

**CABINET**  
**22 November 2018**

**REPORT OF THE HEAD OF PLANNING, ECONOMY AND REGENERATION**

**TIVERTON TOWN CENTRE REGENERATION MASTERPLAN AND INVESTMENT PROGRAMME**

**Cabinet Member**                      **Cllr Richard Chesterton**  
**Responsible Officer**                **Mrs Jenny Clifford, Head of Planning, Economy & Regeneration**

**Reason for the Report:** To consider the summary of responses following Stage 1 public consultation on the Tiverton Town Centre Masterplan, the key themes that have emerged through from the consultation exercise and the next steps.

**RECOMMENDATIONS:**

- 1. To note the responses to the Tiverton Town Centre Masterplan supplementary planning document (SPD) Public Consultation at Stage 1.**
- 2. To agree to progress the Tiverton Town Centre Masterplan through the production of the draft SPD taking into account the key issues and projects that have emerged through public consultation at Stage 1.**
- 3. To provide guidance on the content of the draft Masterplan prior to public consultation at Stage 2.**
- 4. That Officers explore opportunities to bring forward projects and initiatives aligned with the emerging Masterplan as prioritised.**

**Relationship to Corporate Plan:** to ensure the delivery of key priorities for Mid Devon, including a thriving economy, empowering local communities and caring for the environment.

**Financial Implications:** The procurement and cost of commissioning this masterplan has formally been considered and approved at Cabinet. It is expected that the masterplanning process will identify opportunities and sites for regeneration / redevelopment. The Council has land and property assets within the study area. Any proposals to regenerate, develop or invest in these assets will have financial implications for the Council. These would be considered in detail as part of a subsequent and separate decision making process.

**Legal Implications:** Legal implications will arise from various property transactions but are anticipated to be managed within the existing resource.

**Risk Assessment:** A full risk assessment will be undertaken as the projects in the scheme are developed. Failure to support a regeneration of Tiverton Town Centre could lead to deterioration in commercial activity and a less vibrant centre.

**Equality Impact Assessment:** No equality issues identified for this report.

## **1.0 Background**

- 1.1 The Council has resolved to develop a masterplan for Tiverton Town Centre and has commissioned consultants in its production. It will form the basis for the regeneration of the town; enhancing the town's economic prospects and providing a clear strategy to ensure the town meets its full potential as an attractive and thriving market town of the 21<sup>st</sup> century.
- 1.2 In accordance with Mid Devon's Statement of Community Involvement, the masterplan SPD will be subject to two stages of public consultation; Stage 1 to scope out the proposed contents of the masterplan and present the options that might be included in the masterplan and Stage 2 to present the draft masterplan itself.
- 1.3 At the meeting on the 8<sup>th</sup> March 2018 Cabinet approved the draft consultation material (exhibition boards) to scope out the content of the Tiverton Town Centre Masterplan SPD and resolved that public consultation should take place based on the draft material. Accordingly, a Stage 1 public consultation exercise was undertaken between 30<sup>th</sup> April and 10<sup>th</sup> June 2018.

## **2.0 Summary of Public Consultation Feedback**

- 2.1 The Stage 1 public consultation asked for feedback on exhibition boards displayed at Phoenix House, in the Pannier Market and online on the Mid Devon website. The consultation ran from 30<sup>th</sup> April until 10<sup>th</sup> June 2018. There were two staffed exhibitions at the Pannier Market; the first at the Electric Nights event on Saturday 5<sup>th</sup> May and the second on Friday 18<sup>th</sup> May. A video ran on Devon Live and social media was extensively used to advertise and encourage participation in the consultation.
- 2.2 Feedback was invited on four town wide initiatives including accessibility, identity, environment and quality as well as 18 key development areas. In total, 55 responses were received during the consultation period. Responses were received via mail, email, comments boxes at Phoenix House and the Pannier Market and through an online questionnaire. A summary of the responses received is provided as **Appendix 1**.
- 2.3 The summary of the public consultation was presented to the Economy Policy Development Group on 6<sup>th</sup> September 2018. Whilst the report was noted, there was discussion regarding the poor level of response and whether the Council could do something differently to encourage the public to respond, including the use of social media. The summary of responses was then presented to Scrutiny Committee on 8<sup>th</sup> October 2018 at which the report was noted.

### 3.0 Emerging Key Themes

3.1 Analysis of the feedback from the public consultation indicates that there are a number of key themes that are emerging. The details (including the number of respondents indicated in brackets) are provided at **Appendix 2**. However, the emerging themes were as follows:

Parking	Funding	Signage
River	Public Toilets	Bus Station / Drop off
Museum	Green Infrastructure	Cinema
Shops	Dementia/Elderly Friendly places	Clean up
Market	Town Hall	Cycle Ways
Old Blundell's	Event / Performance Space	Site Boundary

3.2 The themes that have emerged through the consultation process are welcomed and relevant. All are capable of being included within the masterplan at some level of detail. The full extent of their inclusion will emerge as Officers progress the draft Masterplan SPD. However, an initial review provides some potential indicators:

- a) Extend the Study Area to include Old Blundell's. The public consultation indicated a strong desire for a 'greening' of the town centre including street trees and access to green spaces. As a Grade 1 listed building set within extensive grounds, Old Blundell's provides an opportunity. There is existing public access to the lawns at the front of the main building. However, this is little known or used by the public. The main building has significant historic interest. Inclusion of the building within the study area provides an opportunity to consider its role within the wider regeneration of the town centre; enhancing access to a central area of green space at the eastern entrance to the town.
- b) Enhanced public realm. This is regarded as an important element that can provide significant benefits in improving the visual appearance of the town. A public realm strategy across the town centre – detailing paving materials, street furniture and cleaning programme - would provide a common strategy to lift the visual appearance of the town. Elements of it can be implemented relatively quickly with positive results.
- c) Improved accessibility. To include improved foot and/or cycle links to enhance circulation around the centre of the town, with links to improved riverside frontage.
- d) Vision. A clearer understanding is required of what a 'modern market town' will look like in the 21<sup>st</sup> century. This should be reflected in the vision statement referencing the role of its economy, attractions and cultural programme.

### 4.0 Key Projects

4.1 The Consultation material identified a number of key projects – some within the control of the District Council (as land owner), others not. Comments received were generally positive. However, it is advised that St Andrew's Street (Key Site 2) is removed from the masterplan as a regeneration site. The site has planning consent for the construction of 39 residential units,

landscaping and associated works. Its inclusion within the masterplan area is now considered unnecessary due to the works agreed and now taking place.

- 4.2 Nonetheless, it is considered beneficial that, within the Masterplan, the key projects are prioritised as a means to understand how the Masterplan will be implemented. Suggested prioritisation is as follows:

<b>Number and name of key sites</b>	<b>Priority</b>
1. West Exe (south)	Short term
West Exe (north)	Long term
2. St Andrews Street	Remove from Masterplan
3. Town Hall	Long term
4. Becks Square Car Park	Long term
5. Southern Gateway	Short / medium term
6. Bus Station	Long term
7/8 Phoenix Lane	Short / medium term
9. The Market	Short term
10. Private land	Long term
11. Private car park	Long term
12. Northern car park	Long term
13. Private garage	Long term
14. Market Walk	Short / medium term
15. Market Walk South	Medium
16 / 17/ 18 Private land	Long term

A plan showing the location of these key sites is at **Appendix 3** to this report.

- 4.3 It is to be noted that some of these sites are controlled by the Council as part of its property assets. This would allow the potential for Officers to be asked to explore whether regeneration projects associated with the sites in the Council's control be brought forward. This would align with the emerging masterplan and associated feedback obtained at stage 1 public consultation and could deliver a series of 'quick wins' for town centre regeneration and enhancement by utilising the Council's assets.

## **5.0 Content of Draft Masterplan**

- 5.1 The Tiverton Town Centre Masterplan SPD once adopted will not in itself form part of the Development Plan for planning purposes, but will nevertheless be a material consideration in the determination of planning applications. The content of the draft masterplan, having responded to the comments and key themes that have emerged from the consultation exercise, is likely to include following:

### **CONTENTS**

Vision/ Foreword/ context for success

## 1 Introduction

- Purpose of the town centre masterplan
- Study area
- Background studies
- Report structure

## 2 Tiverton today

- Historic background
- Geographical context
- Landscape setting/views
- Planning policy context
- Town centre performance review
- Property market assessment
- Landownership
- Opportunities for enhancement

## 3 Why Tiverton?

- Location and context
- Distinctive features
- What you told us
- Main issues (planning, challenges and opportunities)
- Key themes
- Growing a successful town centre

## 4 Masterplan

- The framework
- Town centre action plan
- Key interventions and projects to be delivered
- Overall movement and public realm strategy
- Public realm strategy

## 5 Delivery

- Overview of masterplan
- Funding & infrastructure review
- Town centre/ visitor/ traffic management
- Investment programme

## 6.0 Next Steps

- 6.1 A provisional timetable for the next stages in the production of the masterplan is set out as follows:

Action	Date
Production of draft masterplan	December 2018/ January 2019
Committee Approval (for consultation)	March 2019
Stage 2 Public Consultation	May/ June 2019

## 7.0 Conclusion

- 7.1 The Tiverton Town Centre Masterplan SPD will seek to provide a comprehensive framework to guide development in a coordinated and comprehensive manner. Once adopted it will achieve full weight in decision making as a material planning consideration. The first phase of public consultation has been undertaken. Progressing the Tiverton Town Centre Masterplan towards a draft document taking account of the stage 1 public consultation is now sought.
- 6.2 In addition, Cabinet is asked to provide guidance on the key issues, particularly points a) to d) in paragraph 3.2 and the key projects including the removal of St Andrew's Street (Key Site 2). Prioritising the key projects will help to inform the emerging Town Centre Masterplan, give it greater credibility and inform Officers seeking to explore opportunities to bring forward projects and initiatives aligned with the emerging Masterplan.
- 6.3 Cabinet is further asked to provide guidance on the content of the draft Masterplan for stage 2 public consultation.

<b>Contact for more information</b>	Christie McCombe, Area Planning Officer 01884 234277 <a href="mailto:cmccombe@middevon.gov.uk">cmccombe@middevon.gov.uk</a>
<b>Background Papers</b>	Economy Policy Development Group 6th September 2018. Scrutiny 8 <sup>th</sup> October 2018 Cabinet 11th May 2017, 8 <sup>th</sup> March 2018
<b>Circulation of the Report</b>	Councillor Richard Chesterton Cabinet Member for Planning & Regeneration

## Appendix 1

### Stage 1 Consultation Summary

(Figures in brackets indicate the number of respondents commenting)

#### **1. Respondents were asked whether they considered there were any other issues facing the town centre that were not captured on the exhibition boards.**

28 respondents answered this question. The main concerns were:

Lack of public toilets, particularly near the bus station/centre (5), littering, street cleaning and maintenance (3), impact of Junction 27 development (2), anti-social behaviour at night (2), lack of vibrancy and atmosphere especially during the evenings (1), lack of safe/secure cycling opportunities (1), lack of footfall (1), shops closing down (1), high street is dying (1), the future of the hospital (1), need to better involve local businesses and organisations (1), limited public transport, especially in the evenings (1), lack of big name retail units (1), lack of opportunity for small shops (1), cinema needs replacing (1), online shopping (1), does not cater for electric vehicles (1), lack of traffic regulation on Fore Street (1), competition from neighbourhood centres (1), lack of good quality eating (1), no good riverside access (1).

#### **2. Respondents were asked to indicate whether they supported the vision and objectives for Tiverton Town Centre in creating a better place for people to live, work, visit and attract new investment and business. 30 respondents answered this question.**

25 respondents supported the vision and objectives for creating a better place for people to live.

22 respondents supported the vision and objectives for creating a better place for people to work.

23 respondents supported the vision and objectives for creating a better place for people to visit.

22 respondents supported the vision and objectives for creating a better place to attract new investment and business.

#### **3. Respondents were asked to indicate whether they supported the Framework Masterplan Vision to be delivered over the next 15 years.**

Of the 29 respondents that answered this question, 13 supported it, 6 did not support it, 8 were undecided and 2 were neutral.

Some of the comments received:

*Clearly there is a need to do something to bring more life to the town. We think it is essential that they succeed in bringing life to the town which will otherwise continue to fade away and become less relevant to people.*

*Tiverton has all the assets to be a really great market town and I think these proposals would help to achieve that.*

*The plan needs an overarching vision of what the town is to become. What is a modern market town? Are we working to a model or trying to emulate other towns? We may be able to benefit from their experience.*

*I applaud the fact that MDDC have finally realised that something major needs to be done to address the decline of Tiverton's town centre which has unfolded over the last 2 decades. From what I have seen of the masterplan, I believe it is very encouraging but it needs to be done properly.*

*Independent traders and businesses need to be encouraged as well as new amenities to go hand in hand with all the housing estates being built on the outskirts of the town.*

*Work on infrastructure first before wasting millions on vanity projects; enhance what we already have; make it all link up better and work better; make the whole of Tiverton cycle friendly and enhance the offering for cycle tourism.*

*Tiverton needs better than this - the next 20 years will see massive increases in electric cars, new modes of transport, broadband roll out, online shopping, increasing leisure demands for environmentally based planning - this has none of that. We should be looking at a scheme that attracts investment, has a USP (unique selling point), brings history to life and looks forward not trying to recover the past and most of all not basing it on the Pannier Market.*

#### **4. Respondents were asked to say what they thought about 4 key themes: accessibility, identity, environment and quality.**

37 respondents answered this question. The main areas of comments were:

##### **Accessibility**

Ten respondents commented that provision for pedestrians, cyclists and bus facilities, with an appropriate parking strategy (accessible and affordable), and traffic management (including for taxis), should be integral to the proposals. Ten respondents commented on the need to improve links/signage/promotion of visitor attractions such as Canal, Old Blundells, Castle, Museum, and Tourist Information.

Seven respondents commented that the route from Tiverton Parkway should be improved (e.g. shuttle bus) and more made of cycles routes and entrance points into the town.

Four respondents wanted to see future technologies and smarter travel methods embraced, e.g. electric car charging points, shared mobility vehicles, technology used for information provision, Wi-Fi enabled town centre.

Two respondents wanted well-maintained toilets in accessible places, e.g. the bus station.

One respondent did not want to see pedestrianisation of the town centre whilst another wanted to make the town centre car free. One respondent did not want to see restrictions on day-time deliveries for independent traders.



## **Identity**

Thirteen respondents wanted to see more made of the historic architecture of the town, its historic streets and buildings, as this would increase Tiverton's attractiveness.

Six respondents commented that a good mix of independent retail stores and a cultural element would offer more reasons to visit; one commented that Tiverton needs a really distinctive retail offer; and one that the town needs an anchor supermarket.

Three respondents commented that the night-time economy needs to be improved with more quality restaurants, a welcoming night-time atmosphere and later shop opening. This would attract local people and visitors into the town in the evening. Two respondents wanted more emphasis on leisure (e.g. skating, bowling, gyms).

Four respondents wanted to highlight the creative arts/crafts going on in the town and promote local events; one wanting a link to the Tiverton Community Arts Theatre project.

Two respondents commented that flexible use of buildings and units in the town centre would enable future trends in the retail sector to be addressed, e.g. good quality live/work and flexible workspaces.

One respondent thought that the project should capitalise on the Pannier Market and the river which make Tiverton an individual place. While another suggested consolidating the town around the market and reducing the retail area.

One respondent thought that the proposals were based on outdated thinking about retail space, town centres and transport and that the focus should be on a scheme that attracts investment, has a USP, is unique, brings history to life and looks forward, not trying to recover the past. One respondent questioned whether the project provided a strategy for making Tiverton a place people want to visit.

One respondent suggested involving community groups in establishing Tiverton's identity. Another suggested making the town dementia-friendly.

## **Environment**

Six respondents highlighted the need to protect and enhance the riverside frontage and extend riverside walks. Five respondents thought the Council should identify opportunities for the provision of green infrastructure/biodiversity gain/more trees and plants throughout and keep green spaces around the town.

The inclusion of public art and other features of interest (fountains, sculptures), street performance and active demonstrations of sports and other physical activity were suggested by one respondent; whilst one did not want money spent on public art.

One respondent highlighted the importance of archaeology and the many listed buildings in the town centre. One suggested the parks would benefit from a makeover.

Three respondents wanted to maintain views and a sense of space and one suggested making more of the Leat.

## Quality

Six respondents wanted to see a better quality public realm delivered first; two wanted public realm improvements for mobility (scooters and wheelchairs); and one, less street clutter.

Six respondents wanted to see improved community planting and flower displays, public seating and weather protection.

Two respondents commented on the need for a shop front policy. Two wanted to see buildings properly maintained and improved.

### **5. Respondents were asked to comment on a number of key sites (19 in total) for enhancement and/or development across the town centre.**

25 respondents answered the question: “Do you agree with the key sites that have been identified across the town centre”? Of these, 16 responded “Yes”, 8 responded “No”, and one supported only the market site.

The sites were divided into 7 groups for the questionnaire. Comments were as follows.

#### **The Market**

Almost half of respondents liked the idea of opening up the entrances to the market, one suggested replicas of the old arched market entrances.

Comments were mixed on redeveloping Market Walk with some specifically wanting to see redevelopment (3). Respondents commented that the Pannier Market building itself should remain a key feature (4) and either not losing its character (1) or returning to its original character and footprint (2). One respondent thought that setting market stalls amongst trees would give a temporary market atmosphere.

Respondents liked the art and craft focus for the market stalls but wanted to see exhibition space (3) and opportunities for pop-up shops/workshops (2). One respondent wanted the market to be used for social and community purposes.

Comments were mixed on the inclusion of housing. One respondent did not want to see any town centre housing, another thought that sensitive housing development would enhance the area. Another thought that the building design did not suit Tiverton.

Three respondents wanted to see the pub improved to have a wider appeal.

Some respondents wanted car parking retained (3) whilst one thought it should be reduced. One respondent thought it should be developed into a multi-storey car park with retail on the ground floor.

#### **West Exe/Riverside**

Almost all respondents wanted to see good use made of the river frontage and its look improved and greened with riverside walks being extended (20). Seven respondents gave ideas for activities on the river, including fishing, canoeing,

walking, pubs, entertainment and restaurants (7). One respondent thought hydro power could become a feature.

Two respondents wanted to see a footbridge over the river.

One respondent thought much more could be done for West Exe and one thought it important to retain its village atmosphere. Two respondents wanted to retain West Exe parking, one suggesting it should be free.

### **Western Gateway/Town Hall**

Thirteen respondents did not want to see houses built on the site to the rear of the Town Hall. They thought it would prevent an opportunity to open up the river frontage for community and leisure space. One respondent commented that loss of the space by the river prevents its use for functions and receptions linked to the Town Hall. Four respondents thought the Town Hall should be developed further as a venue.

Two respondents wanted to see St Andrews Street North pedestrianised (except for access) and the entrance to the Museum and Town Hall improved. One respondent did not like the idea of public space in front of the Town Hall due to potential traffic and pedestrian conflicts. However, one respondent thought the area could become a hub for restaurants/coffee shops.

### **Fore Street**

There was some support for improving the public realm in Fore Street, including paving, road surfacing, street furniture, shopfronts and the look of some of the buildings, streets and footpaths (5). One respondent thought the artist's impression was dated and did not reflect Tiverton's history. The coloured pavements will become dirty, uneven and dangerous.

One respondent was concerned with empty retail units and wanted to see a reduction in business rates. One respondent wanted to see Fore Street focus on food, art and literature rather than household and clothing retail.

One respondent wanted to see more evening activity with a more welcoming atmosphere. One wanted to see the theatre relocated into the town centre. Two respondents wanted to see better use made upper floors for housing.

One respondent thought traffic should be restricted further while one thought it should not be restricted.

### **Beck Square**

Seven respondents commented that Tiverton Museum should be at the forefront of thinking for Beck Square. Thirteen respondents wanted the Beck Square car park retained, as it provides level access to the town centre and visitor access to the Museum. Four respondents suggested that pedestrian links from Fore Street and Phoenix Lane to the Museum and Beck Square should be improved and/or greened.

Four respondents did not want to see development on Beck Square, particularly as it would reduce opportunities/visibility for the Museum. While one respondent thought Beck Square has unfulfilled potential.

## **Phoenix Lane**

Seven respondents commented that more should be made of the Phoenix Lane space in terms of providing seating, green areas, market stalls, event and performance space; but clutter should be reduced (1) and the open feel of the space should be retained (2).

Four respondents wanted to keep the Burma Star Memorial Garden, and 3 thought it important to retain views of the hills/Iron Age Fort. Two respondents thought it important to retain historic buildings and protect their settings.

Seven respondents agreed with improving the cinema but thought it should retain its retro character.

## **Southern Gateway**

Two respondents wanted to retain the location for the bus station. One respondent thought that any relocation of the bus station should maintain current bus services and good access to the town centre, and one liked the café by the bus station. Three respondents wanted to see toilets at the bus station.

Two respondents wanted to see improved public access and ease of movement to the area around the southern gateway. One commented that car parking should be retained, and one that the multi-storey car park needs a facelift.

## **Other comments**

Four respondents commented that more should be made of the Old Blundell's buildings and gardens and four wanted to see improvements and a clear strategy for Lowman Green. One respondent wanted to see continued regeneration of Gold Street.

One respondent wanted the Tesco area included in the plan. One thought that allowing the Lidl development near Tesco would hamper attempts to focus on the town centre. One suggested renovating the land between Tesco and Travis Perkins for restaurants/ cafés/bowling/skating.

One respondent suggested opening up a pedestrian route between the Pannier Market and Morrisons and the hospital. While two suggested including Tiverton Castle in the plan.

## **6. Whilst there was no specific question about parking in the questionnaire, many respondents commented on this.**

Two respondents commented that Tiverton needs convenient parking at an affordable price; 8 respondents said parking was too expensive.

Eleven respondents objected to the loss of Beck Square as a car park as it provides level access to the town and is close to the Museum. Four respondents were concerned with the loss of spaces in the multi-storey car park.

Other suggestions were: a park and ride from Tesco free car park (1); Council take over Tesco car park and shoppers claim back fee when they shop (1), new

underground car park with bus and coach parking above accessed from Phoenix Lane (1).

One respondent wanted to keep small private car parks and one thought there was a need for more car parking.

Two respondents highlighted the need for a proper parking strategy as a short term priority.

One respondent wanted to see electric vehicle charging points and suggested a free Tesla Supercharger Station installation.

#### **7. Respondents were asked “Where do you think the coach drop off point should be, and why”?**

Forty respondents answered this question. The suggested locations were: the bus station (9), William Street (4), Beck Square (3), near the Market (3), behind Banburys/Argos (2), Phoenix Lane (3) and with coach parking in the vicinity of Blundells Road (1), close to Tourist Information (1), at the multi-storey (1), by the river (1) and at Tesco (1). One respondent questioned the need to provide a coach drop-off point.

#### **8. Respondents were asked whether they agreed with the short, medium and long term priorities for the town centre.**

Twenty-two respondents answered this question. Of these, 10 respondents agreed with all 3 priorities, 3 respondents agreed only with the short term priorities, 2 respondents agreed with the short and medium term priorities only, one respondent agreed with the medium and long term priorities only, and 6 respondents did not agree with any of the priorities.

Comments received on the priorities included:

*Can Tiverton afford such schemes and where will the money come from?*

*Past development schemes/proposals have been carried out at great expense but did not proceed. Are these present proposals just an aspiration or are they real?*

*Simple things such as toilets, free parking and bus parking should be priorities; also replacing paving slabs in town centre.*

*Cut business rates to encourage new traders.*

*Long term approach needed - priority should not be given to making money immediately; craft units will need to be subsidised because they draw tourists in.*

*Could we have targets and dates and feedback on how it is going? Put boards up in the market as you have done for the masterplan, highlighting what has been done.*

## **Appendix 2**

### **Public consultation feedback**

#### **Key Themes**

Parking – the public want free or cheap parking around town the centre. The loss of Beck's square car park is a concern and should not be replaced with housing (7). With supermarket parking being free, there is a call for town centre parking to be also. (13)

River – there is a need for improvements to the river corridor as a whole and sites should not be developed just for housing. Suggestions for enhancement include: greening, creating social space with cafes and restaurants, open up and celebrate the river frontage. The river frontages are currently seen as grey and miserable with no attractive walkways that go anywhere. New links to other areas of the town could run along the river. West Exe should be encouraged to retain its 'distinct character' and 'village atmosphere' (12).

The Museum – the museum has a large presence and importance in the town and has a stronger role to play. The Museum has its own development plan that should be incorporated into the masterplan. It is well located and needs a stronger presence in the town (11).

Shops – there is a need for smaller units and areas for independent retailers and crafts to be made available. Bigger retail stores could also be encouraged in Tiverton to aid footfall and prevent the need to travel to Exeter to 'make bigger purchases'. The presence of more and improved independent retail in the centre would counter the attraction of supermarkets and out of town retail. Improve what is currently in Tiverton town centre sensitively so not to clutter the town centre with the wrong uses. (8)

Market – there was support for the overall vision. There is a need for sensitive design in keeping with the existing building. It is unclear what the 'modern market town' looks like. There is a responsibility to enhance it wisely and successfully. (8)

Cycle ways – routes for cyclist and pedestrians to either take a leisurely ride/stroll or get across town is required. A designated area / route is required along the river. Improved connections to the train station are needed. (7)

Funding – is funding available for the master plan and can the masterplan be

delivered? Are the proposed retail uses necessary? (7)

Public toilets – improve and increase facilities across the town. (7)

Green infrastructure – major improvements are suggested along the river. Natural England suggest parks, recreations, flood storage, trees and allotments to benefit the health and wellbeing of local residents and to aid biodiversity across the town. The existing parks need improvement. (6)

Dementia/Elderly friendly places – dementia friendly initiatives need to be considered across the town to make all spaces safe and readable. (5)

Town Hall – make the most of it as an attraction and encouraging visitors/ locals to it. Development behind the town hall should be treated sensitively. (5)

Signage – needs to be improved if the town is to improve itself and gain more visitors. (4)

Bus centre/drop off – there were a number of different suggestions for the location of the coach drop off. Many believe the current location serves the town well; facilities just need to be improved. Some suggest the coach park near the market and Blundell's Road. (5)

Cinema – needs to be improved but not replaced. The character of the area and of the cinema itself should be kept but sensitively brought into the 21<sup>st</sup> century with improved facilities around the area especially at night. (4)

Clean up – Tiverton to be zero waste. Littering is a problem and there's a need for sufficient recycling facilities. A street clean-up alone will improve the town. Repainting and repairing buildings is needed. (3)

Event and performance space – a range of spaces should be provided across the town.

Old Blundell's – to be sensitively developed rather than smaller areas being developed elsewhere which struggle to provide open space. Parts are owned by the National Trust and are undeveloped/naturally enhanced. This is an opportunity. (2).

Site boundary – opportunity to widen the study area to include more of the town.

