pledge by 2030 was outlined within the previous Finance report *Budget Options to address Carbon Zero Target* (a work in progress, covering 2022/2023 to 2026/2027) showing a £50k annual uplift in Revenue Budget Options and £89,045,000 in Capital Programme Options (around £15m to £20m per year) including HRA and IT investment.

2.8.6. The Finance team will provide all PDGs a separate report to update Members on the budget position and prompt a discussion on identifying further budget savings options to be recommended to Cabinet.

2.9. Typical constraints or considerations

2.9.1. Whether an action can go ahead depends on a number of factors. When work is already budgeted for, in current and future cycles, it is usually straightforward to carry out. Less straightforward situations affect implementation:

- When there is no allocated budget, officers must seek additional internal or external funding.
- Officers might need Committees to endorse project / activity decisions.
- External funding sources available to support sustainability challenges are often highly constrained, centralised and competitive. Therefore not always predictably accessible.
- We might not always have the ability or capacity to achieve certain proposals e.g. they might require transformational change, technological solutions, training, external partners / expertise, or new policy to enable a project or new procedure to go live.

2.10. Ways to decide priorities and recommendations

2.10.1. Should we focus on cost, or on carbon reduction?

- The annual saving in tonnes of CO_2 equivalent (tCO_2e annual) and relative costs per tonne saved (£/tCO_2e annual) are key to *prioritising opportunities* by their impact and cost-effectiveness.

2.10.2. How will this discussion help? What happens next?

- The Environment Policy Development Group can make recommendations to Cabinet as a way to steer the Council's priorities. Net Zero Advisory Group views will be noted for the purpose of PDG discussions.
- Once the Council or Cabinet selects an opportunity as a priority, current budget / funding will dictate whether expenditure can be implemented.
- Cabinet could delegate specific, detailed decisions to officers and Portfolio Holders regarding how to achieve / implement priority actions.
- External expertise may be valuable in detailed assessment or design.

- Procurement decisions are consistently led by best value.

3.0 Challenges

3.1. Challenges to achieving climate action plans highlight the need for a creative, broad and bold approach. Strategy delivery will rely on funding frameworks.

3.1.1. The Climate Change Committee (CCC) advising UK Government noted that the UK Net Zero Strategy was well aligned with targets, but gaps and uncertainties remained e.g. the funding frameworks necessary to realise them. [1]

3.1.2. The High Court in July 2022 found the UK Net Zero Strategy to be in breach of the 2008 Climate Act. [2]

4.0 Caveats

4.1. Savings and Costs are all based on estimates.

4.2. All opportunities discussed above are subject to acceptable Business Case / Financial Appraisal.

4.3. Being listed on the Climate Action Plan *does not mean* an action has approval.

4.4. Being listed on the Climate Action Plan *does not mean* an action has budget allocated. (Officers must note on the Climate Action Plan whether additional funding is required.)

Contact for more Information: Andrew Busby - Corporate Manager Property, Leisure and Climate Change: Email ABusby@MidDevon.gov.uk Tel: 01884 255255. Jason Ball - Climate and Sustainability Specialist: Email: JBall@MidDevon.gov.uk Tel: 01884 255255.

Circulation: Cabinet Member for the Environment and Climate Change, Leadership Team.

List of Background Papers: The previous climate change and sustainability report was provided to the Environment Policy Development Group on 13 September 2022. Link to Report. Link to Appendix A.

Table 1 - Actions

	Description (Actions are split by work stream.)	**Costs & Subtotal** (up to 2030)	**On the Capital MTFP**?
	Housing, Energy and Assets		

[1] www.theccc.org.uk/2021/10/26/governments-net-zero-strategy-is-a-major-step-forward-ccc-says/
[2] www.judiciary.uk/wp-content/uploads/2022/07/FoE-v-BEIS-judgment-180722.pdf

	Description (Actions are split by work stream.)	**Costs & Subtotal** (up to 2030)	**On the Capital MTFP**?
A1-a green	**2023-2026.** MDDC Phoenix House energy efficiency: Building Management System (BMS). Convert to web-based system controls for heat, ventilation etc. (£50k identified in maintenance programme reduces net budget need to £105k.) **CC impact**: **37.6** tCO_2e per year. **Cost of impact: £3,060.** £/tCO_2e annual. Annual costs saved: energy reduction ~34.8% against ~£32k on expected 2023/24 prices.	**Subtotal**: £155k. Capital. Resource: MDDC operations manager, project manager.	No
A1-b green	**2023-2024.** MDDC Phoenix House: automated LED light units. **CC impact**: **22.43** tCO_2e per year. **Cost of impact: £3,790.** £/tCO_2e annual. Assumes electricity supply is not 100% renewable. Annual costs saved: £14,678 (6yr payback if £0.35p/unit, any price rises improve payback). Plus reduced maintenance costs ~£4k per year.	**Subtotal**: £85k. Capital. Resource: MDDC operations mgr, project mgr.	No
A2 green	**2023-2028**. Allocate a budget for tree / habitat planting and aftercare on MDDC estate. **CC impact**. Negligible. Wider benefits such as community engagement and climate resilience.	£5k for 5 years. **Subtotal**: £25k. Revenue. Resource: MDDC Open Spaces Officer.	No
A3 green	**2024-2025.** MDDC commercial rental property. Fabric upgrades and renewables: insulate flat roof when replaced £60k; solar PV £80k; energy ratings review and action plan £100k. **CC impact**: **100** tCO_2e per year. **Cost of impact**: **£2,400** £/tCO_2e annual.	**Subtotal**: £240k. Capital. Resource: MDDC operations mgr, project mgr.	No.
	Transport		
A4 amber	**Ongoing to 2030**. Council fleet. Allocate budget to adopt Electric Vehicles other green solutions. *a*. Revenue. £10k/year depends on supplier deals. *b*. Capital. Purchase suitable chargers. **CC impact** = **2.5** tCO_2e annual per small van (at 8k mileage) if charged on renewable electricity. **Cost of impact**: **£3,400** (£/tCO_2e annual): for the first wave of small van replacements. An indicative baseline for future comparison.	**Subtotal**: £70k. Costs advised with each round of replacements, and considered by Operations Managers on a case-by-case basis. Revenue/Resource: in-house transport officers; hire and maintenance fees.	No
	Community and Wider Context		
A5	**2022-2027**. Climate and Sustainability Grants.	Up to £20k/year.	No

	Description (Actions are split by work stream.)	**Costs & Subtotal** (up to 2030)	**On the Capital MTFP**?
green	Require applicants to match-fund / add value. **CC impact**. Depends on projects.	5 year trial. **Subtotal**: £100k. Resource: MDDC officers and specialist.	
A6 grey	**EV Car Share**. Being considered by Env PDG. Green travel hubs with EV chargepoints, offering green travel options such as bikes, ebikes, mobility scooters, EV hire cars. Utilise Section 106 funds to assist; other funding sources e.g. central government funding for green travel; health funding; economic development.	 Environment PDG suggested a research phase.	No
A7 grey	**2023-2030**. Develop MDDC strategic partnership work and projects around Country Parks, Nature Recovery Networks, ecosystem services and engagement to promote climate change adaptation / resilience. **CC impact**. Needs to be assessed. Preparation project: explore the strategic benefits, costs and potential to bank carbon and biodiversity credits.	£2k x 7 years. **Subtotal**: £14k. Revenue. Resource: Partnership work with stakeholders. MDDC teams inc Fwd Planning.	No

Table 2 - Preparation Work

	Description (Actions are split by work stream.)	**Costs & Subtotal** (up to 2030)	**On the Capital MTFP**?
	Housing, Energy and Assets		
Pr1 green	**2022-2023**. Assess and cost best options for fabric improvements (e.g. insulation) at Phoenix House & all leisure centres. Save costs as a coordinated upgrade project to include e.g. fire safety compliance and energy efficiency. **CC impact**: project preparation only. Potential CC impact in tCO_2e per year: Exe 44; Lords Meadow 12; Culm 15; Phoenix 5.	**Subtotal**: £33k Revenue/Resource: external funding if possible; but internal budget already exists.	£900k for works on Capital MTFP.
Pr2 amber	**2022-2023**. Hydro Electric Power. Evidence & feasibility. (Feasibility detail required before Capital commitment.) **CC impact**: project preparation only.	**Subtotal**: £70k. Revenue/Resource: external consultants; in-house specialist and support officer.	£1.2m on Capital MTFP
Pr3 green	**2025.** An independent assessment of energy performance on MDDC new-builds, in relation to 2025 target, identify any issues. **CC impact** = project preparation only. Potential depends on new home designs. MDDC Housing Strategy for Mid Devon 2021-2025 states: "100% of all new build Council homes to be net zero by 2025 and meet a defined comfort and energy use standard".	**Subtotal**: £8k. Seek funding. Revenue/Resource: external consultancy; in-house operations manager and officers.	No
	Internal Structures and Processes		
Pr4 amber	**2022-2023**. Engage consultancy support to develop our decision-making framework. **CC impact**: project preparation only. Wider benefits / influence.	**Subtotal**: £6k. Revenue/Resource: external plus in-house officers.	No
	Community and Wider Context		
Pr5 amber	**2023-2025**. Scope the potential for a commercial venture or partnership to create, manage and monitor sites. Examine investment potential in land use changes etc. Biodiversity and Carbon Capture. Landscape enhancements to offset MDDC carbon footprint (Climate Act 2008), promote Nature Recovery and safeguard Biodiversity Net Gain (Environment Act 2021). Compare with off-the-shelf offsetting e.g. wildlife charity or Woodland Carbon Code. **CC impact**: project preparation only.	**Subtotal**: £70k. Potential bid to e.g. Natural Environment Investment Readiness Fund. Revenue/Resource: consultancies; in-house specialist and support officer.	No

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CABINET

29TH NOVEMBER 2022

REPORT OF DIRECTOR OF PLACE

INFRASTRUCTURE FUNDING STATEMENT: INFRASTRUCTURE LIST

Cabinet Member(s): Councillor Richard Chesterton, Cabinet Member for Planning and Economic Regeneration

Responsible Officer: Richard Marsh, Director of Place

Reason for Report: To approve the list of Infrastructure items, including affordable housing to be included in the Council's Infrastructure Funding Statement, which is required to be published on the Council's website by 31 December 2022.

RECOMMENDATION:

That Cabinet approves

1. **The list of infrastructure and affordable housing in Appendix 1 that the Council intends to fund, either wholly or partly, by planning obligations and the future spending priorities on these**

2. **The inclusion of Appendix 1 – Infrastructure List in the Mid Devon Infrastructure Funding Statement to be published on the Council's website by 31st December 2022**

Financial Implications: There are no direct financial implications arising from this report. The infrastructure funding statement will set out the future spending priorities on infrastructure and affordable housing and what projects or types of infrastructure that the authority intends to fund, either wholly or partly, by planning obligations. This will not dictate how funds must be spent but will set out the local authority's intentions.

Legal Implications: There is a legal requirement placed through Regulation 121A Community Infrastructure Levy largely applicable to CIL charging authorities to publish no later than 31st December in each calendar year an annual infrastructure funding statement which comprises–"a statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL ("the infrastructure list")". In line with the approach taken previously, although Mid Devon District Council is not a CIL charging authority (instead having to publish an annual 'S106 report' as detailed in the Regulations), the Council may still consider it useful (as well as transparent) for it to publish a list of the infrastructure to be funded wholly or partly (albeit in its case by S106 contributions) over the forthcoming year or so.

Risk Assessment: Failure to produce an infrastructure funding statement within the required timeframe could undermine the credibility of the Local Plan and potentially harm the Council's reputation as a plan making authority.

Equality Impact Assessment: The information in the Infrastructure List has been informed through the work undertaken for the preparation of the Mid Devon Local Plan Review 2013 – 2033. The Local Plan has been screened through an Equalities Impact Assessment.

Relationship to Corporate Plan: The Infrastructure List includes infrastructure items relating to affordable housing, transport, education, libraries, waste, health, community facilities, emergency services, where these relate to built development and Local Plan objectives. Funding the delivery of these items can also help the Council achieve its four Corporate Plan priorities - Homes, Environment, Community and Economy.

Impact on Climate Change: The Infrastructure List includes provision for carbon offsetting and air quality improvements. The information in the infrastructure funding statement should feedback into reviews of local plans to ensure that policy requirements for developer contributions remain realistic and do not undermine the deliverability of the plan. The Local Plan has been prepared within a legal framework and national planning policy that has at its heart the principle of sustainable development and policies to help address climate change through the development and use of land.

1.0 Introduction/Background

1.1 Reporting on developer contributions helps local communities and developers see how contributions have been spent and understand what future funds will be spent on. This ensures a transparent and accountable system.

1.2 The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019 which exercises the powers of Part 11 of the Planning Act 2008 requires in each calendar year a contribution receiving authority to publish an annual infrastructure funding statement by 31st December each year.

1.3 Infrastructure funding statements must set out:

- A statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by Community Infrastructure Levy (CIL) ('the infrastructure list')

  This report relates to this component of the requirements of the infrastructure funding statement.

- a report about CIL, in relation to the previous financial year

  Mid Devon is not a CIL charging authority so no CIL has been collected.

- A report relating to the previous financial year on planning obligations (Section 106 agreements and Section 278 highways agreements) ('the S106 report')

  Members will be advised of the contents of this prior to publication. This record is currently being compiled in a format to meet the publication requirements.

1.4 The National Planning Policy Guidance also advises that the infrastructure funding statement should set out the future spending priorities on infrastructure and affordable housing and what projects or types of infrastructure that the authority intends to fund, either wholly or partly, by planning obligations and the Community Infrastructure Levy. This will not dictate how funds must be spent but will set out the local authority's intentions.

1.5 Infrastructure funding statements must cover the previous financial year from 1 April to 31 March (note this is different to the tax year which runs from 6 April to 5 April).

1.6 The information in the infrastructure funding statement should feed back into reviews of Local Plans to ensure that policy requirements for developer contributions remain realistic and do not undermine the deliverability of the plan.

2.0 How infrastructure can be funded

2.1 There are several ways in which a Local Authority can require a developer to contribute towards infrastructure. This is so as to help with the impact of development and make it acceptable in planning terms.

2.2 Planning obligations can be sought in accordance with Section 106 of the Town and Country Planning Act 1990. These planning obligations are a legal agreement between the applicant seeking planning permission and the local planning authority.

2.3 Local Authorities can also secure funding towards infrastructure through a Community Infrastructure Levy (CIL). The CIL is a flat rate and non-negotiable charge which can be levied on new development in their area and it is a tool to use to help deliver the infrastructure needed to support development in their area. The CIL can only apply in areas where a local authority has consulted on, and approved, a charging schedule which sets out its levy rates and has published the schedule on its website

2.4 The Council currently secures funding for infrastructure and affordable housing though the use of Section 106 planning obligations and Section 278 highways agreements.

2.5 There is no CIL in place in Mid Devon and as such the Council's Infrastructure Funding Statement will not include information about CIL for the previous year. On 6th January 2021 the Council (Minute 112) resolved to adopt the recommendations of the Cabinet (Minute 270) that the Mid Devon Community

Infrastructure Levy draft Charging Schedule is withdrawn from its examination and is no longer progressed. The Planning Inspectorate was notified on 21st January 2021 of the withdrawal of the Mid Devon Community Infrastructure Levy (CIL) draft charging schedule from its examination.

2.6 Members will recall the intent of the Government as set out in the White Paper August 2020 'Planning for the Future' to reform the current system of developer contributions with potential for the introduction of a nationally set infrastructure levy. The Government's subsequent Levelling Up and Regeneration Bill (schedule 11) seeks to introduce a new "Infrastructure Levy" which would replace (but not completely) the current system of developer contributions (The Community Infrastructure Levy and Section 106 Planning Obligations) as a charge on development for infrastructure. Further information will be provided about this through future updates to the Council's Infrastructure Funding Statement and Infrastructure List, as the Bill is enacted and related regulations are brought into force.

2.7 The Council can also seek to secure funding direct from the Government and from other potential sources. This can include bids for funding through schemes such as the Housing Infrastructure Fund and Levelling Up Fund.

3.0 Mid Devon Infrastructure Funding Statement

About the Mid Devon Infrastructure Funding Statement

3.1 The Mid Devon Infrastructure Funding Statement will be prepared as two parts:

Part A (Report relating to the previous financial year on S106 planning obligations i.e. the S106 report). This will be a factual statement and will be published for information purposes

Part B (Infrastructure List), which is the subject of this Cabinet report.

3.2 The Infrastructure Funding Statement Part B (Infrastructure List) **Appendix 1** identifies 70 infrastructure items, including affordable housing and provision for positive measures for enhancement and regeneration of each of the town centres at Tiverton, Cullompton and Crediton. These are listed by:

- Settlement / area (District-wide, Tiverton, Cullompton, Crediton, rural)
- Type (i.e. Energy, telecommunications, flood mitigation, transport, education, libraries, waste, health, community facilities, emergency services, environment, ecology)
- Strategic Priority (Critical, important, desirable, local priority)

Prioritising the list of infrastructure items

3.3 A key element of infrastructure planning is ensuring that the importance of various infrastructure schemes is clear. This enables decision makers to

prioritise resources and funding towards those schemes that create the greatest benefit for the area, and unlock development in the most appropriate way. These priorities relate to the delivery of built development and Local Plan objectives, rather than the over-arching objectives of the local authorities or organisations named as delivery partners.

3.4 The Mid Devon Infrastructure Funding Statement will use the following infrastructure priority criteria to reflect the importance of infrastructure in relation to the implementation of the Local Plan:

(1) Critical:

Infrastructure required to deliver the strategic vision and objectives of the Local Plan. Critical requirements contribute to delivering the wider strategic aims of the Plan, and may also mitigate the impacts of development schemes. The plan may fail without the delivery of this infrastructure.

(2) Important:

Infrastructure required to deliver specific schemes and provide services and facilities to meet the needs of new residents. The delivery of an allocated site may fail without the delivery of this infrastructure.

(3) Desirable:

Infrastructure required that would enhance the effectiveness, efficiency and quality of infrastructure or services, creating a better place to live and work.

Local Priority

Identified as desirable or beneficial to the local community through Parish and Town Council consultation, and may be identified in a Neighbourhood Plan.

3.5 The Cabinet is being asked to approve the inclusion of the 70 infrastructure items, including affordable housing and provision for positive measures for enhancement and regeneration of each the town centres at Tiverton, Cullompton and Crediton, in the Infrastructure Funding Statement and the priority to be given to each of these items.

Future reviews of the Infrastructure List

3.6 The Mid Devon Infrastructure Funding Statement Part B (Infrastructure List) is a snap shot in time and includes the best information that is available at the point of its approval and publication. It has been informed through work undertaken as part of the preparation of the Mid Devon Local Plan Review 2013 – 2033 including the 2016 Infrastructure Plan.

3.7 The Mid Devon Infrastructure Funding Statement Part B (Infrastructure List) will be kept up to date through an annual review in relation to the implementation of development sites in the adopted Local Plan and their associated

infrastructure needs, and will be subject to future approval by the Cabinet before being published on the Council's website.

3.8 The preparation of a new Local Plan for Mid Devon ('Plan Mid Devon') will provide an opportunity to review the infrastructure needed to support new development where this is planned across the district. This will be informed through technical work and engagement with transport, education and other infrastructure and service providers. Infrastructure needs will be looked at in terms of the requirements placed through individual development sites and also the cumulative impacts of development sites at town level and wider area, to enable a strategic approach to be taken to infrastructure planning and its phasing and funding. The Infrastructure List can also be informed through infrastructure needs identified in other development plans in Mid Devon i.e. the Devon Minerals and Waste Plans, and Neighbourhood Plans where these have passed their referendum and form part of the statutory development plan for their local area. It can also be informed through infrastructure needs identified through the masterplanning of planned urban extensions and town centres.

4.0 Planning Policy Advisory Group and subsequent amendments

4.1 The Planning Policy Advisory Group (PPAG) was consulted on 7th November 2022 on a draft version of the Mid Devon Infrastructure Funding Statement Part B (Infrastructure List). The PPAG has approved the Infrastructure List subject to amendments being made to it following comments made by PPAG Members which have been set out in the table below, together with officer responses to these. The Mid Devon Infrastructure Funding Statement Part B (Infrastructure List) in **Appendix 1** to this report includes the amendments where officers have agreed with the comments made by the PPAG Members.

PPAG Member comments / infrastructure item	**Officer response and justification of priority**
Include infrastructure requirements identified in Neighbourhood Plans	The Cullompton Neighbourhood Plan and the Crediton Neighbourhood Plan both form part of the statutory development plan for their respective parts of Mid Devon. Both plans have been scoped and the following infrastructure items have been included in the Infrastructure List where these are not specifically covered through policies in the adopted Mid Devon Local Plan: "Cullompton Cullompton Swimming Pool Complex Community Facilities

	Cullompton Neighbourhood Plan Policy WL06 Local” “Crediton Community Hub Community Facilities Crediton Neighbourhood Plan Policy CF1 Local”
Make clear Phase 1 of the provision of access on to the A361 link from Blundells Road is ‘critical’ and that Phase 2 of the new junction from the Tiverton Eastern Urban Extension Access onto the A361 is ‘important’.	Tiverton – Eastern Urban Extension onto A361 including new junction – Phase 2 Amend from “(1) Critical” to “(2) Important” Tiverton – Access on to A361 link from Blundell’s Road Add the word “Phase 1”.
Make clear that the community theatre at Tiverton will form part of the facilities of the Secondary school expansion of Tiverton and is therefore critical. Move this infrastructure item to follow the Secondary school expansion item on the list.	Amend the text and priority of the community theatre, and move it to follow the Secondary school expansion in the Infrastructure List: “Tiverton Community theatre, located on the school site as part of the Secondary school expansion. Education and Community facilities S1 (i), S8. TIV4 (d) (1) Critical”

Boniface Trail – this is also known as the "Crediton to Exeter cycleway, and is important for connectivity between Crediton and Exeter, rather than a "local" priority for the "rural" area.	Amend the text and priority of the Boniface Trail infrastructure item and move to the list of infrastructure items for Crediton: "Crediton Boniface Trail / Crediton to Exeter cycleway route feasibility study Transport S1 (e,i), S8, Crediton Neighbourhood Plan Policy T2 (3) Desirable"
At Cullompton, the through route linking Willand Road to Tiverton Road and traffic management measures on Willand Road at North West Cullompton should be "(1) Critical", the same as the Town Centre Relief Road.	Amend the priority of the through route linking Willand Road to Tiverton Road and traffic management measures on Willand Road at North West Cullompton from "(2) Important" to "(1) Critical",
The expansion of the Uffculme primary school is currently under construction	Amend the text for the "Uffculme rural – primary school expansion" to include the words "- currently under construction".

5.0 Next Steps

5.1 Subject to Cabinet approval, the Council will publish the Mid Devon Infrastructure Funding Statement 2022 (Parts A and B) on the Council website by 31st December 2022.

5.2 There is no requirement for the Council to consult on the infrastructure funding statement or formally submit this to the Government.

5.3 The infrastructure funding statement will be kept under review and an updated version will be subject to approval for publication annually.

Contacts for more Information:
Tristan Peat, Forward Planning Team Leader 01884 234344
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Richard Marsh, Director of Place
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Circulation of the Report: Cabinet Members

List of Background Papers and relevant links:

Mid Devon Infrastructure Funding Statement (Part B) – Infrastructure List of types or projects that the authority intends to fund wholly or partly by the levy and developer contributions.

Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019

https://www.legislation.gov.uk/uksi/2019/1103/regulation/9/made

Council 6th January 2021

https://democracy.middevon.gov.uk/ieListDocuments.aspx?CId=156&MId=1304&Ver=4

Cabinet 3rd December 2020

https://democracy.middevon.gov.uk/documents/s19298/201203%20Community%20Infrastructure%20Levy%20FINAL%2003122020%20Cabinet.pdf

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Infrastructure Funding Statement (Part B) - Infrastructure List

November 2022

1. Introduction

1.1 Reporting on developer contributions helps local communities and developers see how contributions have been spent and understand what future funds will be spent on. This ensures a transparent and accountable system.

1.2 The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019 which exercises the powers of Part 11 of the Planning Act 2008 requires in each calendar year a contribution receiving authority to publish an annual infrastructure funding statement by 31st December each year.

1.3 Infrastructure funding statements must set out:

- A statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by Community Infrastructure Levy (CIL) ('the infrastructure list')

  This report includes the infrastructure list, which forms Part A of the Mid Devon Infrastructure Funding Statement

- a report about CIL, in relation to the previous financial year

  Mid Devon is not a CIL charging authority so no CIL has been collected.

- A report relating to the previous financial year on planning obligations (Section 106 agreements and Section 278 highways agreements) ('the S106 report')

  A S106 report will form Part B of the Mid Devon Infrastructure Funding Statement

2. Planning for Infrastructure in Mid Devon

2.1 Mid Devon District Council adopted its Local Plan on 29 July 2020, which covers the period 2013-2033. Ensuring development is supported by adequate infrastructure is fundamental to delivering the vision as set out in the new Local Plan. This Infrastructure List included in this report identifies what infrastructure requirements are required over the 20 year period of the plan. The Infrastructure List will be updated annually to reflect any changes in circumstances to infrastructure needs, its delivery and potential funding. It will also be reviewed as part of the preparation of a new local plan for Mid Devon ('Plan Mid Devon'), and can reflect infrastructure needs identified through the masterplanning of planned urban extensions and town centres. The Infrastructure List can also be informed through the infrastructure needs identified in other development plans in Mid Devon i.e. the Devon Minerals and Waste Plans, and Neighbourhood Plans where these have passed their referendum and form part of the statutory development plan for their local area.

2.2 The Council currently secures funding for infrastructure and affordable housing though the use of Section 106 planning obligations and Section 278 highways agreements. There is no CIL in place in Mid Devon. This follows the Councils decision on 6th January 2021 to withdraw the Mid Devon Community Infrastructure

Levy draft Charging Schedule from its examination and for this to no longer be progressed. The Council can also seek to secure funding direct from the Government and from other potential sources. This can include bids for funding through schemes such as the Housing Infrastructure Fund and Levelling Up Fund.

3. Types of Infrastructure

3.1 The Infrastructure Funding Statement Part B (Infrastructure List) below identifies 70 infrastructure items, including affordable housing. These are listed by:

- Settlement / area (District-wide, Tiverton, Cullompton, Crediton, rural)
- Type (i.e. Energy, telecommunications, flood mitigation, transport, education, libraries, waste, health, community facilities, emergency services, environment, ecology)

4. Priority of Infrastructure

4.1 A key element of infrastructure planning is ensuring that the importance of various infrastructure schemes is clear. This enables decision makers to prioritise resources and funding towards those schemes that create the greatest benefit for the area, and unlock development in the most appropriate way. These priorities relate to the delivery of built development and Local Plan objectives .

4.2 The following infrastructure priority criteria have been used:

(1) Critical:

Infrastructure required to deliver the strategic vision and objectives of the Local Plan. Critical requirements contribute to delivering the wider strategic aims of the Plan, and may also mitigate the impacts of development schemes. The plan may fail without the delivery of this infrastructure.

(2) Important:

Infrastructure required to deliver specific schemes and provide services and facilities to meet the needs of new residents. The delivery of an allocated site may fail without the delivery of this infrastructure.

(3) Desirable:

Infrastructure required that would enhance the effectiveness, efficiency and quality of infrastructure or services, creating a better place to live and work.

Local Priority

Identified as desirable or beneficial to the local community through Parish and Town Council consultation, and may be identified in a Neighbourhood Plan.

4.3 The following table lists the infrastructure projects that Mid Devon District Council intends will be, or may be, wholly or partly funded by planning obligations and sets out their strategic priority.

Settlement / area	Infrastructure Item	Type	Local Plan / Neighbourhood Plan Policy (guide list, not exhaustive)	Strategic Priority
District wide	Infrastructure required in development to mitigate the effects of, and adapt to, climate change, by supporting a low carbon future, energy efficiency, increased use and supply of renewable and local carbon energy, expansion of telecommunications and high speed broadband, and managing flood risk	Energy, Telecommunications, Flooding,	S1 (f) and (j), S8, S9, S10, S11, TIV15, CU1, CU5, CU7, CU8, CU11, CU20 (m), DM5, local plan policies and site allocations	(1) Critical
District wide	Infrastructure required in development to provide a net gain in biodiversity	Ecology	S1 (l), S8, DM26, DM28, local plan policies and site allocations	(2) Important
District wide	Affordable Housing 28-30%.	Affordable Housing	S1 (g), S3, S8, local plan policies and site allocations requiring affordable housing	(1) Critical
District wide	Upgrades to or new waste water treatment facilities.	Water	S8	(1) Critical
District wide	Public open space/green infrastructure.	Community	S1 (i), S5, S8, TIV15 (f), CU1, CU3, CU7, CU9, CU17, CU18, CU20 (g), CRE11 (e), DM26	(2) Important
District wide	New recycling centre (replacement for Ashley).	Waste	TIV4, TIV15, S8	(2) Important
District wide	Criminal Justice Centre.	Emergency services	S8	(3) Desirable
District wide	Community transport	Transport	S1 (e), TIV2 (e), TIV16 (h), CU2 (d), CU8 (h), CU14 (f), CU15 (b), CU16 (e), CU17 (e), CU18 (d), S8	(3) Desirable
District wide	Special educational need (provision located in Cullompton).	Education	S1 (b, i), S1 (i), S8, S11	(1) Critical

Settlement / area	Infrastructure Item	Type	Local Plan / Neighbourhood Plan Policy (guide list, not exhaustive)	Strategic Priority
District wide	Public electric vehicle charging infrastructure	Transport	S1 (e, j), S8, DM5	(3) Desirable
Junction 27	Improvements to M5 J27	Transport	J27 (c), S8	(2) Important
Tiverton	Tiverton Eastern Urban Extension Access onto A361 including new junction – Phase 2.	Transport	TIV2, TIV15 (a), S8	(2) Important
Tiverton	Access on to A361 link from Blundell's Road - Phase 1	Transport	TIV16, S8	(1) Critical
Tiverton	Provision of a junction on Heathcoat Way and a safeguarded road route through the site to serve as a future second strategic road access for development at Tiverton eastern urban extension.	Transport	TIV16, S8,	Safeguarding of route: (1) Critical Delivery of route: (2) Desirable
Tiverton	Public realm improvements/traffic calming to Blundell's Road.	Transport	TIV2 (b) , TIV15 (b), S8	(1) Critical
Tiverton	Works to increase roundabout capacity.	Transport	TIV15, S8	(1) Critical
Tiverton	Enhanced public transport to serve development; new / enhanced pedestrian / cycle facilities to serve development.	Transport	S1 (e), S10, S8, TIV15,	(1) Critical
Tiverton	New 420 place primary school at the EUE including early years provision and a children's centre service delivery base.	Education	S1 (b, i), TIV1, TIV4, TIV15 (e), S8	(1) Critical
Tiverton	Sports pitch provision at the EUE	Community facilities	S1 (i), TIV3, S8	(2) Important
Tiverton	Secondary school expansion to accommodate the needs arising from development in Tiverton and within Tiverton High School's designated area.	Education	S1 (b, i), TIV4, TIV15 (e), S8	(1) Critical

Settlement / area	Infrastructure Item	Type	Local Plan / Neighbourhood Plan Policy (guide list, not exhaustive)	Strategic Priority
Tiverton	Community theatre, located on school site as part of the Secondary school expansion.	Education and Community facilities	S1 (i), S8, TIV4 (d)	(1) Critical
Tiverton	Energy from waste plant with the potential for a district heat network. The adopted Devon Waste Plan (2014) includes Tiverton Eastern Urban Extension as one of the strategic locations where planning permission could be granted for additional energy recovery capacity. No proposals to utilise this site for this purpose have yet come forward and this option is now unlikely.	Waste	TIV15, S8, W6B (Devon Waste Plan)	(3) Desirable (in DCC Waste Plan)
Tiverton	Expansion of Fire Service capacity to support growth of the town.	Emergency services	TIV15 (g), S8	(2) Important
Tiverton	GP surgery.	Health facilities	S1 (i), TIV15 (j), S8	(2) Important
Tiverton	Flood defence measures on the Rivers Lowman (Alms Houses), Exe (Hospital and adjacent industrial site) and Cottey Brook.	Flooding	S1 (j), S8	(2) Important
Tiverton	Positive measures for enhancement and regeneration of the town centre	Economic regeneration and heritage conservation	S1 (b), S7, S8, S10, T12	(3) Desirable
Tiverton	Community hall/provision.	Community facilities	S1 (i), TIV1, TIV4, S8	(3) Desirable
Tiverton	Development of Tiverton Youth and Community Centre as a youth hub.	Community facilities	S1 (i), TIV4, TIV15 (j), S8	(3) Desirable
Tiverton	Enhancement of library facilities.	Libraries	S1 (i), TIV15 (i), S8	(3) Desirable

Settlement / area	Infrastructure Item	Type	Local Plan / Neighbourhood Plan Policy (guide list, not exhaustive)	Strategic Priority
Cullompton	Capacity improvements at Junction 28 M5 to deliver a strategic highway improvement	Transport	CU2 (h), CU7 (f), CU8 (a), CU12 (f), CU12 (f), CU17 (g), CU20 (b), S8	(1) Critical
Cullompton	Town Centre Relief Road	Transport	CU2 (g), CU19, CU20 (a), S8	(1) Critical
Cullompton	Through route linking Willand Road to Tiverton Road and traffic management measures on Willand Road at North West Cullompton	Transport	CU1, CU2 (a) and (g), S8	(1) Critical
Cullompton	Secondary school expansion- increase capacity at school to 1200 places (5 form entry to 8 form entry).	Education	S1 (b, i), CU7 (j), CU10 (d) , CU20 (f), S8	(1) Critical
Cullompton	New 420 place primary school within North West Cullompton allocation including early years provision and a children's centre service delivery base.	Education	S1 (b, i), CU4 (a, b), CU20 (f), S8	(1) Critical
Cullompton	New 630 place primary school within East Cullompton including early years provision and a children's centre service delivery base. (or two schools of equivalent capacity).	Education	S1 (b, i), CU7 (i) , CU10 (a, c), CU12 (g), CU20 (f), S8	(1) Critical
Cullompton	Bus improvements to service new development to the north west of Cullompton.	Transport	CU2 (e), S8, S1 (e)	(1) Critical
Cullompton	Bus improvements to service new community options at East Cullompton.	Transport	CU8 (e, I, j), S8, S1 (e)	(1) Critical
Cullompton	New / enhanced pedestrian / cycle facilities to serve development (NW Cullompton & East Cullompton).	Transport	CU2 (b, c), S8, S1 (e)	(1) Critical
Cullompton	Sports pitch provision and leisure facilities at North West Cullompton	Community facilities	S1 (i), CU3, CU4 (d), CU20 (l), S8	(2) Important
Cullompton	Sports pitch provision and leisure facilities at East Cullompton	Community facilities	S1 (i), CU9 (c), CU9 (c), CU10 (f), CU20 (i), S8	(2) Important

Settlement / area	Infrastructure Item	Type	Local Plan / Neighbourhood Plan Policy (guide list, not exhaustive)	Strategic Priority
Cullompton	Railway station reopening.	Transport	S1 (e), CU8 (c), CU20 (i), S8	(2) Important
Cullompton	Pedestrian/cycle improvements between the Town Centre and the Railway Station	Transport	S1 (e), CU8 (c), CU8 (e), CU8 (f)	(2) Important
Cullompton	Air quality improvements.	Transport	CU8 (h), S8, DM3	(2) Important
Cullompton	Provision of healthcare facilities	Health facilities	CU20 (k), S8	(3) Desirable
Cullompton	New recycling facility	Waste	CU4 (e), CU10 (g), CU20 (n), S8	(2) Important
Cullompton	Expansion of Fire Service capacity to support growth. Includes cost of response vehicle, small fire engine and garaging construction costs (including some costs for leasing based over 5 year period).	Emergency services	CU20 (j), S8	(2) Important
Cullompton	Positive measures for enhancement and regeneration of the town centre	Economic regeneration and heritage conservation	S1 (b), S7, S8, S11, CU20	(3) Desirable
Cullompton	Community hall/provision.	Community facilities	S1 (i), CU1, S8, CU4, CU10 (b), CU13 (g)	(3) Desirable
Cullompton	Extra Care provision of 79 units.	Health facilities	CU7 (d), CU20 (d), S8	(3) Desirable
Cullompton	Cullompton Swimming Pool Complex	Community Facilities	Cullompton Neighbourhood Plan Policy WL06	Local
Crediton	Bus improvements to service new development.	Transport	CRE5 (g), CRE11 (b), S8, S1 (e)	(1) Critical
Crediton	New / enhanced pedestrian / cycle facilities to serve development.	Transport	CRE1 (e), CRE2 (c), CRE5 (i), CRE6 (d), CRE7 (e), CRE11 (a), S8, S1 (e)	(1) Critical
Crediton	Crediton air quality. Relates to link road. Will require further testing to define impact and need for further mitigation/works.	Environment	CRE4 (b), CRE11 (c), S12 (c), S8, DM3	(2) Important

Settlement / area	Infrastructure Item	Type	Local Plan / Neighbourhood Plan Policy (guide list, not exhaustive)	Strategic Priority
Crediton	Expansion and improvement of primary and secondary education facilities	Education	S1 (b, i), CRE11 (d), S8	(1) Critical
Crediton	New 210 place primary school including early years provision and a children's centre service delivery base.	Education	S1 (b, i), S12 (e), CRE5 (b), CRE11 (d), S8	(1) Critical
Crediton	Expansion to Haywards and Landscore Primary Schools to accommodate background growth and some new development.	Education	S1 (b, i), CRE11 (d), S8	(2) Important
Crediton	Expansion of fire and rescue services	Emergency services	CRE11 (f), S8	(2) Important
Crediton	Extra Care provision of 50 units (inclusion under review)	Health facilities	CRE11 (h), S8	(3) Desirable
Crediton	Sports pitch provision relocation from sports fields at Exhibition Road and at Stonewall Lane	Community Facilities	S1 (i), CRE5, CRE6, CRE7, S8	(2) Important
Crediton	Positive measures for enhancement and regeneration of the town centre	Economic regeneration and heritage conservation	S1 (b), S7, S8, S12	(3) Desirable
Crediton	Community facilities including provision for children / youth	Community Facilities	S1 (i), CRE11 (i), S8	(3) Desirable
Crediton	Community Hub	Community Facilities	Crediton Neighbourhood Plan Policy CF1	Local
Crediton	Boniface Trail / Crediton to Exeter cycleway route feasibility study	Transport	S1 (e, i), S8, Crediton Neighbourhood Plan Policy T2	(3) Desirable
Rural	Cycleway along the A396 Exe Valley,	Transport	S1 (e, i), S8	(3) Desirable
Rural	Uffculme rural - secondary school expansion.	Education	S1 (b, d, i), S8	(2) Important
Rural	Uffculme rural - primary school expansion – currently under construction.	Education	S1 (b, d, i), S8	(2) Important
Rural	Tiverton rural - primary school expansion.	Education	S1 (b, d, i), S8	(2) Important
Rural	Cullompton rural - primary school expansion.	Education	S1 (b, d, i), S8	(2) Important

Settlement / area	Infrastructure Item	Type	Local Plan / Neighbourhood Plan Policy (guide list, not exhaustive)	Strategic Priority
Rural	Crediton rural - primary school expansion.	Education	S1 (b, d, i), S8	(2) Important
Rural	Community asset transfer and 5 year running costs for Kennerleigh Village Shop.	Community facilities	S1 (c, d)	Local

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ECONOMY PDG
10 NOVEMBR 2022

NEW CREDITON SHOPFRONT ENHANCEMENT SCHEME

Cabinet Member(s): Cllr Richard Chesterton, Cabinet Member for Planning and Economic Regeneration

Responsible Officer: Richard Marsh, Director of Place

Reason for Report: The purpose of this report is to inform Members about the new Crediton Shopfront Enhancement Scheme launching in December 2022 and to request approval for the revised Scheme.

Recommendation: That the new Crediton Shopfront Enhancement Scheme is approved by the Cabinet and three Crediton Ward Members are nominated to be part of the Funding Panel for the Scheme.

Financial Implications: There is £15,000 funding committed from Earmarked reserves to go towards a shopfront enhancement scheme in Crediton. There is a staffing resource requirement to administer the scheme which will be met through existing provision.

Budget and Policy Framework: Funding for year one is committed from the existing Economic Development budget. Subject to approval, continuation for year two and three have been included in the Shared Prosperity Fund investment plan under the Love your Town Centre Initiative. The Mid Devon Economy Strategy includes the objectives of "towns and villages are vibrant, prosperous and have a positive atmosphere"; the shop front enhancement scheme will help to maintain the competitiveness of retailers within the town centre. It will also help achieve key outcomes for Place as outlined in the Economy Strategy.

Legal Implications: Previously, schemes have received approval from Legal Services and the revisions to this scheme are minor changes that do not alter the main criteria and are in line with recommended best practice. Therefore, it is not considered that there are not any significant legal implications of extending the Scheme.

Risk Assessment: It is not envisaged that there are any significant risks with regard to running this scheme. There is a risk that by not providing the shopfront enhancement scheme that the appearance of Crediton town centre could be compromised and this in turn could affect the success of the local economy.

Equality Impact Assessment: The grant guidelines and criteria protect applicants and the Council by ensuring a consistent and fair approach to all applications based purely on the strength of the Scheme rather than anything relating to the applicant.

Relationship to Corporate Plan: This supports the Corporate Plan priority of 'Economy', in particular: "Identify strategic and tactical interventions to create economic and community confidence and pride in the places we live. This includes a continued focus on Town Centre Regeneration".

Impact on Climate Change: No direct impacts anticipated.

1.0 Introduction/Background

1.1 It is recognised that the visual attractiveness of a town centre is an important element in consumers' choices about where to shop and spend leisure time. The state of repair and decorative condition of shopfronts is an important element of this visual impact and therefore a major contributor to a town's vitality and economic success.

1.2 Over the past few years, the Council has administered several shopfront enhancement schemes across the District: in Crediton (2002-2005) as part of a Heritage Economic Regeneration Scheme, in Cullompton (2011-present) as part of a previous scheme to support the regeneration in the town centre and more recently as part of the Heritage Action Zone project, and in Tiverton (2015-2020) as part of the High Street Innovation Fund. A report came to Economy PDG in January 2019 supporting the reinstatement of shopfront enhancement schemes for the three main market towns in the District. We have a current Scheme running in Cullompton and a Scheme launching in Tiverton shortly. The intention is to run a parallel Scheme to Tiverton's in Crediton.

1.3 The Growth, Economy and Delivery Team recognises the value of shopfront enhancement schemes in maintaining the visual attractiveness of town centres, supporting the preservation of conservation areas and as a means of engaging with business owners and encouraging them to update and redecorate their properties at a time when they are potentially experiencing financial difficulties and therefore less likely to invest in their properties. With businesses still recovering from the impact of the pandemic, the economic challenges facing retailers are increased further with the recent inflation rises and the subsequent cut on spending due to customers having less disposable income. Therefore, it is even more opportune to launch this scheme to support our businesses.

1.4 We have secured allocated funding from the ED budget to run a new Shopfront Enhancement Scheme in Crediton and are ready to launch this new Scheme in December 2022 under the umbrella of the Love Your Town Centre Funding scheme. Funding for year two and three has been included in the Shared Prosperity Fund investment plan.

2.0 Scheme Process and Criteria

2.1 The Crediton Shopfront Enhancement Scheme mirrors the Scheme launching in Tiverton so that the two Schemes will run simultaneously. The main criteria points are highlighted below:

- The scheme will offer a single grant of up to £2,500 with the requirement for 50% match-funding of the total project costs.

- There will be an open-application style approach with no set deadlines throughout the year, meaning applications will be determined on their own eligibility and merit on a first-come, first-served basis. This is in anticipation of heavier demand in year one and ensuring we can maximise the benefit of the scheme quickly and support as many businesses as possible at the time of their need. Funding opportunities to be able to run the scheme for a further two years are being explored.

- As with the Tiverton Shopfront Enhancement Scheme, applications are also allowed from upper-floor/basement businesses to improve their signage and visibility from the front of the building. Therefore, instead of just 'shopfronts', the Scheme will now support enhancement work for anything that faces the street as long as it has a street-level repair need and relates to the commercial usage of the building. In some cases, the rear of buildings are the sides that face the street, therefore applications will be determined on a case-by-case basis against this criteria.

2.2 The launch of the Scheme will follow a Communication Plan to ensure that the businesses within the Town Centre boundary are informed.

2.3 As with the previous Scheme, a Funding Panel will be set up consisting of the Scheme Administrator (the Growth and Regeneration Officer for Crediton), a Conservation Officer (or other suitable representative) and three Crediton Ward Members. The role of the Panel is to ensure that decisions are made in accordance with the criteria and to act as ambassadors for the Scheme in Crediton.

2.4 Following the end of each financial year, a summary report outlining how the funding has been used will be presented to the Economy PDG for their information.

2.5 The Growth, Economy and Delivery Team is therefore seeking approval for the new Scheme and the nomination of three Member representatives to sit on the Panel.

Contact for more Information: Mollie Fawell, Growth and Regeneration Officer, 01884 234374, mfawell@middevon.gov.uk

Circulation of the Report: Cabinet Member, Leadership Team

List of Background Papers:

- New Crediton Shopfront Enhancement Scheme Criteria
- Crediton Town Centre Boundary Map

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Mid Devon District Council

CREDITON
SHOPFRONT ENHANCEMENT

GRANT
SCHEME CRITERIA

THE SCHEME

The Council has allocated funding for the purpose of making grants towards the cost of improving commercial buildings within Crediton Town Centre. These notes are for the guidance of applicants seeking such assistance under the scheme.

1 Eligible Buildings and Applicants

1.1 Buildings eligible for grant assistance from the Council are commercial buildings that are situated within Crediton Town Centre within the area on the attached map.

1.2 Applicants may be either the freehold owner or lessee; short hold tenants may also apply. Tenants of District Council-owned premises are eligible for grant assistance only where the proposed work is not the responsibility of Mid Devon District Council as landlord.

1.3 Small or micro businesses are eligible and all charities and social enterprises. Retail, cafés, restaurants, pubs, financial/ professional services, tourism and leisure are eligible. Other cases will be considered on their merits.

1.4 As long as individual buildings meet the eligibility criteria, there are no rules limiting a) the number of buildings owned by a single landlord within the town or b) the number of buildings within a street or area of the town centre to receive a grant. Every application for a separate shop-front unit will be looked at on its own merits.

1.5 This is a limited pot of funding, therefore to ensure the funding helps as many distinct shopfront units as possible, applications for repeat funding within 3 years of a previous shopfront grant award by the same business for the same unit are unlikely to be successful.

2 Eligible Works

2.1 Crediton Shopfront Enhancement Grant Scheme is a limited scheme for the enhancement and regeneration of Crediton Town Centre. It focuses on painting, decorating, fascia repairs and signage improvements, guttering and lighting improvements etc with the end aim of enhancing the appearance of the town centre.

2.2 The small grant scheme will normally cover painting, minor repairs or signage.

2.3 Applications from upper-floor/basement business occupants can be allowed. Repairs for shopfronts should be for anything that faces the street as long as it has a street-level repair need and relates to the commercial usage of the building

2.4 Retrospective applications for work already started or completed are not eligible for funding under this Scheme.

2.5 The decision as to whether any works proposed are eligible for grant shall be at the sole discretion of Mid Devon District Council.

Mid Devon DISTRICT COUNCIL

3 Amount of Grants

3.1 The scheme will offer grants of 50% of the total eligible estimate, up to a maximum of £2,500 per property (total spend £5,000).

3.2 Total project costs must not include VAT that is recoverable. Statutory fees (eg Planning Application fees) are not eligible costs for funding (although can be included in total project costs).

4 Application for Grant

4.1 The application for grants must be completed online via the Council's website [INSERT LINK]. Upon submission, a unique application reference number will be provided on screen.

4.2 The following supporting papers are required to complete the application. Please email the following, quoting the submission reference, to: businessgrants@middevon.gov.uk:

(a) A schedule of the proposed work.
(b) Three itemised estimates.
(c) Recent detailed photographs of the building/item to be repaired.
(d) Plans showing the proposals (where appropriate).
(e) Copy of any required planning permission, listed building consent or advertisement consent.

4.3 Applicants should provide a minimum of three competitive contractor's quotations (or evidence that they have sought three quotes) if the total contracted works with a single supplier is more than £2,500. In the case of specialised work, one or two quotes may sometimes be acceptable. The contractor's quotations must be itemised to show individual costs for each item of work, making due allowance in the form of realistic provisional sums for dealing with hidden anticipated defects. Any figure for VAT should also be shown separately.

5 Decision on the Application

5.1 Mid Devon District Council shall not be bound by any commitment entered into by an applicant prior to the notification of a decision on his application.

5.2 No application for grant will be determined until such time as any necessary permission, approval or consent required under the Town and Country Planning Acts and/or any approval under the Building Regulations has been obtained.

5.3 Upon receipt of applications (with full supporting paperwork including any consents/permissions required), applicants should receive a funding decision within 28 days of submission. Notwithstanding the fact that an application for grant is made correctly and in respect of an eligible building, the District Council shall not be under any obligation to make a grant and any decision to make a grant shall be entirely at the discretion of the District Council.

5.4 In the event of a grant being approved, the offer of grant must formally be accepted by or on behalf of the applicant in writing. The letter of acceptance must be received by the District Council before any works are commenced.

6 The Work

6.1 All grant awards are conditional subject to the work being carried out to a satisfactory level. The work should be undertaken by the applicant strictly in accordance with the schedule of works as approved by the District Council, including any conditions attached thereto, within the period specified by the Council.

6.2 The Officers of the Council shall have the right, at all reasonable hours, to inspect any work which has been approved for grant assistance both during the time that work is being carried out and after it has been completed.

6.3 The contractor must ensure that all work is carried out in accordance with the requirement of current Health & Safety legislation. Failure to comply with the Regulations may mean that the Officers are unable to inspect the work and this may prejudice payment of the grant.

7 Payment of Grant

7.1 Soon after completion of the eligible works the applicant may request that the works are inspected by the local authority. Following a satisfactory report the applicant shall return to the District Council the notification of completion of work certificate enclosing copies of the receipted account(s) for the work.

7.2 The grant will not become payable until the work has been completed to the satisfaction of the District Council. As part of the grant offer, the applicant must return a completed works certificate (and invoice for grants over £2,000) within 12 months of offer date.

For enquiries about the Scheme, contact the Project Officer via: businessgrants@middevon.gov.uk

CREDITON
SHOPFRONT ENHANCEMENT

GRANT
SCHEME GUIDANCE

Aims of the scheme

To encourage shop owners to upgrade, repair and refurbish shopfronts in Crediton Town Centre in order to emphasise both the individuality of the business premises and where appropriate the historic character of the town centre.

Eligible works

Whilst only a few complete historic shopfronts remain in the town there are many that retain a range of traditional features. Where original features exist the scheme seeks to reveal these where hidden behind later works, get appropriate repairs carried out, to get the refurbished and repaired frontages painted and to get good quality traditional signage installed.

Where modern shopfronts exist in historic buildings total replacement with a more appropriate design would also be eligible for grant aid.

See drawing below for elements making up a typical shopfront

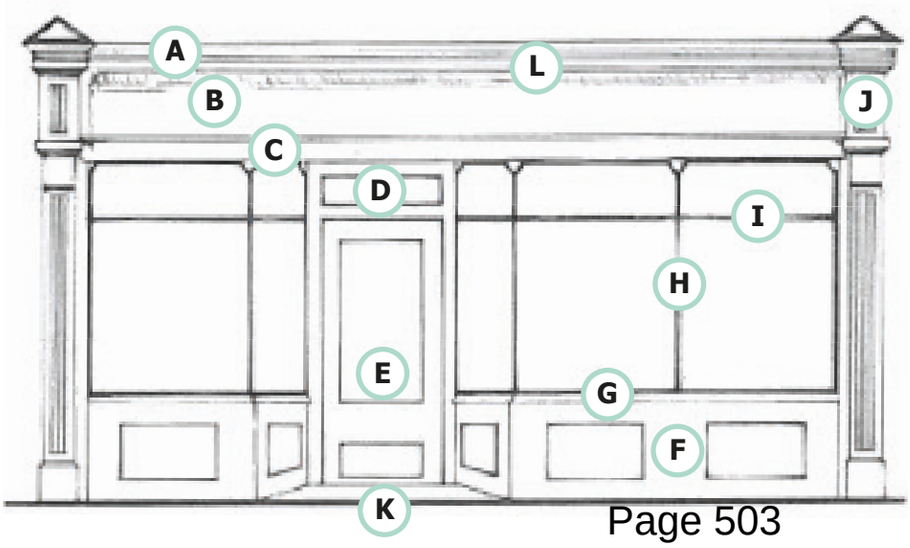
Stallrisers

These are usually masonry either rendered or with a decorative finish including natural stone, tiles or timber panels and will depend upon the age and style of the shopfront. Appropriate repair or reinstatement would be eligible for grant aid.

Windows and doors

Traditional windows may be framed in timber or ornate cast iron with transoms and mullions to match. Glass is normally clear but may incorporate stained glass panels above the transoms. Doors will normally be timber with a glazed panel and reflect the proportions of the stallriser to window with a fanlight above in line with any transom.

Repair of existing traditional elements and replacement of later inappropriate alterations would be eligible for grant aid.



- A Cornice
- B Fascia
- C Blind Box
- D Fanlight
- E Panelled Door
- F Stallriser
- G Cill
- H Mullion
- I Transom
- J Pilaster and Corbels
- K Tiled Recess
- L Blind Box

Tiled entrances

Mosaics of coloured tiles and other decorative use of tiles is a particular feature of recessed shop entrances in the town. Most are in good condition but where repair or refurbishment is needed grant may be available as part of works to the shop front. Where there is a shop with a recessed entrance that does not currently have tiling, incorporation of a tile mosaic in the local style could be incorporated and be eligible for grant aid.

Pilasters and corbels

These features are normally timber with decorative detailing such as fluting. The base of pilasters often suffer rot due to surface water and blocked gutters or broken downpipes. Grant aid would be available for repair or like for like replacement of these traditional features.

NB Where damage has occurred as a result of poor maintenance of gutters and downpipes remedial work to these to avoid future damage will be required as a condition of repairs to joinery but will not normally be eligible for grant aid.

Fascias

The fascia board should be in scale with and respect the other architectural features of the shop front. The grant scheme is intended to encourage removal of later fascias that are of inappropriate modern materials and / or fail to reflect the existing traditional detailing, and to restore fascia details in harmony with the features and proportions of the shopfront.

Blinds and canopies

Where historic box blinds or roller canopies exist their retention and refurbishment will be assisted by provision of grant aid. This would be available for new fabric, overhaul of mechanisms and the box or housing for the blind. Consideration may also be given to installation of new blinds where these would replace inappropriate modern blinds.

Signage including brackets for hanging signs

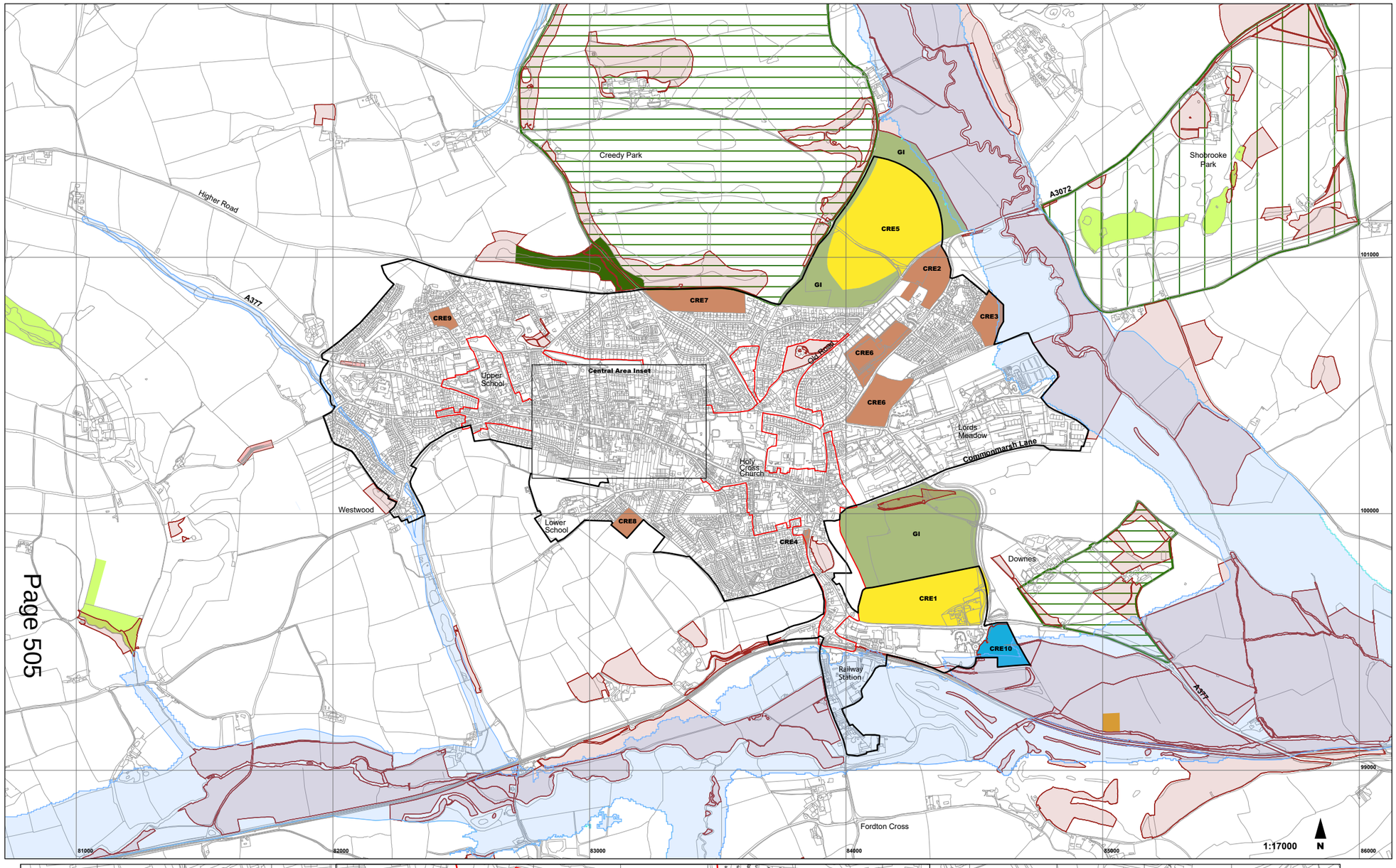
Good quality signs can make an important contribution to the vitality of shopping areas. Signwriting on painted timber fascias, or application of suitable style individual letters to the fascia would be included as eligible works. In the case of hanging signs the use of existing historic metal brackets may attract grant aid for repairs. New hanging signs can be conventional 2 sided handpainted timber or could be three dimensional objects to reflect the type of business. Other types of good quality hanging signs may also attract grant aid.

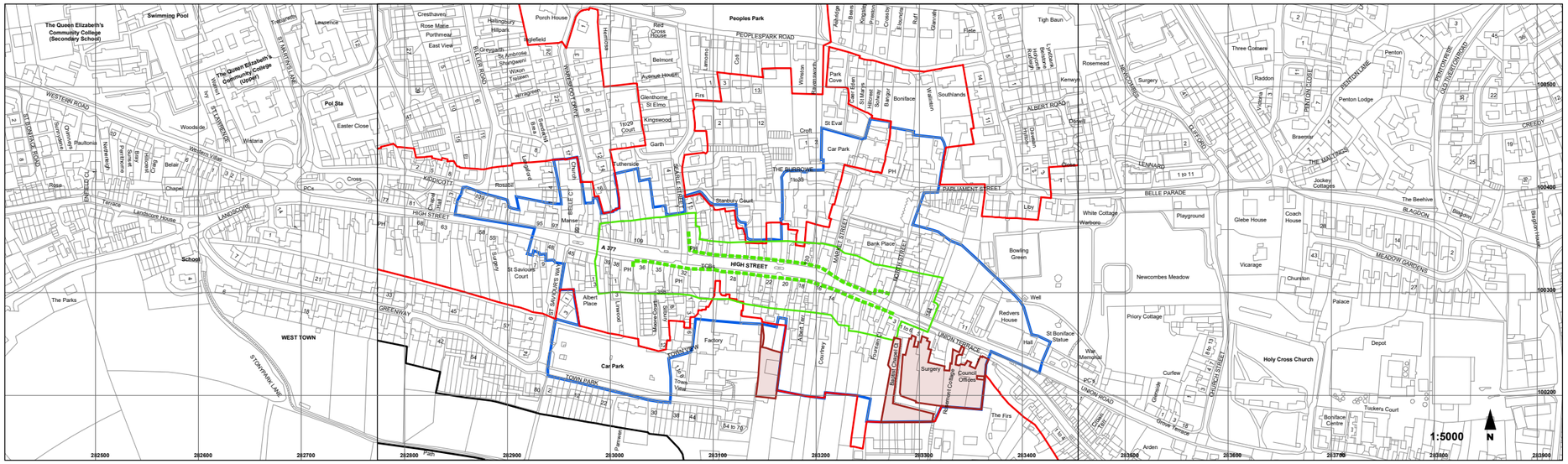
For further design information contact the Conservation Officer Tel: 01884 255255

Mid Devon Local Plan Review 2013 - 2033

Adopted Policies Map

Crediton





Page 505

Settlement Limit

Conservation Area

Residential Allocation

Commercial Allocation

Mixed Use Allocation

Green Infrastructure

GI

Town Centre Boundary

Primary Shopping Area

Primary Shopping Frontage

Ancient Monument

Cemetery

C

National Register of Historic Parks and Gardens

Local Register of Historic Parks and Gardens

County Wildlife Site (2007 data)

Ancient Woodlands

Regionally Important Geological Sites (RIGS)

Priority Habitats

Floodplain

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Note: The Ordnance Survey will not have updated the base to show recent changes. Consequently, not all development may be shown.

July 2020

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HOMES POLICY DEVELOPMENT GROUP
15 NOVEMBER 2022

MID DEVON HOUSING DRAFT POLICY RELATING TO TENANT USE OF CLOSED CIRCUIT TV (CCTV) & CAMERA DOORBELLS

Cabinet Member(s): Cllr Stuart Penny, Cabinet Member for Housing

Responsible Officer: Simon Newcombe, Corporate Manager for Public Health, Regulation and Housing

Reason for Report & Recommendation: A new draft policy setting out the conditions associated with the granting of permission for tenants to install closed circuit television systems (CCTV) and camera doorbells in or on their property is presented to Members. This has been developed on the basis that such a policy would provide greater clarity to stakeholders and ensure that those tenants fitting such systems were doing so lawfully, recognising the obligations on tenants to ensure compliance.

Recommendation: The PDG recommends that Cabinet recommend to Council the adoption of the Tenant CCTV and Camera Doorbell Policy attached in Annex 1.

Financial Implications: The activity of the landlord service, known as Mid Devon Housing (MDH) is accounted for within the Housing Revenue Account (HRA). The HRA is ring fenced and subject to specific financial controls.

Budget and Policy Framework: There are no direct budget implications arising from this policy proposal. The policy framework in respect of the Regulator for Social Housing is set out in section 1 of this report.

Legal Implications: The Housing Act 1985 applies with regard to the management of Council housing. The relationship with tenants is set out in our Tenancy Agreement. This details the rights and responsibilities of both parties including those obligations relating to repairs. The tenancy agreement also takes account of other relevant legislation including that which amended the original Housing Act, the Localism Act 2011 and the Anti-Social Behaviour, Crime and Policing Act 2014.

Following publication of the Social Housing White Paper in late 2020, the Social Housing Regulation Bill is currently on its way through Parliament and, once implemented, this will impact the regulatory framework for social housing. One aim of the new legislation is to ensure that providers of social housing, such as the Council, keep estates and neighbourhoods safe and clean. The existing Neighbourhood and Community Standard which forms part of the regulatory framework for social housing is relevant to discussion about tenants' own CCTV and camera doorbell.

Risk Assessment: The Council has approximately 3,000 homes in management. Failure to provide an effective housing management service has the potential to result in failure to meet legal and statutory obligations. There is a regulatory requirement to maintain safe and clean estates and neighbourhoods. Partner agencies, including the Police, sometimes suggest that tenants install their own CCTV systems or camera

doorbells and failure to implement a policy relating to this could result in tenants doing so in such a way as to mean that they are inadvertently breaking the law resulting in heightened community tensions.

Equality Impact Assessment: There is a suite of housing related policies. The use of these helps to ensure that service delivery is consistent and fair. These are subject to ongoing review with the aim of more closely aligning them with the regulatory standards as set out in the Regulatory Framework for Social Housing. There is a regulatory requirement for registered providers of social housing to tailor their service to meet the needs of the tenants and diversity data is requested from tenants at sign up to enable compliance to be monitored.

Relationship to Corporate Plan: A stated aim of the Council is to deliver sustainable communities.

Impact on Climate Change: None directly relevant to this report.

1.0 Introduction

1.1 MDH, as a registered provider of social housing (RP), is subject to the provisions of the regulatory framework for social housing, which is issued by the Regulator for Social Housing (RSH).

1.2 The Neighbourhood and Community Standard is one of the consumer standards and is therefore applicable to the work of MDH. This Standard requires RPs to keep the neighbourhood and communal areas associated with the homes which they own clean and safe. Landlords are expected to work in partnership with their tenants and other providers and public bodies where it is effective to do so. Furthermore, RPs are required to work in partnership with other agencies and to tackle anti-social behaviour in the neighbourhoods where they own homes.

1.3 The Neighbourhood and Community Standard also sets out some specific expectations associated with the management of anti-social behaviour. In their work to prevent and address this, RPs are required to demonstrate, amongst other things, that tenants are made aware of their responsibilities and rights in relation to anti-social behaviour; that a strong focus exists on preventative measures tailored towards the needs of tenants and their families; and provision of support to victims and witnesses.

1.4 In the Charter for Social Housing Tenants, issued as a White Paper in November 2020, the Government set out their aim to provide all social housing tenants with a good quality home and neighbourhood to live in. The Social Housing Regulation Bill which is currently being debated in Parliament, will, when it is implemented, address the concerns of tenants as they relate to neighbourhood management. There is a stated intention to ensure that estates and neighbourhoods are safe and clean thereby improving the quality of them and providing support for the wellbeing of those resident in them.

2.0 The New MDH Draft Policy Relating to Tenant Use of CCTV and Camera Doorbells

2.1 The aims of this new MDH draft policy relating to tenant use of CCTV and camera doorbells are numerous. Fundamentally, it has been written to support the provision of safe, secure and sustainable neighbourhoods and communities. However, it has also been designed to improve tenancy sustainment, and to provide a decision-making framework for reference by staff, Members of the Council and tenants setting out how any requests to install closed circuit TV (CCTV) systems or camera doorbells will be considered and approved.

2.2 There is sometimes a tension between the needs and wishes of someone who wishes to fit CCTV and/ or a camera doorbell, and those of neighbours who may be concerned about the intrusiveness of such an installation. Furthermore, MDH recognises that CCTV system and camera doorbells can result in some households feeling more secure, especially where they have experienced crime including violence, domestic abuse or anti-social behaviour.

2.3 MDH is also aware that in some cases, other agencies, including the Police, may suggest to a tenant that they may like to consider fitting either of these. In some cases, this may be with the explicit aim of collecting images which will support legal action against perpetrators of crime.

2.4 This new draft policy, if adopted, will sit in the policy framework relating to the Neighbourhood and Community Standard. This framework is currently under review and due to be considered by the Homes Policy Development Group at the meeting in January 2023.

2.5 The new draft policy clearly sets out the factors which may be considered as part of the decision as to whether or not permission to install a new CCTV system or camera doorbell will be granted. There are legal obligations on any tenant installing a permitted system which are not those of the Council but are set out clearly within the policy for information.

2.6 Members will note that tenants are required, in line with the new draft policy, to apply for permission to install CCTV or a camera doorbell. Cases will be reviewed and determined on a case by case basis. If permission was not sought, the tenant will be required to remove the installation although it may be possible to apply for retrospective permission at the discretion of MDH. During the period when any such request is being considered, all cameras must be disabled.

2.7 Frontline housing management staff (for example Neighbourhood Officers) will be required to review any requests for permission received and to make recommendations to the appropriate Operations Manager or Corporate Manager who will be required to make the final decision. The decision-making by this senior officer must be supported by a written justification, for future reference and ensure records of all systems in use are retained.

2.8 The new draft policy sets out arrangements for monitoring and review of any installations of CCTV or camera doorbells by tenants.

2.9 The new draft policy also provides links to information about the law and tenant's responsibilities with regard to data protection laws including cases where the CCTV or camera doorbell will capture images of parts of a neighbouring property or communal areas. It will therefore provide a point of reference for those considering seeking permission to install CCTV or a camera doorbell. Nonetheless, this is just summarising and signposting tenants to current information on what remains a legal obligation on the tenant.

2.10 Despite the obligation being on the tenant to comply with relevant legislation, if MDH becomes aware that a tenant is failing to meet all relevant legal requirement it would be authorised to require the tenant to remove the CCTV equipment or the camera doorbell under the policy provisions.

2.11 Those concerned about a particular installation and/ or about being filmed by a tenant's CCTV or camera doorbell are encouraged to speak to the tenant responsible in the first instance. If having done so where appropriate, they remain dissatisfied, in line with the new draft policy, they are advised to make a complaint to the Council and should also consider making a complaint to the Information Commissioner's Office (ICO) and/or the Police. This is because such issues are considered to be a private and civil matter.

2.12 The Council will consider any complaints made to the Council in relation to CCTV and camera doorbells only if such complaints amount to instances of nuisance, annoyance and/or harassment.

3.0 Recommendation

3.1 As a new policy, that the PDG recommends that Cabinet recommend to Council the adoption of the Tenant CCTV and Camera Doorbell Policy attached in Annex 1.

Contact for more Information: Simon Newcombe, Corporate Manager for Public Health, Regulation and Housing, snewcombe@middevon.gov.uk

Circulation of the Report:

Cllr Stuart Penny, Cabinet Member for Housing
Members of the Homes PDG
Leadership Team
Corporate Management Team
Service/Operations Managers
Legal Services

Further information:
Regulatory framework for social housing:
https://www.gov.uk/guidance/regulatory-standards-procedures-and-guidance#regulatory-standards-and-approach

Annex 1

POLICY FOR TENANT USE OF CCTV AND CAMERA DOORBELLS

1. Introduction

1.1 Mid Devon Housing (MDH) is part of Mid Devon District Council (the Council). It is responsible for the Council's housing stock and believes that everyone has the right to lawfully enjoy their home and local neighbourhood. It is committed to developing sustainable communities and helping tenants to retain safe and secure tenancies.

1.2 MDH recognises that some of our tenants will feel more secure if they install external Close Circuit Television (CCTV) or camera doorbells in order to deter crime or if they have been experiencing problems of persistent anti-social behaviour or other crime. Some of our tenants may have been advised to install these items for these purposes by other agencies including for the purposes of providing evidence of crime.

1.3 MDH also recognises that some neighbours may find the installation of a CCTV camera or camera doorbell that covers (or seems to cover) their property to be a breach of their privacy.

2. Policy Aims and Objectives

2.1 This policy applies to MDH tenants who may wish to install an external CCTV system or camera doorbell. This policy does not apply to the use of CCTV by MDH itself which is covered in a separate policy and guidance.

2.2 The aims and objectives of the policy are to:

- Help create safe, secure and sustainable neighbourhoods and communities
- Improve tenancy sustainment
- Recognise that some tenants will feel more secure if they install external CCTV or camera doorbell
- Recognise that some tenants may find the installation of a CCTV camera or camera doorbell to be an invasion of their privacy
- Find a balance between the two situations above in order to allow a tenant to feel more safe and secure by installing a CCTV camera or camera doorbell or provide evidence of crime or anti-social behaviour, but also protecting the privacy of their neighbours and members of the public
- Provide guidance to staff, members and tenants on the criteria and rules for allowing the installation of CCTV or camera doorbell by our tenants on our properties

2.3 MDH has a legal obligation to meet the standards set by the Regulator of Social Housing to:

- Keep neighbourhood and communal areas associated with the homes it owns safe; and
- Prevent and tackle anti-social behaviour in the neighbourhoods where it owns homes.

3. Permission to Install CCTV or Camera Doorbells, Records and Review

3.1 Tenants must apply to MDH for permission, before installation of CCTV or camera doorbells. Supporting information can be provided by other agencies (e.g. Police) but it must be the tenant that makes the request (or anyone legally entitled to act on their behalf).

3.2 Any requests from tenants to install their own CCTV or camera doorbells will be reviewed and determined on a case by case basis.

3.3 MDH may ask that tenants consider other possible options such as security lighting or neighbourhood watch schemes before requesting permission to install CCTV or camera doorbells.

3.4 Where CCTV or a camera doorbell has been installed without permission, the tenant will be required to remove the installation. In some cases, it may be possible to apply for retrospective permission which will be considered against all aspects of this policy. This is at the discretion of MDH and all cameras must be disabled until the outcome of the request.

3.5 Numerous factors will be considered when CCTV or camera doorbell installation has been requested. These include but are not limited to:

- Why the CCTV or camera doorbell is needed
- Whether any other means could be used to protect the property or occupants
- The area covered by the CCTV or camera doorbell
- Whether the CCTV or camera doorbell is recording sound or not
- Whether the CCTV or camera doorbell coverage could be considered to be intrusive on neighbours' or others' privacy
- How neighbours feel (or might feel) about the CCTV or camera doorbell being installed
- Whether another agency has recommended the installation of CCTV or camera doorbell to the tenant
- Any other factors that MDH deems reasonable to consider

3.6 The initial review will be carried out by a Neighbourhood Officer or team leader who will make a recommendation setting out the factors considered in line with this policy. The relevant Operations Manager or Corporate Manager responsible for MDH will make the final decision and provide a written rationale for the approval or rejection of the request. The review and final decision shall be held on MDH records for as long as the CCTV or camera doorbell system remains in use.

3.7 MDH may periodically monitor the use of tenant CCTV or camera doorbell systems to ensure compliance with this policy including any guidelines or recommendations set out. With reasonable notice, MDH may therefore require a tenant to give MDH access to the system for this purpose. We will not view general footage, or get involved in decisions about the processing of data, captured by CCTV or camera doorbell installed by a tenant. However, MDH may use two staff members (one on a phone to the other) viewing footage when the only 'data subject' in view of the camera is a MDH staff member.

3.8 In accordance with Section 3.7 of this policy, MDH will hold a secure record of all permissions made under this policy for the installation of a CCTV or camera doorbell system in one of its properties by a tenant.

3.9 The continued use of the CCTV or camera doorbell system can be reviewed by MDH at any stage and permission withdrawn for reasons set out in Section 4.2 and/or in light of any valid complaints received as set out in Section 5 of this policy or as directed by the relevant regulator (Commissioner) of such systems. Any CCTV or camera doorbells left at a property once it becomes void (end of tenancy), undergoes a mutual exchange or a transfer it will be removed before the property is allocated to a new tenant unless there are exceptional reasons to retain it, whereby a new review of the continued use of the CCTV or camera doorbell must be completed and determined as set out in Section 3.6 of this policy.

4. The Law and Tenants' Responsibilities

4.1 Once permission is granted tenants must:

- Comply with the law. When a tenant contacts us, MDH will direct them to information about the law that they must follow at:

https://www.gov.uk/government/publications/domestic-cctv-using-cctv-systems-on-your-property/domestic-cctv-using-cctv-systems-on-your-property

- Cover their property only and not the neighbour's property or any communal areas. This means that tenants may not be granted permission for the CCTV or a camera doorbell if they live in a flat with a shared entrance.
- Have a camera doorbell which does not record or save footage if it covers a neighbour's property or any communal areas. This means if a tenant lives in a flat with a shared entrance, permission may only be given for a camera doorbell with a live video stream.
- Make good any damage caused from the installing or removing of any CCTV or camera doorbells.
- Not compromise electrical or fire safety (e.g., overload or damage electrical systems, damage fire doors including flat entrance doors).

4.2 Failure to meet these requirements may result in MDH requiring the tenant to remove the CCTV equipment or camera doorbell. If the items are not removed the Council will, after consulting legal services, remove them.

4.3 MDH does not regard CCTV or camera doorbell installation as an improvement and will not make payments under the compensation for improvements scheme.

4.4 In some instances, it may not be possible to site a CCTV or a camera doorbell without capturing images of parts of a neighbouring property or communal areas. If images are being captured outside of the boundaries of a tenant's property, it may be subject to data protection laws (i.e. the Data Protection Act 2018 and/or the UK General Data Protection Regulation and the tenant will need to comply with all requirements under this legislation.

4.5 In the exceptional event permission is granted for the installation of a tenant's CCTV or camera doorbell that captures images beyond their property boundary, such as:

- Other properties or gardens
- Communal corridors or shared spaces
- Car parks
- Footpaths

Then the use of the system is subject to data protection laws, as the person using the CCTV or camera doorbell is considered a data controller and/or a data processor. Data protection laws require a number of actions to be taken by such persons in relation to the installation and use of CCTV or camera doorbells.

4.6 For the full guidance, and more information please visit the Information Commissioner's Office (ICO) website:

- https://ico.org.uk/your-data-matters/domestic-cctv-systems-guidance-for-people-using-cctv/

5 If a tenant is unhappy about a neighbour's CCTV or camera doorbell

5.1 If another tenant or third party feels unhappy about being filmed, MDH will ask that they talk to the tenant in the first instance. They may not know that it is causing a problem and therefore they should be given the opportunity to make changes to the CCTV or camera doorbell coverage so that both parties are happy. For example, blanking out areas from being recorded.

5.2 If the matter is not resolved to the tenant or third party's satisfaction the dissatisfied party can make a referral to the ICO.

- https://ico.org.uk/make-a-complaint/

5.3 Any concern about the use of the CCTV or camera doorbell or the improper use of the data captured, can also be reported to the Police

5.4 Any unresolved dispute regarding the CCTV or camera doorbell is essentially a private and civil dispute between the parties concerned and the Council cannot take action.

5.5 MDH has a responsibility to investigate any complaint made against a MDH tenant whether made by another tenant or a third party.

5.6 If a tenant or third party submit a complaint to the Council it will be dealt with in accordance with the Council's complaints policy. More information on how to submit a complaint and the process is set out at:

- https://www.middevon.gov.uk/your-council/customer-services/customer-feedback-and-complaints/

5.7 The Council may undertake a review of the permission granted for the installation of CCTV or video doorbells as part of its complaints handling.

5.8 General dissatisfaction that a tenant is using CCTV or a camera doorbell is not considered a breach of the tenancy. However, the Council will investigate and take action, if necessary, any reports of nuisance, annoyance and/or harassment.

6 Review and Version

6.1 MDH will review this policy every 5-years and as required to address legislative, regulatory, best practice or operational issues.

6.2 This policy was produced in 2022 and is version 1.

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HOMES POLICY DEVELOPMENT GROUP
15 NOVEMBER 2022

HOUSING REVENUE ACCOUNT (HRA) FEES AND CHARGES 2022/23

Cabinet Member(s): Cllr Stuart Penny, Cabinet Member for Housing

Responsible Officer: Simon Newcombe, Corporate Manager for Public Health, Regulation and Housing

Reason for Report and Recommendation: To provide Members with the revised fees and charges for the discretionary functions provided under the HRA. The Council has not increased the fees and charges for these services for some years and they require updating.

Recommendations:

1. **That Cabinet approve the revised discretionary fees and charges for 2022/23 as set out in Annexes 1, 2 and 3**

2. **That Cabinet approve an annual Consumer Prices Index (CPI) inflation adjustment (within the range 2 – 10%) for discretionary fees and charges to be applied on the 1st April every year (in addition to the in-year recommendations set out in Annexes 1, 2 and 3)**

Financial Implications: Work undertaken by Mid Devon Housing (MDH) and other services on behalf of MDH is funded through the Housing Revenue Account (HRA). Fees and charges relating to discretionary, largely administrative activity have not been increased for some years due to other priorities and the relatively low level of income/cost associated. Nonetheless, these fees and charges no longer reflect the true cost of the administration associated with this work and require updating.

Budget and Policy Framework: The HRA is ring fenced and therefore, there is a need to maximise income for discretionary activity requested by owner occupiers and other residents on our estates, which is not directly related to our statutory housing management or building services functions, in order to avoid disadvantaging our tenants.

Legal Implications: There are no major legal implications and these fees relate to discretionary services or charges and do not relate to the tenant or leaseholder rents which are controlled by statutory and other provisions. Debt recovery associated with the costs arising from discretionary work is undertaken in line with the Court Debt Recovery Protocol.

Risk Assessment: A failure to update the relevant fees and charges could mean that tenants effectively have to subsidise services requested by home owners and other residents on our estates. Furthermore, failure to manage discretionary service requests in a timely manner could result in reputational risk for MDH.

Equality Impact Assessment: Having set fees and charges applicable to the service being provided ensures that MDH does not disadvantage any customer with protected characteristics, or who belong to any specific groups.

Relationship to Corporate Plan: This report relates to the homes and community elements for the Corporate Plan priorities.

Impact on Climate Change: None directly relevant to this report.

1.0 Introduction

1.1 MDH has a number of services for which fees are permitted to be charged in order to offset the costs involved. The Government requires that local authorities should raise revenue wherever possible to cover costs of discretionary services.

1.2 The majority of this work is attributed to requests made by home owners or private landlords and therefore MDH must ensure that the costs of administration are recovered and not subsidised by the HRA.

1.3 Each discretionary activity undertaken by MDH, where a fee or charge is applicable, has been reviewed. Where officer time is included within a fee or charge then it is done so purely on a cost-recovery basis. The previous fees are also set out in **Annex 1** and **2** alongside the suggested increases, for the purposes of comparison.

1.4 The fees and charges were last updated in 2015/16. It is therefore seven years since any existing fees and charges were reviewed. The inflation change and other service costs from 2015 up to 2022 have been modelled to ensure full recovery, which equates to a 23% increase in charges since 2015. Subject to the recommendations, it is proposed that the updated fees and charges, once agreed, come into effect from the date of the Cabinet decision (with allowance for call-in). These increases are shown in **Annex 1**.

1.5 In some cases, tenants are recharged for work. This may be work undertaken through the discretionary handyman service, or to make good tenant damage. Alternatively, it could be because the tenant had locked themselves out of their home and a lock change was required to enable them to get back in. More information is provided in **Annex 2**.

1.6 In most cases, rechargeable work is undertaken in line with the charges published by the National Housing Federation in their Schedule of Rates. There will be some instances, though, where the cost of the recharge is calculated manually to take account of the cost of materials. These material costs are subject to the vagaries of the market and the charges made in respect of these are levied simply to recoup costs.

1.7 MDH also makes some charges in respect of administration associated with billing for sewage charges and service charges. Those householders connected to septic tanks or sewage treatment plants owned by MDH are required to pay for this service and a minimum of £30.00 or a total of 15% of the bill (whichever is larger) is levied on top of the sum being invoiced. For service charges, leaseholders are expected to pay an additional 15% of the sum being charged in respect of administration.

1.8 MDH is proposing to re-commence the rental of the common room at Westfield Road to local community groups. These were halted during the pandemic and since then all relevant procedures have been updated, including risk assessments relating to health and safety. There are no plans to increase these charges at this time due to the need to kick-start and increase usage of the room and they will be reviewed again in 12-months. Officers have undertaken a further review of charges for hall hire locally and our current charges are competitive therefore over-inflating the cost of the room hire could be counter-productive and encourage potential hirers to look elsewhere. The charges are listed in **Annex 3**.

1.9 The revised fees and charges will be made published on the Council's website to ensure openness and transparency.

2.0 Changes to the fees and charges – discretionary fees

2.1 One recommended option has been provided for consideration by Members and can be seen in Annex 1. Alternative, lower charge options were initially considered (for example a 3% increase) but these failed to address the historic under charge and did not represent full recovery for what are wholly discretionary fees. The current fees and charges are shown for comparison purposes.

2.2 Officers have looked at the schedule of charges and feel that it is no longer appropriate to charge the level of fee set out in respect of Right-to-Buy plans. Since the original £50.00 fee was introduced you can now obtain copies of documents from the Land Registry online for the sum of £6.00 (typically subject to annual inflationary increases), consequently the current fee cannot be justified and may be why it has attracted limited uptake in recent years. Instead, we are recommending an £8.00 charge plus VAT should a customer wish to utilise MDH to obtain plans on their behalf, potentially as part of a wider transaction.

2.3 No increase is proposed to the fee for missed visits as a balance to continue to reduce the level of missed visits whilst maximising recovery rates where a charge is subsequently made. Wasted visits will continue to be calculated against the current, in-year hourly rate which is specific to the type of visit and the amount of time wasted.

2.4 Going forward, it is recommended that all discretionary fees and charges be adjusted by CPI inflation on the 1st April every year. It proposed that in order to ensure exceptional index rates are reviewed before the implementation of the annual increase then an adjustment will only be applied automatically where the index rate is between 2 – 10%. Any proposal to introduce an adjustment above or below this range will require a specific decision of Cabinet.

3.0 Recommendations

3.1 That Cabinet approve the revised discretionary fees and charges for 2022/23 as set out in Annexes 1, 2 and 3.

3.2 That Cabinet approve an annual CPI inflation adjustment (within the range 2 – 10%) for discretionary fees and charges to be applied on the 1st April every year (in addition to the in-year recommendations set out in Annexes 1, 2 and 3).

Contact for more Information: Simon Newcombe, Corporate Manager for Public Health, Regulation and Housing snewcombe@middevon.gov.uk or Mrs Claire Fry, Operations Manager for Housing Management cfry@middevon.gov.uk

Circulation of the Report:

Cllr Stuart Penny, Cabinet Member for Housing
Members of the Homes PDG
Leadership Team
Corporate Management Team
Service/Operations Managers
Legal Services

Annex 1 – HRA General Discretionary Fees and Charges (12% Increase)

	2015				2022 (recommended)			
Service	**Fee**	**Vat rate**	**VAT**	**Total (inc Vat)**	**Fee**	**Vat rate**	**VAT**	**Total (inc Vat)**
Rent Reference	£ 50.00	20%	£ 10.00	£ 60.00	£ 61.67	20%	£ 12.33	£ 74.00
ATO visit	£ 50.00	20%	£ 10.00	£ 60.00	£ 61.67	20%	£ 12.33	£ 74.00
Copy of offer document	£ 20.00	20%	£ 4.00	£ 24.00	£ 22.50	20%	£ 4.50	£ 27.00
Copy of RTB plans following sale (coloured)	£ 50.00	20%	£ 10.00	£ 60.00	£ 8.00	20%	£ 1.60	£ 9.60

CPI increase from 2015 (using 2015 as baseline)

Annex 2: HRA Charges Relating to Rechargeable Repairs
(no increase is proposed in relation to these charges at the present time)

Service	Fee	VAT rate	VAT	Total (incl VAT)	Comments
Missed visit fee	£ 20.00	N/A	N/A	£ 20.00	
Wasted visit fee					Cost of labour is recharged at an hourly rate, or equivalent emergency rate uplift. Wasted visits could include: • Where tenants call to report something as an emergency that is clearly not an emergency • Where tenants report a repair which turns out to be a tenant responsibility • Where repairs are reported as 'fair wear and tear' but in fact have been caused by tenant action
Light Bulb/ Tube Changes					
Single fluorescent tube	£ 24.13	20%	£ 4.83	£ 28.96	
2d fluorescent tube	£		£	£	

	25.00	20%	5.00	30.00	
Standard light bulb charge	£ 20.42	20%	£ 4.08	£ 24.50	
Gas cooker connection (gas already at cooker point)	£ 75.00	20%	£ 15.00	£ 90.00	
Electric cooker connection (less than 8.5kw)	£ 48.00	20%	£ 9.60	£ 57.60	
WC seat	£ 29.84	20%	£ 5.97	£ 35.81	

Annex 3: HRA Charges for Use of Mid Devon Housing Common Room at Westfield Road

Hours	Charge from 2022 £
1 hour	10.00
1.5 hours	15.00
2.0 hours	20.00
2.5 hours	25.00
3.0 hours	30.00
3.5 hours	35.00
All Day	50.00

* If the booking event is attended by at least 50% Council tenants there will be no charge, an attendance sheet will need to be provided before or after the event.

HOMES POLICY DEVELOPMENT GROUP
15 NOVEMBER 2022

PRIVATE SECTOR HOUSING FEES AND CHARGES 2022/23 and 2023/24

Cabinet Member: Cllr Stuart Penny, Cabinet Member for Housing

Responsible Officer: Simon Newcombe, Corporate Manager for Public Health, Regulation and Housing

Reason for Report and Recommendation: To provide Members with the revised fees and charges for locally-set Private Sector Housing statutory functions delivered by the Public Health and Housing Options Service. The report also outlines the fees and charges for non-locally set fees in the same service area which are not subject to change but for which an updated policy on financial penalties applies in some areas as set out.

Recommendations:

1. **That Cabinet approve the revised locally-set fees and charges as set out in Annexes 1 and 2**

2. **That the Homes PDG recommends that Cabinet approve the revised Policy on the Use of Financial Penalties in Annex 4**

Financial Implications: The revised, locally set fees and charges are set out in Annex 1 and 2 of the report. The fees have been updated to reflect, actual current service delivery costs as well as a recommendation above to apply further adjustments from 23/24 onwards. Any income generated from these activities is unpredictable based on the nature of enforcement action. It is therefore not possible to forecast any income levels for the year.

Budget and Policy Framework: There is no specific budget for enforcement activity so it is important that the service recovers the cost of enforcement activity where possible. The fees must be set within the scope of the legislation and the Enforcement Policy. The Council must also have a policy on the use of Civil Penalties as an alternative to prosecution. Recent legislative changes mean that the scope of financial penalties has changed and the Policy (in Annex 4) has been updated to reflect this.

Legal Implications: There are no major legal implications. Where there are specific provisions under legislation, statutory functions or discretionary services for fees to be charged then these are indicated in the body of the report.

Risk Assessment: There are no major risks. A failure to update the relevant fees and charges could mean we are not able to adequately recover costs where we are able to do so.

Equality Impact Assessment: An assessment is not necessary for this report. The charges are set, are applicable to the service being provided on a cost-recovery basis only and do not disadvantage any protected characteristics or specific groups.

Relationship to Corporate Plan: This report relates to the economy, homes and community elements for the corporate plan priorities, by recharging for officer time in relation to enforcement activities, Houses in Multiple Occupation (HMO) licensing and recovering costs associated with largely statutory services.

Impact on Climate Change: None directly relevant to this report.

1.0 Introduction

1.1 Private Sector Housing within Public Health and Housing Options has a duty to ensure that private accommodation meets minimum standards. In particular there are regulations for the licensing, management and use of houses in multiple occupation (HMO), carbon monoxide detectors and smoke alarms, electrical safety and energy efficiency standards, and hazards within the home.

1.2 All enforcement activities and relevant fees and charges within this report are set out in compliance with the legislation and the Mid Devon District Council Enforcement Policy number PH/EP/09/20, adopted in January 2021.

1.3 The table of fees and charges will be published on the Council website for transparency and openness.

2.0 Changes to the fees and charges – locally set fees

2.1 A breakdown of the Council's locally-set current and proposed fees and charges in respect of its private sector housing functions is included in **Annex 1** (2022/23) and **Annex 2** (2023/24).

2.2 In contrast with other areas of fee setting where the service provided is wholly discretionary, these fees and charges almost wholly relate to statutory functions and powers where there is provision to set the fee locally within the constraint that it is based on full cost-recovery only, therefore without a profit element.

2.3 These fees were previously reviewed in 2020 and costs have increased alongside some service efficiencies meaning less time is required to deliver elements of some functions. As a result, the fees and charges increases are variable between approximately 11 – 14% in-year for 22/23 excluding the works in default administrative change (50% increase) and will apply from date of the Cabinet decision, if agreed, with allowance for call-in.

2.4 A further update for 23/24 onwards has been calculated based on predicted, forward adjusted officer hourly rates provided by the Finance team. This has resulted in an additional, variable increase from the proposed 22/23 baseline of approximately 3-4% excluding the HMO public register copy costs.

HMO Licensing

2.5 Section 63(3) of the 2004 Act gives the Council the power to recover all reasonable costs associated with the administration of the HMO licensing function.

2.6 Previously the application fees have been charged as a lump sum payable by the applicant on submission of the application. To ensure the Council are compliant with Section 63(3) of the 2004 Act and taking account of recent case law, it is proposed that the licence application fees are instead applied in two parts to reflect the work involved at each stage. This ensures that in those cases which do not proceed to a full licence the Council do not recover costs for work that has not been completed.

2.7 The officer time and resources involved in processing a new application have been reviewed and a revised fee calculated. This is one area in particular where direct and indirect cost-increases have been offset by process efficiencies in elements of the licensing process, resulting in quite variable adjustments.

Mandatory HMO Licensing Public Register

2.8 Section 232 of the Housing Act 2004 allows the Council to make a reasonable fee for supplying a person with a copy of the register if requested.

2.9 A nominal administration fee for providing the full register in electronic form or hardcopy was introduced in 2019-20. It is proposed that a small increase should now be applied to cover increasing costs associated with printing etc.

2.10 An extract from the register will be provided on the Council website free of charge; the charges will only apply to requests for the full register.

Charging for enforcement action

2.11 The Housing Act 2004 section 49 gives the local housing authority the power to charge for certain enforcement actions. The provisions are clear that only the costs associated with determining whether enforcement action is necessary, identifying the type of action and the serving of the notice can be recovered.

2.12 All charges must be reasonable and there is currently no set maximum fee applicable under the legislation. The amount of officer time involved in each course of action is difficult to predict as each intervention will present a unique set of circumstances. Therefore, the average officer time and resources for carrying out these functions have been calculated and a standard fee is proposed in Annexes 1 and 2.

2.13 The Enforcement Guidance to the Housing Health and Safety Rating System (England) Regulations 2005 (SI 2005 No 3208) also advises that in deciding whether to make charges and the level of those charges, the Council should take into account the personal circumstances of the person or persons against whom the enforcement action is being taken. Where discretion is applied this will be determined on an individual basis and recorded.

2.14 The charge can be applied to all enforcement action under part one of the Act; we currently apply the charge to Improvement Notices, Prohibition Orders, Emergency Remedial Action, Emergency Prohibition Orders and Demolition Orders.

2.15 A demand for payment of the charge will be applied upon service of prohibition orders, emergency remedial action notices and emergency prohibition orders. Demolition orders will also be charged upon service with an addition of the survey cost that is required as part of the serving of the order.

2.16 It is not considered appropriate to charge for the service of hazard awareness notices as they are low risk and there is no penalty for non-compliance. It is a simply a formal recommendation of the work to be carried out and it is not placed as a local land charge.

2.17 Where an improvement notice is served the charge will be applied for non-compliance only as is consistent with the Council's adopted Enforcement Policy. Taking this approach encourages compliance with notice requirements and will improve housing standards generally.

Immigration housing request visits

2.18 Historically applications to live and/or work in the UK have required the local housing authority to undertake an inspection of the proposed living accommodation to check its suitability and ensure there would not be overcrowding. These visits no longer need to be undertaken by the local housing authority as part of an application but occasionally the team will receive a request to carry out a visit and provide a report.

2.19 As this is not a statutory requirement it is acceptable for the Council to charge for the provision of this service. The officer time and resources involved in processing a request including the inspection, assessment and follow up report, have been reviewed and a revised fee calculated.

Works in default

2.20 As set out by provisions contained in Schedule 3 to Part 3 of the Housing Act 2004, it is proposed that we continue to add interest on all costs associated with carrying out works in default (including the costs of the work itself) where the demand for payment remains unpaid after the initial 28 days. An increase to the administration fee is proposed bringing this to £150 administrative with an interest rate of 3% applied per annum for 22/23 and £155/3% from 23/24.

3.0 Changes to the fees and charges – non-locally set fees

3.1 The non-locally set fees applicable to the private sector housing functions are set out in **Annex 3** and below. These are defined and fixed in legislation and cannot be adjusted locally. This legislation has not been amended in relation to fees since the previous fee update in 2020 therefore no changes can be introduced but are set out again for transparency. The Policy in relation to Financial Penalties has been updated as set out below but does not amend the relevant fees in that area.

Financial penalties for Housing Act offences

3.2 The Housing and Planning Act 2016 introduced an amendment to the Housing Act 2004 to allow local housing authorities to impose a financial penalty on an

owner of a property where they have failed to comply with provisions under the 2004 Act, as an alternative to prosecution. The maximum penalty is £30,000 and this has not been changed. An updated Policy in relation to the use and calculation of a financial penalty is attached in Annex 4.

Penalty Charges for offences under the Smoke and Carbon Monoxide Alarm (England) Regulations 2015

3.3 The Council has already introduced the maximum penalty of £5,000 with a 25% reduction if payment is made within 14 days of the demand for payment, in accordance with the statement of intent. No changes are therefore proposed.

Financial penalties for breaches of the Electrical Safety Standards

3.4 Section 123 of The Housing and Planning Act 2016 makes provision for the local housing authority to impose a financial penalty on an owner of a property where they have failed to comply with the electrical safety standards regulations.

3.5 The decision whether to impose a financial penalty (or the level of that penalty) will be made in accordance with the Policy on the Use of Financial Penalties as an Alternative to Prosecution within Private Sector Housing which is in Annex 4. No changes are therefore proposed.

Penalties for offences under The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 as amended 2016

3.6 The regulations require that private rented domestic properties meet a minimum energy performance rating before they can be rented out. Landlords of certain domestic properties may not grant a new tenancy or continue to let their property if the EPC (energy performance certificate) rating is F or G.

3.7 Local authorities have responsibility for enforcing these regulations which means it can be enforced by either Trading Standards Officers or Environmental Health Officers. The local housing authority is the enforcing body for the domestic private rented part of the regulations which sits within Public Health and Housing Options at Mid Devon.

3.8 Non-compliance with any notice served under the regulations may result in a financial penalty. The regulations set the maximum amount of penalty that can be administered which the Council has already introduced. No changes are therefore proposed.

3.9 In addition to a financial penalty the Council may serve a Publication Penalty. This means that we can publish details of the landlords breach on a publicly accessible part of the PRS Exemptions Register and should remain on the register for a minimum of 12 months. Details are set out in the Policy in Annex 4.

Financial penalties for breaches of a banning order

3.10 The Housing and Planning Act 2016 gives provision under section 23 for the Council to impose a financial penalty if a person breaches a banning order.

3.11 If the breach continues for more than 6 months an additional financial penalty may be applied for each 6 month period.

3.12 The decision whether to impose a financial penalty (or the level of that penalty) will be made in accordance with the Policy in Annex 4 and no changes to this penalty is proposed.

4.0 Recommendations

4.1 That Cabinet approve the revised locally-set fees and charges for 2022/23 as set out in Annexes 1 and 2.

4.2 That Cabinet approve the revised Policy on the Use of Financial Penalties in Annex 4.

Contact for more Information: Simon Newcombe, Corporate Manager for Public Health, Regulation and Housing snewcombe@middevon.gov.uk or Tanya Wenham, Operations Manager for Public Health & Housing Options twenham@middevon.gov.uk

Circulation of the Report:

Cllr Stuart Penny, Cabinet Member for Housing
Members of the Homes PDG
Leadership Team
Corporate Management Team
Service/Operations Managers
Legal Services

Annex 1 – Locally-Set Fees 2022/23 Private Sector Housing

HMO licensing New Application				
	Fee 2022/23			***Previous Fee 2021/22***
New licence	**Part 1**	**Part 2**	**Total fee**	
3-5 Units	£785	£262	**£1047**	*£902*
6-10 units	£871	£262	**£1133**	*£974*
11+ units	£957	£262	**£1219**	*£1046*

HMO licensing Renewal		
	Fee 2022/23	***Previous Fee 2021/22***
Renewal		
3-5 Units	£743	*£647*
6-10 units	£786	*£683*
11+ units	£829	*£719*

HMO Licensing Public Register		
	Charge 2022/23	***Previous Charge 2021/22***
Request for full register electronically	£6	*£5*
Request for full register hardcopy	£9	*£8*

Charging for enforcement action		
	Charge 2022/23	***Previous Charge 2021/22***
Improvement notice	£660	*£553*
Prohibition Order	£660	*£553*
Emergency Remedial Action	£660	*£553*
Emergency prohibition order	£660	*£553*
Demolition Order	£660 plus survey fees	*£553 plus survey fees*

Immigration housing request visits		
	Fee 2022/23	***Previous Fee 2021/22***
All requests	£410	*£330*

Works with or without agreement (work in default)		
	Charge 2022/23	**Previous Charge 2021/22**
Interest on works and associated costs	Cost of the work plus officer time (including travel) plus £150 admin fee. 3% interest per annum added where invoice is un-paid after the initial 28 days.	Cost of the work plus officer time (including travel) plus £100 admin fee. 3% interest per annum added where invoice is un-paid after the initial 28 days.

Annex 2 – Locally-Set Fees 2023/24 Private Sector Housing

HMO licensing New Application						
	Fee 2023/24			*Previous fee 2022/23*		
New licence	**Part 1**	**Part 2**	**Total fee**	**Part 1**	**Part 2**	**Total fee**
3-5 Units	£816	£270	**£1086**	*£785*	*£262*	***£1047***
6-10 units	£906	£270	**£1176**	*£871*	*£262*	***£1133***
11+ units	£995	£270	**£1265**	*£957*	*£262*	***£1219***

HMO licensing Renewal		
	Fee 2023/24	***Previous fee 2022/23***
Renewal		
3-5 Units	£768	*£743*
6-10 units	£813	*£786*
11+ units	£858	*£829*

HMO Licensing Public Register		
	Charge 2023/24	***Previous Charge 2022/23***
Request for full register electronically	£6	*£6*
Request for full register hardcopy	£9	*£9*

Charging for enforcement action		
	Charge 2023/24	***Previous Charge 2022/23***
Improvement notice	£689	*£660*
Prohibition Order	£689	*£660*
Emergency Remedial Action	£689	*£660*
Emergency prohibition order	£689	*£660*
Demolition Order	£689 plus survey fees	*£660 plus survey fees*

Immigration housing request visits		
	Fee 2023/24	***Previous Fee 2022/23***
All requests	£431	*£410*

Works with or without agreement (work in default)		
	Charge 2023/24	**Previous Charge 2022/23**
Interest on works and associated costs	Cost of the work plus officer time (including travel) plus £155 admin fee. 3% interest per annum added where invoice is un-paid after the initial 28 days.	Cost of the work plus officer time (including travel) plus £150 admin fee. 3% interest per annum added where invoice is un-paid after the initial 28 days.

Annex 3 – Non-Locally Set Fees Private Sector Housing

Financial (civil) penalties	
	Penalty
Housing Act offences	Financial penalty as alternative to prosecution up to £30,000
Electrical Safety Standards	Up to £30,000
Breach of a banning order	Up to £30,000

Smoke and carbon monoxide alarms	
	Penalty
Failing to comply with a remedial notice	£5000 reducing by 25% if paid within 14 days of demand

Energy Efficiency Regulations		
	Penalty	
Renting out a non-compliant property	Less than three months in breach	£2000 and Publication penalty
	Three months or more in breach	£4000 and Publication penalty
Providing false or misleading information on the Exemption register	£1000 and Publication penalty	
Failing to comply with a compliance notice	£2000 and Publication penalty	

- These penalties are applied to each property where there is a breach to a maximum of £5000 per property
- Publication penalty – some of the details of the financial penalties are published on the publicly accessible part of the PRS Exemptions Register

Annex 4 - Policy on the Use of Financial Penalties (separate document)

POLICY ON PRIVATE SECTOR HOUSING FEES, CHARGES AND THE USE OF FINANCIAL PENALTIES FOR HOUSING ACT OFFENCES

Version Control Sheet

Title: POLICY ON PRIVATE SECTOR HOUSING FEES, CHARGES AND THE USE OF FINANCIAL PENALTIES FOR HOUSING ACT OFFENCES

Purpose: The purpose of this policy is to ensure compliance with Regulators' Code and the principles of good enforcement. It sets out how fees and charges will be calculated and applied, in relation to the Private Sector Housing enforcement functions and also serves to inform investigating officers and decision-makers of the framework under which the decision to issue civil penalties or charges is made and how they are calculated. The actual fees and charges for any year will be determined and published separately as and when costs are updated.

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Telephone number 01884 255255

Date: **OCTOBER 2022**

Version Number: 4.0

Status: DRAFT

Review Frequency: **Every 5 years or sooner if required**

Next review date: **September 2027**

Document History
This document obtained the following approvals

Title	**Date**	**Version Approved**
Policy On The Use Of Financial Penalties For Housing Act Offences Adopted August 2017	August 2017	V2
Policy On The Use Of Financial Penalties For Housing Act Offences (reviewed V3)	May 2021	V3
Policy On The Use Of Financial Penalties For Housing Act Offences (Approved V3)	3 August 2021	V3
Policy On The Use Of Financial Penalties For Housing Act Offences (Reviewed V4)	21 October 2022	V4

INTRODUCTION

i. Private Sector Housing has a duty to ensure that private accommodation meets minimum standards. In particular there are regulations for the licensing, management and use of houses in multiple occupation (HMO), carbon monoxide detectors and smoke alarms, electrical safety, energy efficiency standards, and hazards within the home.

ii. Legislation gives the Council the power to charge for certain enforcement actions, and impose financial penalties, as an alternative to prosecution where responsible persons have failed to comply with various provisions.

iii. This policy sets out in one document, how fees, charges and financial penalties will be calculated and applied, in relation to the Private Sector Housing enforcement functions. **Part one** deals specifically with fees and charges; **Part two** relates to the use of financial penalties; and **Part three** sets out the Statement of Principles by which decisions will be made.

1.0 PART ONE – FEES AND CHARGES

1.1 All enforcement activities and relevant fees and charges are set out in compliance with the legislation and the Public Health Services Enforcement Policy number PH/EP/09/20, adopted in January 2021.

1.2 Officer time is calculated using full on cost hourly salary rates.

1.3 The table of charges applicable at any time will be published on the Council website.

HMO Licensing

1.4 Mid Devon currently has 23 licenced HMOs within the District. The size of these HMO's ranges from town houses with 4 letting units through to a large complex property consisting of 23 letting units and 31 occupants.

1.5 Section 63(3) of the 2004 Act gives the Council the power to recover all reasonable costs associated with the administration of the HMO licensing function.

1.6 The officer time and resources necessary to process new applications and renewals varies greatly depending on factors, such as the size of the property. It is considered appropriate to set an application fee relevant to the number of units proposed on the licence, as follows:

3-5Units; 6-10 units; 11+units.

1.7 The application process will be further divided to ensure the Council is acting within its powers (see 1.5). It is considered proportionate to require a percentage of the application fee upfront in order to deliver the necessary activities associated with issuing the licence proposal (under Schedule 5 Part 1 of the Housing Act 2004). If the proposal proceeds to a licence being issued the remainder of the fee would then be applied.

1.8 The relevant activities under each part of the process can be defined as follows:

Part 1	Initial	Enquiry phone call, advice, send out application
		Advice on completing the application
	Processing	Application received
		Log application on system
		Check and validate the application and attachments
		Chase for missing documents
		Prepare proposed licence and conditions
		Prepare proposed schedule of works
		Proposal checked by lead officer
		Prepare Proposal Notice
		Service of notice and proposal on applicant and all interested parties
		Receive and consider representations
	Costs	Miscellaneous costs (including printing, postage, publicity to assist compliance)
Part 2	Issue	Prepare changes to proposed licence, conditions and schedule of works
		Service of notice and further proposal
		Receive and consider further representation
		Service of Notice and full licence
	Costs	Miscellaneous costs (including printing, postage, publicity to assist compliance)

1.9 The renewal of an existing licence will be processed in a similar way although there should be no split of the licence fee. The applicant will already be aware that their property is licensable and have the majority of the necessary documentation to proceed. The full fee should be charged upfront.

Mandatory HMO Licensing Public Register

1.10 Section 232 of the Housing Act 2004 allows the Council to make a reasonable fee for supplying a person with a copy of the register if requested.

1.11 A nominal standard administration fee will be charged for providing a copy of the full register in electronic form or hardcopy. The fee is intended to recover costs associated with officer time and printing, postage etc.

1.12 An extract from the register will be provided on the Council website free of charge.

Immigration housing request visits

1.13 Historically applications to live and/or work in the UK have required the local housing authority to undertake an inspection of the proposed living accommodation to check its suitability and ensure there would not be overcrowding. These visits no longer need to be undertaken by the local housing authority as part of an application but occasionally the team will receive a request to carry out a visit and provide a report.

1.14 The Council will charge for the provision of this service to recover costs including the officer time and resources involved in processing a request, inspection of the property, subsequent assessment and providing a follow up report.

Carrying out works with or without agreement (work in default)

1.15 Provisions contained in Schedule 3 of the Housing Act 2004 gives powers to the local authority to carry out works itself, either by agreement of the responsible person or as a result of non-compliance with a notice. Part 3 allows the Council to recover expenses reasonably incurred by taking the action including the cost of the works themselves.

1.16 An administrative fee will be charged in all cases to cover costs for arranging works and service of the appropriate notices.

1.17 The costs will be recovered by formal demand for payment and accompanying invoice.

1.18. Where the demand remains unpaid after the initial 28 days, interest on all costs associated with carrying out works, including the costs of the work itself, will be applied at 3% per annum.

Charging for enforcement action

1.19 The Housing Act 2004 section 49 gives the local housing authority the power to charge for certain enforcement actions. The provisions are clear that only the costs associated with determining whether enforcement action is necessary, identifying the type of action and the serving of the notice can be recovered.

Setting the fee

1.20 All charges must be reasonable and there is currently no set maximum fee applicable under the legislation.

1.21 The amount of officer time involved in each course of action is difficult to predict as each intervention will present a unique set of circumstances. Therefore, the Council will apply a standard fee incorporating average officer time and resources for carrying out the functions described in 1.19.

Applying the fee

1.22 The fee will be applied to all enforcement action under Part one of the Act; Improvement Notices, Prohibition Orders, Emergency Remedial Action, Emergency Prohibition Orders and Demolition Orders.

1.23 The Enforcement Guidance to the Housing Health and Safety Rating System (England) Regulations 2005 (SI 2005 No 3208) advises that in deciding whether to make charges and the level of those charges, the Council should take into account the personal circumstances of the person or persons against whom the enforcement action is being taken.

1.24 Where discretion is considered this will be determined on an individual basis. The case officer will record the reasons why the fee should be reduced or waived on a decision form which will be reviewed and decided by the Operations Manager.

1.25 A charge will not be applied where a hazard awareness notice is considered the most appropriate course of action for low risk hazards. It is a formal recommendation of the work to be carried out and there is no penalty for non-compliance or local land charge.

Recovering the fee

1.26 Where an Improvement Notice is served a demand for payment of the fee will only be applied in the case of non-compliance. Taking this approach encourages compliance with notice requirements and will improve housing standards generally.

1.27 A demand for payment of the fee will be applied upon service of prohibition orders, emergency remedial action notices and emergency prohibition orders.

1.28 Demolition orders will be charged the fee upon service. The demand will also include the professional survey cost that is incurred as part of the serving of the order.

2.0 PART TWO – FINANCIAL PENALTIES (CIVIL PENALTIES)

Penalty Charges for offences under the Smoke and Carbon Monoxide Alarm (England) Regulations 2015 as amended 2022

2.1 Part 4 of the regulations allows a penalty charge of up to £5,000 to be applied within 6 weeks of non-compliance with a remedial notice served under the regulations.

2.2 The Council will follow its Statement of Principles, set out in Part 3 and Appendix 2 of this document, when determining the fine. A 25% reduction will be applied if payment is made within 14 days of the demand for payment, in accordance with the statement of intent.

2.3 A penalty charge notice will be issued with the demand, where the recipient can then submit a written request for a review of the penalty imposed. Any such review will be considered and a decision made based on the information supplied and further scrutiny of the statement of principles.

2.4 The regulations and guidance are clear and do not allow for the recovery of any costs incurred if the Council is required to carry out remedial works.

Financial penalties for breaches of the Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020

2.5 Section 123 of The Housing and Planning Act 2016 makes provision for the local housing authority to impose a financial penalty of up to £30,000 on an owner of a property where they have failed to comply with a remedial notice served under the electrical safety standards regulations.

2.6 The decision whether to impose a financial penalty and the level of that penalty, will be made in accordance with Part 3 of this document. However, it should be noted that the absence of the Electrical Installation Condition Report (EICR) does not automatically indicate a high risk to occupiers. It will be appropriate to consider other information, such as an assessment under the Housing Act 2004 Health Safety Rating System (HHSRS) to inform the assessment of risk when determining the level of fine. This could result in a significantly lower (or higher) level of fine than the table at 3.6 indicates.

2.7 Section 8 of the electrical safety standards regulations also allows for the Council to recover its costs in taking any remedial action in the case of a breach of a remedial notice served under the regulations.

2.8 Any representations made by a private landlord under Schedule 2 of the regulations will be considered and a decision made based on the information supplied and further scrutiny of the Council's Statement of Principles.

Penalties for offences under The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 as amended 2016

2.9 The regulations require that private rented domestic properties meet a minimum energy performance rating before they can be rented out. Landlords of certain domestic properties may not grant a new tenancy or continue to let their property if the EPC (energy performance certificate) rating is F or G.

2.10 Local authorities have responsibility for enforcing these regulations which means it can be enforced by either Trading Standards Officers or Environmental Health Officers. The local housing authority is the enforcing body for the domestic private rented part of the regulations which sits within Public Health and Housing Options at the Council, and is the responsibility of authorised officers within the service.

2.11 Non-compliance with any notice served under the regulations allows for financial penalties to be applied. The regulations set the amounts for maximum penalties in 4 individual categories up to a maximum of £5000. The maximum fines for contraventions are set out in Appendix 1.

2.12 A financial penalty may be served up to 18 months after the breach and so the landlord may be served a notice after they cease to be the landlord of the property.

2.13 A landlord may ask for a review of the decision to serve a penalty notice. Any such review will be considered and a decision made based on the information supplied and further scrutiny of the Council's Statement of Principles.

2.14 In addition to a financial penalty the Council may serve a Publication Penalty. This means that we can publish details of the landlords breach on a publicly accessible part of the PRS Exemptions Register and should remain on the register for a minimum of 12 months.

Financial penalties for breaches of a banning order

2.15 The Housing and Planning Act 2016 gives provision under section 23 for the Council to impose a financial penalty if a person breaches a banning order.

2.16 If the breach continues for more than 6 months an additional financial penalty may be applied for each 6 month period.

2.17 The decision whether to impose a financial penalty (or the level of that penalty) will be made in accordance with the Council's Statement of Principles.

Financial penalties for Housing Act 2004 offences

2.18 The Housing and Planning Act 2016 introduced an amendment to the Housing Act 2004 to allow local housing authorities to impose a financial penalty on an owner of a property where they have failed to comply with provisions under the 2004 Act, as an alternative to prosecution. The maximum penalty is £30,000.

2.19 The offences include:

- Failing to comply with an Improvement Notice (section 30)
- Offences in relation to licensing of Houses in Multiple Occupation (section 72)
- Offences in relation to licensing of houses under part 3 of the Act (selective Licensing) (section 95)
- Offences in relation to the contravention of an overcrowding notice (section 139)
- Failure to comply with management regulations in respect of House in Multiple Occupation (section 234)

2.20 A financial penalty can only be imposed as an alternative to prosecution. The legislation does not permit the Council to impose a financial penalty and prosecute for the same offence. If a person has been convicted or is currently being prosecuted the Council cannot impose a financial penalty in respect of the same offence. Similarly, if a financial penalty has been imposed, a person cannot then be convicted of an offence for the same conduct and the Council cannot make an application for a banning order.

Policy approach and decision-making

2.21 The Council is required to have a policy in place that details when to prosecute and when to consider a financial penalty. Although this is partially covered by the current Enforcement Policy PH/EP/09/20 and Appendix J (Supplementary Enforcement Policy Issues - Private Sector Housing) full details of the Council's decision making process in relation to this is set out in the following sections.

2.22 In line with the Enforcement Policy and the formal guidance on civil penalties under the Housing and Planning Act (DCLG April 2017) prosecution may be considered the most appropriate option where an offence is particularly serious or where the offender has committed similar offences in the past. However, that does not mean civil penalties should not be used in cases where serious offences have been committed rather than prosecution, is the most appropriate and effective sanction in a particular case.

2.23 The decision on whether to use civil penalty powers (and to what extent) or to seek a prosecution will be made by a service manager or other appropriate senior manager in conjunction with Legal Services. It should be proportionate and the following factors considered:

a) **What outcome we are trying to achieve** – e.g. set an example, get the works done or a deterrent to committing future offences (a civil penalty will not be in the public domain unlike a prosecution);
b) **Severity of the offence** – is prosecution a better option based on the significance of the offence and the impact it has had;
c) **Type of property and its occupiers** – are the occupiers particularly vulnerable.

2.24 Where the Council decides to prosecute, we will consider the scope for working together with other local housing authorities if a landlord has committed breaches across more than one local authority area.

2.25 Where a financial penalty is considered the most appropriate course of action the Council must provide guidance on how the fine levels will be set. Part 3 of this document provides a fine setting methodology defining a statement of principles. **Each case will be assessed on an individual basis using these principles and framework as a guide**.

Burden of proof

2.26 The same criminal burden of proof is required for a financial penalty as for a prosecution. This means that before formal action is taken the Council must be satisfied that if there was a prosecution there would be a realistic prospect of conviction.

2.27 The Council must determine beyond reasonable doubt that the offence has been committed. In the case of a financial penalty this evidence would be required if an appeal is made against the decision.

2.28 As also outlined in the Enforcement Policy, the Council must also consult the Crown Prosecution Service Code for Crown Prosecutors when determining whether to take action. There are two stages to this code:

- The evidential test; and
- The public interest test.

Procedure and appeals

2.29 The procedure for imposing a financial penalty is set out at Schedule 13A of the Housing Act 2004 and summarised in the DCLG guidance. There is no scope

for the Council to deviate from this procedure and therefore it is not duplicated for the purposes of this policy.

2.30 At any time, if circumstances dictate, the Council may withdraw a notice or reduce the amount specified in a notice in relation to a civil penalty.

2.31 A landlord receiving the final notice of a civil penalty may appeal to the First-tier Tribunal against the decision to impose a penalty or the penalty amount. The appeal has the effect of suspending the notice and requirement to pay until determined.

Enforcement and other consequences

2.32 Where the landlord or property agent fails to pay a financial penalty, the Council should refer the case to the county court for an order of that Court. If necessary, the Council should use county court bailiffs to enforce the order and recover the debt.

2.33 The Council's powers to carry out works in default under the Housing Act 2004 are unaffected by the civil penalty provisions.

2.34 If a landlord receives a financial penalty, that fact can be taken into account if considering whether the landlord is a fit and proper person to be the licence holder for a House in Multiple Occupation (HMO) or any other property subject to licensing.

2.35 Where a landlord receives two or more civil penalties over a 12 month period, the Council will include that person's details in the database of rogue landlords and property agents brought in by the Housing and Planning Act 2016. While it is not a compulsory requirement, under the DCLG guidance councils are strongly encouraged to do so. An entry must be maintained for at least 2-years. It is the responsibility of local authorities to manage the information on the database and ensure it is current. This will help ensure that other councils are made aware that formal action has been taken against the landlord.

3.0 PART THREE – FINANCIAL PENALTIES (PRINCIPLES & METHODOLOGY)

3.1 In setting a financial penalty level the Council will consider the following factors:

- Culpability and track record of the offender;
- Severity of the offence;
- The harm caused to the tenant;
- Proportionate punishment of the offender;
- Deterring the offender from repeating the offence;
- Deterring others from committing similar offences;

- Removing any financial benefit the offender may have obtained as a result of committing the offence;
- Assessment of assets and income.

Determining the offence category – Culpability

3.2 An assessment of culpability can be assessed as follows:

- **Deliberate** – An intentional breach by a landlord or property agent or flagrant disregard for the law. For example, by failing to comply with a notice or regulations.

- **Reckless** – An actual foresight of, or wilful blindness to the risk of offending, but decides to take the risk nevertheless. For example, failing to comply with a strict liability in the HMO regulations.

- **Negligent** – The failure of the landlord or property agent to take reasonable care to put in place and enforce proper systems for avoiding the offence. For example, partial compliance with a schedule of work to an enforcement notice but failure to fully comply with all schedule items.

- **Low or no culpability** – The offence committed has some fault on the part of the landlord or property agent but there are other circumstances for example obstruction by the tenant to allow a contractor access for repairs, or damage caused by tenant negligence.

Determining the level of fine – Severity

3.3 The following should be takin into account when considering severity:

- **Level one** – Major impact – Serious and substantial risk, including imminent risk, to the health and safety of the occupiers and/or community as a result of the offence, with potentially life threatening results or loss of major limbs. Housing defects that may present such a risk maybe associated with electrical hazards, carbon monoxide exposure, fire safety risks, risk of explosion or structural collapse, exposure to asbestos or radiation. This is not an exhaustive list and also includes property management failings that could lead to a major risk to the occupiers/neighbours and/or community. Where the risk has been realised the fine is likely to be greater or there may be a decision to prosecute as an alternative.

- **Level two** - Serious Impact – Serious risks to the health and safety of the occupiers and/or immediate neighbours, leading to serious injury or disease requiring prolonged treatment and/or hospital admission. Housing defects that may present such a risk maybe associated with falls, lack of heating, collision and entrapment, any other hazards or management issues that could lead to a serious risk to the occupiers and immediate neighbours.

- **Level three** – Minor impact – Risk of injury or disease to the occupiers resulting in treatment at the doctors. Examples of housing defects that could present such a risk include damp, mould or hygiene issues and any other hazards or management issues that could lead to a risk to the occupiers.

3.4 Table 3.6 provides an indication of the level of fine that is likely to be appropriate and serves as a starting point for any decision. In order for officers and landlords to understand how this assessment could work, the asset assessment grid has been based on the number of properties either being managed or owned by the landlord or agent. The actual amount of fine could change dramatically from the published amounts depending on the outcome of the assessment.

3.5 As part of the considerations mentioned in 3.1 above, the Council should assess all assets including **any** income of the landlord or letting agent and **not just rental income**.

Financial Penalties – Guidance on level of fine

3.6 The table below provides a guide to setting the level of fine to be applied.

Type of landlord/agent	Category of offence	Starting point for penalty		
		level 1 – Major impact	Level 2 – Serious impact	Level 3 – Minor impact
Landlord/Property agent with 1-10 properties (income/asset value of up to approx. £38K per annum/£750K)	Deliberate	£12,500	£10,000	£7,500
	Reckless	£6,500	£5,000	£3,500
	Negligent	£3,000	£2,500	£1,500
	Low culpability	£1,250	£1,000	£750
Landlord/Property agent with 11 – 30 properties (income/asset value of up to approx. £100K per annum/£2million)	Deliberate	£22,500	£20,000	£17,500
	Reckless	£17,500	£15,000	£12,500
	Negligent	£12,500	£10,000	£7,500
	Low culpability	£7,500	£5,000	£2,500
Landlord/Property agent with 31+ properties (income/asset value in excess of approx. £100K per annum/£2million)	Deliberate	£30,000	£25,000	£22,500
	Reckless	£22,500	£20,000	£17,500
	Negligent	£17,500	£15,000	£12,500
	Low culpability	£12,500	£10,000	£7,500

Appendix 1

Maximum Financial penalty amounts

Financial (civil) penalties	
	Penalty
Housing Act offences	Financial penalty as alternative to prosecution up to £30,000
Electrical Safety Standards	Up to £30,000
Breach of a banning order	Up to £30,000

Smoke and carbon monoxide alarms	
	Penalty
Failing to comply with a remedial notice	£5000 reducing by 25% if paid within 14 days of demand

Energy Efficiency Regulations		
	Penalty	
Renting out a non-compliant property	Less than three months in breach	£2000 and Publication penalty
	Three months or more in breach	£4000 and Publication penalty
Providing false or misleading information on the Exemption register	£1000 and Publication penalty	
Failing to comply with a compliance notice	£2000 and Publication penalty	

- These penalties are applied to each property where there is a breach to a maximum of £5000 per property
- Publication penalty – some of the details of the financial penalties are published on the publicly accessible part of the PRS Exemptions Register

Works with or without agreement (work in default)	
	Charge
Interest on works and associated costs	Cost of the work plus officer time (including travel) plus £100 admin fee. 3% interest per annum added where invoice is un-paid after the initial 28 days.

Appendix 2

Statement of Principles

The Smoke and Carbon Monoxide Alarm (England) Regulations 2015

Under the Smoke and Carbon Monoxide Alarm (England) Regulations 2015, Mid Devon District Council is required to publish this Statement of Principles to ensure landlords are aware of the manner in which a civil penalty under these regulations will be calculated.

The Council has determined that the following principles will be followed:

Financial penalties	
	Penalty
Smoke and carbon monoxide alarm (England) Regulations 2015	£5000 reducing by 25% if paid within 14 days of demand for non-compliance of the remedial notice

The Smoke and Carbon Monoxide Alarm (England) Regulations 2015 came into force on the 1st October 2015.

The regulations require a "relevant landlord" of a "specified tenancy" of residential premises to ensure that when the premises are occupied under the tenancy:

- A smoke alarm is installed on each storey of the premises on which there is a room used wholly or partly as living accommodation;
- A carbon monoxide alarm is installed in any room which is used wholly or partly as living accommodation and contains a solid fuel burning combustion appliance (e.g. a coal fire, wood burning stove)

The landlord must ensure the alarms are in proper working order at the start of any new tenancy.

If the local authority is satisfied that a landlord has breached the regulations and has failed to comply with a remedial notice then the authority must arrange for remedial action to be taken. The Council can then impose a civil penalty as determined in the table above.

For further information please refer to the regulations at

http://www.legislation.gov.uk/id/uksi/2015/1693

Separate general guidance on the requirement of the regulations is available at: www.gov.uk/government/publications/smoke-and-carbon-monoxide-alarms-explanatory-booklet-for-landlords

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CABINET
29 NOVEMBER 2022

RECYCLING OPTIONS REPORT

Cabinet Member(s):	Cllr Colin Slade, Cabinet Member for the Environment and Climate Change
Responsible Officer:	Darren Beer, Operations Manager for Street Scene and Open Services

Reason for Report: Cabinet requested a report regarding recycling options following the delivery of three weekly residual waste collections, which commenced in the District on the 10 October 2022. This report reviews the need to increase recycling in the District in line with government guidelines to recycle 65% of household waste by 2035 and Devon's proposed 60% target rate by 2025. This report describes possible future weekly recycling collection arrangements and their implications.

Recommendations: That Cabinet reviews the information in this report along with any potential future implementation of weekly recycling and the subsequent implications that would arise from such a change.

Financial Implications: If a trial was to be conducted at some point in the future, the costs of a three-month trial are likely to be around £30K. If the service were asked to proceed with the roll out of weekly recycling on a permanent basis there would be substantial costs. These costs are based on modelling but would not be fully quantifiable until a trial was complete. However, initial modelling performed by WYG (in 2019) with current costings indicate potential costs of £1.4m in collection costs from a move to weekly recycling. There may be a potential increase in recycling credits and material income from the increased recycling tonnages but the volatility of the market needs to be considered. A decision to move to the delivery of weekly recycling collections would require Waste and Recycling moving to a larger site with additional capacity to accommodate the extra vehicles and the potential extra recycling.

Budget and Policy Framework: None directly in terms of the Council's Policy framework. There will be budget implications with regards any potential change in service, which can more accurately be ascertained following a trial. These will have both revenue and/or capital implications if the service were asked to proceed with these changes.

Legal Implications: Under Section 46 of the Environmental Protection Act Waste Collection Authorities may by means of notice specify how householders present their waste for collection.

Risk Assessment: A register of risks would be compiled as part of a trial if authorised. There are risks, including impacts on; carbon emissions, the carbon footprint, operational costs and other resources required.

Equality Impact Assessment: The service will continue to provide assisted collections according to the current policy; considerations for residents residing in HMOs, flats and properties with no outside space will be included in any proposed

project plan. The service would review the lessons learnt and best practice from recent changes along with a review of other councils who have successfully implemented strategic changes to their waste collections operations.

Relationship to Corporate Plan: This report identifies with the 'Environment' priority area of the Corporate Plan for 2020-2024 *'increase recycling rates and reduce the amount of residual waste generated'*. Supporting and enabling customers to recycle and reduce residual waste contributes to Mid Devon District Councils' commitment to the Devon Climate Emergency.

Impact on Climate Change: Following on from the move to three weekly bin collections, a further increase in recycling would further enable the Council to reduce its carbon footprint and hit its carbon net zero commitment. There would however be an increase in the carbon footprint due to the increase in fuel usage. There are opportunities to reduce fuel usage with the types of vehicles Mid Devon would be looking to procure.

1.0 INTRODUCTION/BACKGROUND

1.1 The most recent review of waste and recycling collections took place in October 2020, which resulted in the authorisation from Cabinet in February 2022 to introduce three weekly waste collections in the District. The arrangements commenced on 10 October 2022.

1.2 The current household refuse service consists of the recently introduced three weekly residual waste collections (wheelie bins/seagull sacks), fortnightly dry recycling (green and black boxes); opt in chargeable fortnightly garden waste collections (brown wheeled bins and sacks) and weekly food waste collections (blue caddy). The current regime has not been in place long enough to ascertain the true and real impact the new scheme is having on District recycling rates. It is likely to take a minimum of six to nine months before accurate trends and results are obtained. There has been no proposed change in frequency for garden or food waste in this report.

1.3 Weekly food collection is gathered by the same vehicle as dry recycling for one week and on the opposite week, food is collected in a split-bodied vehicle alongside garden waste. Over a fortnightly cycle, there are 36 garden and food routes and 95 dry recycling and food routes. On the three weekly residual cycle, there are 46 routes. Household waste is required to be contained within the wheelie bins/seagull sacks for collection.

1.4 The number of garden waste customers is increasing year on year. New customers are most likely to be occupants of new builds but cannot be relied upon to have a hugely noticeable effect on the recycling rate in the future.

1.5 Waste arisings encompass all waste types put out for collection by residents; reducing waste arisings involves encouraging residents to think about prevention and reuse primarily as illustrated in the waste hierarchy in Table 1 below.

Table 1: Waste Hierarchy



1.6 MDDC Refuse Service Carbon Model Report (WYG Consultants) indicates that the move to three weekly residual waste collections will reduce the carbon footprint to 323.50tCO2eq from 550.14 tC02eq (two weekly residual waste collections) that is attributed to collection vehicles. Continuing to provide waste and recycling collections in its current format will increase the carbon footprint as new housing developments are added to routes. Collecting waste from large housing estates may not add considerable mileage to routes however; idling vehicles can release carbon emissions in equal measure to a moving vehicle. Any increase to the baseline will need to be offset in the interest of MDDC's declaration of 'Climate Emergency'. However, it should be mentioned that the vehicle replacement programme would introduce cleaner and more energy efficient vehicles to the fleet over the coming years.

2.0 CONSIDERATIONS

2.1 The WYG report indicated weekly recycling would further decrease the residual waste collected by 4% and increase the recycling tonnages collected by 4.5%. As weekly recycling is unlikely to affect the tonnages for food and garden waste then there is likely to be an increase in the kerbside recycling rate of 2%.

2.2 The most favourable option in terms of tonnes of CO2 equivalent is the delivery of four weekly residual waste collections combined with weekly recycling. The capture of additional materials for recycling and diversion of these away from the residual waste stream offsets the impact of the additional fuel use. This option would potentially increase the recycling rate by 6% against the new regime. Currently few authorities operate four weekly residual waste collections alongside weekly recycling collections, although some are considering this regime for the future e.g. South Gloucestershire.

2.3 Weekly recycling would require a far larger recycling fleet, almost doubling in size with the need to increase the fleet by nine (6 x 12 tonne recycling vehicles and 3 x 11 tonne recycling vehicles). Rounds may become quicker due the increased frequency of collections and residents putting out less on each cycle. Routes would not change thereby nearly doubling the requirement of fuel for the recycling fleet. To staff these extra rounds/vehicles would require another 24 staff and a member of staff in the depot to assist with unloading the extra vehicles. There is also the extra cost in providing staff to cover this holiday and sickness, thus increasing the expected annual costs by £1.4 million. See Table 2 below.

Table 2: Additional costs with a move to weekly recycling

Annual additional costs for weekly recycling		
Budget area	Number	Total costs (£k)
Staff salaries	25	762
Agency and overtime		161
Vehicle and maintenance	9	292
Fuel		192
Insurance		14
		1421

2.4 Due to the extra vehicles required and the current capacity of the depot, a move to delivering weekly recycling would require a far larger footprint to accommodate these vehicles. Therefore, a move to a larger depot in the District would be needed.

2.5 Any movement of waste from the residual waste stream to recycling would save DCC as the disposal authority money and be passed onto MDDC through the shared saving agreement (which runs until 2026). However, there is no increase in this level of payment under the shared savings agreement for future changes, although there will be in terms of recycling credits for increases in tonnes recycled. The implementation of the proposed government policy, including Extended Producer Responsibility, would significantly affect any future payments from this scheme.

3.0 CONCLUSION

3.1 Although the recycling rate has been set at 65% by 2035, we need to be prepared for any changes in government policy including Extended Producer Responsibility, the Deposit Return Scheme and Consistency in Household and Business Recycling in England as part of the new Environment Act.

3.2 That the Committee review the contents of the report including the effects on the environment, service costs, depot demands and recycling rates.

3.3 Analysis will be required of the impact of three weekly collections on the Districts recycling rates. Trends and data would not be accurate until the roll out has become settled and embedded (at least 6 to 9 months after implementation). At this viable future point in time, we could then revisit the operational and financial viability of any potential new scheme. It would therefore be prudent in line with any potential impact of 3.1 to revisit again in a year's time.

Contact for more Information: Darren Beer, Operations Manager for Street Scene and Open Spaces
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Circulation of the Report: Cllr Colin Slade, Leadership Team

CABINET
29TH NOVEMBER 2022

REPORT OF THE DIRECTOR OF PLACE

ECONOMIC RECOVERY – SHARED PROSPERITY FUND AND RURAL ENGLAND PROSPERITY FUND

Cabinet Member(s): Councillor Richard Chesterton, Cabinet Member for Planning and Regeneration

Responsible Officer: Richard Marsh, Director of Place

Reason for Report: To seek member approval for the submission of an 'Addendum' to the Shared Prosperity Fund Investment Plan for Mid Devon in order to draw down the Rural England Prosperity Fund allocation.

Recommendation: That Cabinet:

I. **Approves the investment priorities set out in the Rural England Prosperity Fund Addendum and the level of proposed investment in each priority area.**

II. **Delegated authority be given to the Director of Place (in consultation with the Portfolio holder for Planning and Economic Regeneration) to finalise the funding priorities and submit the bid on behalf of the Council.**

Financial Implications: Under the Rural England Prosperity Fund, the Government has allocated £817,672 to Mid Devon for the period 2023-25, to support rural businesses and local communities under its Levelling Up agenda. This funding builds on and complements the £1,064,159 already allocated under the Shared Prosperity Fund. However, it is unlikely that we will get final confirmation on the Shared Prosperity Fund until after the November autumn financial statement.

Budget and Policy Framework: The Government has not allocated any administrative or management budget for the Rural England Prosperity Fund, and staffing costs for delivery of REPF activities will need to be found within the UKSPF 4% allocation for administration and management.

The REPF funding will help deliver projects which contribute towards both the Council's Economic Strategy and its Corporate Plan 2020-24.

Legal Implications: Once the SPF Investment Plan and REPF Addendum is approved by Government, the scheme will be subject to a grant agreement – details of which have not yet been released. In addition, in order to deliver the initiatives under the scheme separate legal agreements will need to be signed with delivery partners and grant recipients. The Council will act as the Accountable Body for the scheme.

Risk Assessment: Given the budgetary challenges facing the UK, there is a risk that the Government may need to modify their commitment to funding this programme. We

are yet to receive feedback on the SPF Implementation Plans, submitted in August, and final approval is unlikely until after the autumn financial statement. In the meantime, we continue to plan for implementation of the plan as soon as approval is obtained.

Equality Impact Assessment: The Shared Prosperity Fund Investment Plan and Rural England Prosperity Fund aims to help address inequalities in our communities, particularly through skills development, wage growth and community infrastructure. Individual projects will have their own equality impact assessed as part of the detailed planning for delivery.

Relationship to Corporate Plan: The SPF Investment Plan and REPF Addendum, directly address a number of objectives identified in the Corporate Plan 2020-24, as set out in the report below.

- Promote economic development and greater economic diversity
- Reduce long-distance commuting
- Increase the number of higher skilled, better paid jobs
- Incubation space, grow-on space and places to expand
- Promote low carbon communities - decarbonisation
- Promote a local economy - People living, working, eating, shopping and spending locally
- Greater digital connectivity in rural areas
- Support for clean growth industries
- A thriving agricultural sector that showcases farm-to-fork practices and low food miles to market

Impact on Climate Change: Climate change and the necessity for businesses to transition to a Low Carbon Economy is a recurring theme within the SPF Investment Plan. All grant schemes will ask applicants how their proposed activities support business de-carbonisation. The Rural Uplift will also include a scheme to fund Community Energy Projects to support community-led renewal energy initiatives.

1.0 Introduction

In the last couple of years the Government has announced a series of funding schemes to aid economic growth and recovery and support the 'levelling up' agenda, including the Levelling Up Fund, the Community Renewal Fund, the UK Shared Prosperity Fund (SPF) and most recently the Rural England Prosperity Fund (REPF). This report provides a summary of the Council's proposed submission to the REPF as an addendum to SPF Investment Plan, which was submitted in August. Following the ending of EU funding, the UK Shared Prosperity Fund will be the main funding mechanism for local economic interventions over the next three years, and the Mid Devon SPF Investment Plan will form the strategic framework for local economic activity.

2.0 Rural England Prosperity Fund ('Rural Fund')

2.1 In September, the Government announced a £110 million 'Rural England Prosperity Fund' as a top-up for rural districts 'to build on and complement the Shared Prosperity Fund' (SPF). Like the SPF, this fund supports the

Government's Levelling Up White Paper and the Future Farming Programme and replaces LEADER and Growth Programme funding which were part of the EU-funded Rural Development Programme. The Shared Prosperity Fund will be the main funding mechanism for local economic interventions over the next three years, and the SPF Investment Plan forms the strategic framework for local economic activity.

2.2 The Rural Fund will support capital projects for small businesses and community infrastructure over a two year period from April 2023 to Mar 2025. Mid Devon has been allocated £817,672, on top of the £1,064,159 already announced as part of the Shared Prosperity Fund.

2.3 The Rural Fund guidelines state the programme will provide capital funding to:

- support new and existing rural businesses to develop new products and facilities that will be of wider benefit to the local economy. This includes farm businesses looking to diversify income streams
- support new and improved community infrastructure, providing essential community services and assets for local people and businesses to benefit the local economy

The definition of 'rural' in the REPF guidelines, allows for the funding to be applied across the whole of the district.

2.4 To access the funding the Council needs to complete a 'short addendum' that includes additional information to the already submitted Shared Prosperity Fund (SPF) Investment Plan, outlining how the Council will use the extra funding and justifying its plans. Proposals for interventions under the Rural Prosperity Fund need to align as much as possible with the SPF Investment Plan.

2.5 The Investment Priorities for the Shared Prosperity Fund were approved subject to final adjustments by Cabinet on the 7th July 2022 and submitted by the application deadline of the 1st August. The final bid included the following investment priorities and indicative budgets.

SPF Investment Priority	
Communities and Place	
Support for revitalising our town centres by: • Improving the public realm • Supporting an improved retail offer • Bringing vacant shops back into use • Renovating and restructuring under-utilised buildings • Promoting a programme of events, festivals • Supporting an improved cultural and leisure offer	£104,000
Support a thriving agricultural sector that showcases field-to-fork practices and low food miles to market	£50,000
Strengthening the Visitor Economy	£49,000
Supporting Local Businesses	
Support for local start-ups and micro-businesses (SMEs)	£208,000

SPF Investment Priority	
Support the development of incubation and flexible work-space	£285,000 capital
	£109,000 revenue
Support for business innovation and adoption of modern processes and advanced technology by local start-ups and micro-businesses	£118,000
People & Skills	
Support for young people not in employment (or underemployed)	£50,000
Support for an inclusive workforce	£40,000
Support workforce development in skills for a new economy – Green Skills	£50,000

2.6 The Rural England Prosperity Fund includes only two of the three SPF priority areas - Supporting Local Businesses and Supporting Rural Communities - but does not include the third priority 'People and Skills'.

3.0 Proposals for Rural Fund investment

3.1 The Rural England Prosperity Fund guidelines have defined a number of interventions under its two priorities; Supporting Local Businesses and Supporting Rural Communities. The interventions we propose to use are as follows:

Supporting Local Businesses

- Capital grant funding for small scale investment in micro and small enterprises in rural areas
- Capital grant funding for growing the local social economy and supporting innovation
- Capital grant funding for developing and promoting the visitor economy

Supporting Rural Communities

- Capital grant funding for investment and support for digital infrastructure for local community facilities
- Capital grant funding for investment in capacity building and infrastructure support for local civil society and community groups

The following paragraphs show how the proposed local interventions meet the REPF defined inventions as noted above, and align with the interventions in the SPF Investment Plan.

3.2 Capital grant funding for small scale investment in micro and small enterprises in rural areas

a) Business Innovation Grants

£118k has already been identified under the Shared Prosperity Fund to support Business Innovation Grants in 2024-25. This would include capital grants to support rural micro-businesses innovate and adopt new technology and processes so that they can take the next step towards 'transformational' change, increase jobs, increase productivity and support de-carbonisation.

Capital funding from the Rural England Prosperity Fund will allow this scheme to be expanded and extended to 2023-24 thus allowing more businesses to access the funding and increasing job creation and productivity, including support for diversification of farm businesses.

Proposed REPF Investment: £157,000

b) Farm to Fork Capital Grants

Under the Shared Prosperity Fund, £50k of revenue funding was identified for work with farmers, local producers, retailers and hospitality businesses to strengthen the local food supply chain, by

- promoting direct supply through box schemes, farmers markets, farm shops, local packers / distributors, local independent retailers
- linking local food producers and local food businesses (retailers and hospitality) through 'meet the buyer' events, and
- stimulating demand through 'Buy Local' campaigns, promoting local markets, and expanding food tourism.

A further investment of capital funding under the Rural England Shared Prosperity Fund will allow an open-application capital grants under a LEADER-style programme to support rural micro-businesses develop, produce and market local food and drink products and its direct supply to consumers.

Proposed REPF Investment: £150,000

c) Market Area Enhancements

Linked to the SPF priority of 'Supporting the development of incubation and flexible work-space', this project would involve the development of work-hub / flexible workspace / maker unit facilities in the market area of Tiverton to support rural micro businesses start-ups and marketing initiatives in conjunction with the Pannier Market and improve the vibrancy of the town centre.

Proposed REPF Investment: £100,000

3.3 Capital grant funding for growing the local social economy and supporting innovation

a) Supporting Community Businesses and Community Infrastructure.

Under the Shared Prosperity Fund Investment Plan, £60k was identified to support the development of rural work-hubs as part of multi-functional community-owned facilities such as village halls.

Investment through the Rural England Prosperity Fund would allow further funding support for community businesses such as community shops, community pubs, and community energy organisations, to help the growth of the local social economy, support community infrastructure, and facilitate community-level de-carbonisation projects. This priority would include a digital uplift to ensure community facilities have adequate digital connection to support rural business activities. This theme links to a number of interventions in the REPF including:

- growing the social economy
- supporting innovation
- investment and support for digital infrastructure for local community facilities
- investment in infrastructure support for local civil society and community groups

This local intervention also meets two further REPF defined interventions

- Capital grant funding for investment and support for digital infrastructure for local community facilities
- Capital grant funding for investment in capacity building and infrastructure support for local civil society and community groups

Proposed REPF Investment: £150,000

b) Business Innovation Centre

Under the Shared Prosperity Fund, £100k of capital funding was identified to support the development of a Business Innovation Centre, incorporating design space, rapid prototyping facilities (eg 3D printing), augmented/virtual reality labs and traditional laboratory space, complemented by hot-desking facilities and spaces for businesses to connect with their customers both in-person and virtually. Investment of £50k from the Rural Fund will bring forward the delivery of this project and allow more business to benefit.

Proposed REPF Investment: £50,000

3.4 **Capital grant funding for developing and promoting the visitor economy**

a) Sustainable Tourism Capital Grants

Under the Shared Prosperity Fund £50k revenue funding was identified to support a raft of initiatives to promote and extend the local visitor economy, including developing a Mid Devon Walking Festival; facilitating a range of tourism trails; improving signage on major entry points into Mid Devon; visitor information and interpretation boards. Further investment of £60k under the Rural England Prosperity Fund, will allow this work to be extended to other areas of the district, and support further work on better signage, visitor information and interpretation boards.

Proposed Investment from REPF: £60,000

In addition investment of capital funding from the Rural England Shared Prosperity Fund will allow an open-application capital grants programme under a LEADER-style programme, to support rural micro-businesses to develop quality visitor attractions and experiences to increase the offer to visitors and to support farm diversification

Proposed Investment from REPF: £150,000

3.5 Appendix A shows how the REPF interventions align with the agreed SPF interventions, and the indicative total funding available under each investment priority.

3.6 The following table gives a summary of the proposed interventions under the REPF and profiled over the two years of the programme

	Intervention	2023-24	2024-25	TOTALS
	REPF Allocation	25%	75%	
		£204,250	£612,750	**£817,000**
	Supporting Local Business			
1.1	Innovation & Technology grants	£50,000	£107,000	£157,000
1.2	Field to Fork capital grants	£50,000	£100,000	£150,000
1.3	Market Area Enhancements		£100,000	£100,000
2.2	Business Innovation Centre	£50,000		£50,000
3.1	Sustainable Tourism		£60,000	£60,000
	Sustainable Tourism capital grants	£50,000	£100,000	£150,000
	Supporting Rural Communities			
4.1	Supporting Community Businesses and Community Infrastructure		£150,000	£150,000
	TOTAL	**£200,000**	**£617,000**	**£817,000**

3.7 During the last two weeks we have been consulting with rural stakeholders through the reference group set up as part of the Shared Prosperity Fund, and made up of local statutory, community and private sector partners, including representatives from the National Farmers Union NFU, and Countryside Landowners and Rural Businesses Association CLA. Their comments have been incorporated into the bid. We have also sort endorsement from our local MPs, as required by the funding guidelines.

3.8 The deadline for submission of the REPF Addendum is the 30th November. Following submission, the investment plan will be appraised by the Department for Environment, Food and Rural Affairs (DEFRA). They have not stated the deadline for approval, but projects should be able to start from April 2023.

4.0 Conclusions and Recommendations

4.1 This report seeks member approval for the investment priorities identified above with an indicative level of funding under each priority. It then seeks delegated authority for the Director of Place, in consultation with the Portfolio holder for Planning and Economic Regeneration, to finalise and submit the addendum bid on behalf of the Council to DEFRA.

Contact for more Information:
John Bodley Scott, 07967 179699, jbodleyscott@middevon.gov.uk,

Circulation of the Report: Cabinet Member– Cllr Richard Chesterton], Cabinet, Leadership Team

List of Background Papers:

Appendix A – Summary of SPF an REPF Interventions

Appendix A – Summary of SPF Interventions and Proposed REPF Interventions

SPF Investment Priority	SPF Interventions	Proposed REPF Interventions
Support for local start-ups and micro-businesses (SMEs)	Business Support £208,000	
Support the development of incubation and flexible work-space	Work Hub Development £182,000	Market Area Enhancements (£100,000)
Support for business innovation and adoption of modern processes and advanced technology by local start-ups and micro-businesses	Business Innovation Centre(s) – £213,000 Business Innovation and Technology Grants £118,000	(+ £50,000) Business Innovation Grants (+ £157,000)
Support a thriving agricultural sector that showcases field-to-fork practices and low food miles to market	Field to Fork initiatives £50,000	Field to Fork capital grants (£150,000)
Strengthening the Visitor Economy	Supporting the Visitor Economy £49,000	Supporting the Visitor Economy (+ £60,000) Sustainable Tourism capital grants (£150,000)
Revitalise our town centres by: • **Improving the public realm** • **Supporting an improved retail offer** • **Bringing vacant shops back into use** • **Promoting a programme of events, festivals**	Love Your Town Centre £104,000	
		Supporting Community Businesses and Community Infrastructure (£150,000)

SPF Investment Priority	SPF Interventions	Proposed REPF Interventions
Increase the number of higher skilled, better paid jobs	Support for young people not in employment £50,000 Support for an Inclusive workforce £40,000 Support for upskilling workers in new skills for a new economy £50,000	
Total Investment	**£1,064,000**	**£810,000**

MID DEVON DISTRICT COUNCIL – NOTIFICATION OF KEY DECISIONS

January 2023

The Forward Plan containing key Decisions is published 28 days prior to each Cabinet meeting

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
Climate Change Action Plan update To receive an update on actions taken for the Climate Change Action Plan and to receive Electric Vehicle Car Sharing Options report with recommendations to the Cabinet	Environment Policy Development Group Cabinet	8 Nov 2022 29 Nov 2022	Jason Ball, Climate and Sustainability Specialist	Cabinet Member for the Environment and Climate Change (Councillor Colin Slade)	Open
Crediton Shopfront Scheme To receive a report outlining the Crediton Shopfront Scheme	Economy Policy Development Group Cabinet	10 Nov 2022 29 Nov 2022	Richard Marsh, Director of Place	Cabinet Member for Planning and Economic Regeneration (Councillor Richard Chesterton)	Open

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
3 Rivers Development Ltd Business Plan. To receive the company business plan and if appropriate to make recommendations to Audit Committee on 22 November and / or Cabinet on 29 November.	Scrutiny Committee Audit Committee Cabinet	14 Nov 2022 22 Nov 2022 3 Jan 2023	Deputy Chief Executive (S151) Andrew Jarrett, Deputy Chief Executive (S151) Tel: 01884 234242	Cabinet Member for Finance (Councillor Andrew Moore)	Part exempt
HRA CCTV Policy The receive the new HRA CCTV Policy	Homes Policy Development Group Cabinet Council	15 Nov 2022 29 Nov 2022 14 Dec 2022	Simon Newcombe, Corporate Manager for Public Health, Regulation and Housing Tel: 01884 244615	Cabinet Member for Housing and Property Services (Councillor Stuart Penny)	Open
Leisure Pricing Strategy To agree to give the Cabinet member for Community Wellbeing the delegated authority to approve the Leisure Pricing Strategy	Community Policy Development Group Cabinet	22 Nov 2022 3 Jan 2023	Lee Chester, Operations Manager Leisure Services	Cabinet Member for Community Well Being (Councillor Dennis Knowles)	Fully exempt

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
Infrastructure Funding Statement To approve the Infrastructure List for publication.	Cabinet	29 Nov 2022	Richard Marsh, Director of Place	Cabinet Member for Planning and Economic Regeneration (Councillor Richard Chesterton)	Open
Tiverton Neighbourhood Plan - Decision to Adopt (subject to referendum result) To receive areport from the Director Place regarding the results of the referendum.	Cabinet Council	29 Nov 2022 14 Dec 2022	Richard Marsh, Director of Place	Cabinet Member for Planning and Economic Regeneration (Councillor Richard Chesterton)	
S106 Monitoring Fees	Cabinet	29 Nov 2022	Dean Emery, Corporate Manager for Revenues, Benefits and Recovery	Cabinet Member for Finance (Councillor Andrew Moore)	Open
Mid Year Treasury Management Report To receive the mid year report.	Cabinet	29 Nov 2022	Andrew Jarrett, Deputy Chief Executive (S151) Tel: 01884 234242	Cabinet Member for Finance (Councillor Andrew Moore)	Open

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
Recycling Options Paper To receive the recycling options paper	Cabinet	29 Nov 2022	Darren Beer, Operations Manager for Street Scene and Open Services	Cllr Colin Slade, Cabinet Member for the Environment and Climate Change	Open
NW Cullompton Masterplan SPD	Cabinet	29 Nov 2022	Richard Marsh, Director of Place	Cabinet Member for Planning and Economic Regeneration (Councillor Richard Chesterton)	Open
Economic Recovery Plan To receive the draft Local Economic Recovery Plan, including an update on the Shared Prosperity Fund and approval of the Rural Prosperity Fund Investment Plan.	Economy Policy Development Group Cabinet	10 Nov 2022 29 Nov 2022	Richard Marsh, Director of Place	Cabinet Member for Planning and Economic Regeneration (Councillor Richard Chesterton)	Open

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
Market Environmental Strategy To receive a report regarding the Market Environmental Strategy	Economy Policy Development Group Cabinet	10 Nov 2022 29 Nov 2022	Richard Marsh, Director of Place	Cabinet Member for Planning and Economic Regeneration (Councillor Richard Chesterton)	Open
Housing Service Fees and Charges To consider fees and charges.	Homes Policy Development Group Cabinet	15 Nov 2022 29 Nov 2022	Simon Newcombe, Corporate Manager for Public Health, Regulation and Housing Tel: 01884 244615	Cabinet Member for Housing and Property Services (Councillor Stuart Penny)	Open
Private Sector Housing Fees and Charges To consider revised fees and charges.	Homes Policy Development Group Cabinet	15 Nov 2022 29 Nov 2022	Simon Newcombe, Corporate Manager for Public Health, Regulation and Housing Tel: 01884 244615	Cabinet Member for Housing and Property Services (Councillor Stuart Penny)	Open
Housing Strategy update and annual review To consider a review of the strategy.	Homes Policy Development Group Cabinet	15 Nov 2022 3 Jan 2023	Simon Newcombe, Corporate Manager for Public Health, Regulation and Housing Tel: 01884 244615	Cabinet Member for Housing and Property Services (Councillor Stuart Penny)	Open

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
Electoral Review Committee - Parish Review	Council	1 Dec 2022	Jill May, Director of Business Improvement and Operations Tel: 01884 234381		Open
Cullompton Town centre Relief Road - Update	Cabinet	3 Jan 2023	Adrian Welsh, Strategic Manager for Growth, Economy and Delivery Tel: 01884 234398	Cabinet Member for Planning and Economic Regeneration (Councillor Richard Chesterton)	Open
LGA Peer Challenge Review – Follow Up	Cabinet	3 Jan 2023	Stephen Walford, Chief Executive Tel: 01884 234201		Open
Channel Access Policy To consider a revised Policy	Cabinet	3 Jan 2023	Lisa Lewis, Corporate Manager for Business Transformation and Customer Engagement Tel: 01884 234981	Cabinet for the Working Environment and Support Services (Councillor Clive Eginton)	Open

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
Collumpton Town Centre Masterplan	Cabinet	3 Jan 2023	Richard Marsh, Director of Place	Cabinet Member for Planning and Economic Regeneration (Councillor Richard Chesterton)	Open
East Cullompton (Culm Garden Village) Masterplan SPD	Cabinet	3 Jan 2023	Richard Marsh, Director of Place	Cabinet Member for Planning and Economic Regeneration (Councillor Richard Chesterton)	Open
Cullompton Town Centre Masterplan and Delivery Plan SPD To consider the masterplan	Cabinet Council	3 Jan 2023 22 Feb 2023	Adrian Welsh, Strategic Manager for Growth, Economy and Delivery Tel: 01884 234398	Cabinet Member for Planning and Economic Regeneration (Councillor Richard Chesterton)	Open
Post Hill Tiverton–Tender results and project award for 70 Council homes To consider the outcome of the tender process.	Cabinet Council	3 Jan 2023 22 Feb 2023	Andrew Busby, Corporate Manager for Property, Leisure and Climate Change Tel: 01884 234948	Cabinet Member for Housing and Property Services (Councillor Stuart Penny)	Part exempt

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
Strategic Allocations Policy & Strategic Tenancy Strategy To consider a revised strategy.	Homes Policy Development Group Cabinet	21 Mar 2023 4 Apr 2023	Simon Newcombe, Corporate Manager for Public Health, Regulation and Housing Tel: 01884 244615	Cabinet Member for Housing and Property Services (Councillor Stuart Penny)	Open
Council Tax Base To consider the Council Tax Base for 2023/24	Cabinet Council	3 Jan 2023 22 Feb 2023	Andrew Jarrett, Deputy Chief Executive (S151) Tel: 01884 234242	Cabinet Member for Finance (Councillor Andrew Moore)	Open
Crediton NHS Hub Phase 2 To consider a funding request.	Cabinet	3 Jan 2023	Andrew Jarrett, Deputy Chief Executive (S151) Tel: 01884 234242	Cabinet Member for Finance (Councillor Andrew Moore)	Part exempt
3 Rivers project appraisal for development in Park Road, Tiverton	Cabinet	3 Jan 2023	Andrew Jarrett, Deputy Chief Executive (S151) Tel: 01884 234242	Councillor Andrew Moore	Part exempt
Meeting Housing Needs SPD To recommend a draft for consultation to the Cabinet	Cabinet	3 Jan 2023	Director of Place	Cabinet Member for Housing and Property Services (Councillor Stuart Penny)	Open

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
3 Rivers project appraisal for development in Bampton	Cabinet	3 Jan 2023	Andrew Jarrett, Deputy Chief Executive (S151) Tel: 01884 234242	Councillor Andrew Moore	Part exempt
Planning and Design Consultancy Services 2023 - 2026, Award report	Cabinet	3 Jan 2023	Mike Lowman, Building Services Operations Manager	Councillor Stuart Penny	Open
Bereavement Services Fees and Charges To receive the annual review of Bereavement Services Fees and Charges	Environment Policy Development Group Cabinet	10 Jan 2023 7 Mar 2023	Andrew Busby, Corporate Manager for Property, Leisure and Climate Change Tel: 01884 234948	Cabinet Member for the Environment and Climate Change (Councillor Colin Slade)	Open
Tiverton Town Centre Masterplan To receive a draft copy of the Tiverton Town Centre Masterplan	Economy Policy Development Group Cabinet	12 Jan 2023 7 Feb 2023	Richard Marsh, Director of Place	Cabinet Member for Planning and Economic Regeneration (Councillor Richard Chesterton)	Open
Council Tax Rebate Scheme To consider a review.	Scrutiny Committee Cabinet Council	16 Jan 2023 7 Feb 2023 22 Feb 2023	Andrew Jarrett, Deputy Chief Executive (S151) Tel: 01884 234242	Cabinet Member for Finance (Councillor Andrew Moore)	Open

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
Empty Homes Plan To consider a revised plan.	Homes Policy Development Group Cabinet	17 Jan 2023 7 Feb 2023	Simon Newcombe, Corporate Manager for Public Health, Regulation and Housing Tel: 01884 244615	Cabinet Member for Housing and Property Services (Councillor Stuart Penny)	Open
Housing Assistance Policy To consider a revised policy.	Homes Policy Development Group Cabinet	17 Jan 2023 7 Feb 2023	Simon Newcombe, Corporate Manager for Public Health, Regulation and Housing Tel: 01884 244615	Cabinet Member for Housing and Property Services (Councillor Stuart Penny)	Open
Town and Parish Charter To approve a draft Town and Parish Charter for consultation.	Community Policy Development Group Cabinet	24 Jan 2023 7 Mar 2023	Forward Planning Team Leader Tristan Peat, Forward Planning Team Leader	Cabinet Member for Community Well Being (Councillor Dennis Knowles)	Open
The Council Tax Reduction Scheme & Exceptional Hardship Policy To receive a review of The Council Tax Reduction Scheme & Exceptional Hardship Policy	Community Policy Development Group Cabinet	24 Jan 2023 7 Feb 2023	Dean Emery, Corporate Manager for Revenues, Benefits and Recovery	Cabinet Member for Finance (Councillor Andrew Moore)	Open

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
Enforcement Policy To receive a review of the Enforcement Policy if required	Community Policy Development Group Cabinet	24 Jan 2023 7 Mar 2023	Simon Newcombe, Corporate Manager for Public Health, Regulation and Housing Tel: 01884 244615	Cabinet Member for Community Well Being (Councillor Dennis Knowles)	Open
Revised Procurement Strategy To receive the refreshed Procurement Strategy	Audit Committee Cabinet	24 Jan 2023 7 Feb 2023	Councillor Andrew Moore, Cabinet Member for Finance	Cabinet Member for Finance (Councillor Andrew Moore)	Open
Pay Policy To consider the Pay Policy	Cabinet Council	7 Feb 2023 22 Feb 2023	Matthew Page, Corporate Manager for People, Governance and Waste	Leader of the Council (Councillor Bob Deed)	Open
Policy Framework To consider the Policy Framework	Cabinet Council	7 Feb 2023 22 Feb 2023	Stephen Walford, Chief Executive Tel: 01884 234201	Leader of the Council (Councillor Bob Deed)	Open
Budget To consider the budget to GF, HRA and Capital, plus Capital Strategy plus Treasury Strategy	Cabinet Council	7 Feb 2023 22 Feb 2023	Andrew Jarrett, Deputy Chief Executive (S151) Tel: 01884 234242	Cabinet Member for Finance (Councillor Andrew Moore)	Open

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
National Non Domestic Rates (NNDR1) To consider the NNDR1 for a recommendation to Council	Cabinet Council	7 Feb 2023 22 Feb 2023	Andrew Jarrett, Deputy Chief Executive (S151) Tel: 01884 234242	Cabinet Member for Finance (Councillor Andrew Moore)	Open
Establishment To receive the annual review of the Establishment	Cabinet Scrutiny Committee Council	7 Feb 2023 20 Feb 2023 22 Feb 2023	Matthew Page, Corporate Manager for People, Governance and Waste	Cabinet for the Working Environment and Support Services (Councillor Clive Eginton)	Open
Shared Prosperity Fund and the Rural Prosperity Fund	Cabinet	7 Feb 2023	Zoe Lentell, Growth and Regeneration Officer	Councillor Richard Chesterton	Open
Provision of Cleaning Services 2023 – 2026, Award report	Cabinet	7 Feb 2023	Mike Lowman, Building Services Operations Manager	Councillor Stuart Penny	Open
Supply of PVC-u Windows, Doors and Shower Panels 2023 – 2026, Award report	Cabinet	7 Feb 2023	Mike Lowman, Building Services Operations Manager	Councillor Stuart Penny	Open
Replacement Roofing 2023 – 2026, Award report	Cabinet	7 Feb 2023	Mike Lowman, Building Services Operations Manager	Councillor Stuart Penny	Open

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
Air Quality SPD	Cabinet	7 Mar 2023	Tristan Peat, Forward Planning Team Leader		Open
draft Non-Statutory Interim Planning Policy Statement: Climate Emergency (post consultation)	Cabinet	7 Mar 2023	Tristan Peat, Forward Planning Team Leader		Open
Neighbourhood & Community Standard Policy To consider a revised policy.	Homes Policy Development Group Cabinet	21 Mar 2023 4 Apr 2023	Simon Newcombe, Corporate Manager for Public Health, Regulation and Housing Tel: 01884 244615	Cabinet Member for Housing and Property Services (Councillor Stuart Penny)	Open
Asbestos Management Plan To consider a revised plan.	Homes Policy Development Group Cabinet	21 Mar 2023 4 Apr 2023	Simon Newcombe, Corporate Manager for Public Health, Regulation and Housing Tel: 01884 244615	Cabinet Member for Housing and Property Services (Councillor Stuart Penny)	Open
Tiverton EUE Area B masterplan	Cabinet	4 Apr 2023	Richard Marsh, Director of Place	Cabinet Member for Planning and Economic Regeneration (Councillor Richard Chesterton)	Open

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
Meeting Housing Needs SPD To approve the draft SPD for consultation.	Cabinet	4 Apr 2023	Tristan Peat, Forward Planning Team Leader	Cabinet Member for Housing and Property Services (Councillor Stuart Penny)	Open