

Tiverton's Eastern Urban Extension

Area B Masterplanning Exercise

Revision 4

8th August 2025



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Outlining the policy background to the site and other design influences.

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A garden neighbourhood

The overall design of the masterplan is based around a series of design principles that seek to create a new garden neighbourhood with a character and appearance inspired by the defining characteristics of Tiverton and its immediate surroundings and that is reminiscent of a garden city environment. Whilst the plan is designed around modern requirements and standards (including making efficient use of land for the provision of new homes) and takes account of sustainability objectives; it 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 and food production.

Introduction

Section 1



Area B Aerial Image

1.1 Introduction

Tiverton's new garden neighbourhood at Post Hill is a major allocation in the Local Plan Review. The allocation already benefits from the Adopted Tiverton Eastern Urban Extension Supplementary Planning Document (hereafter known as the Adopted SPD).

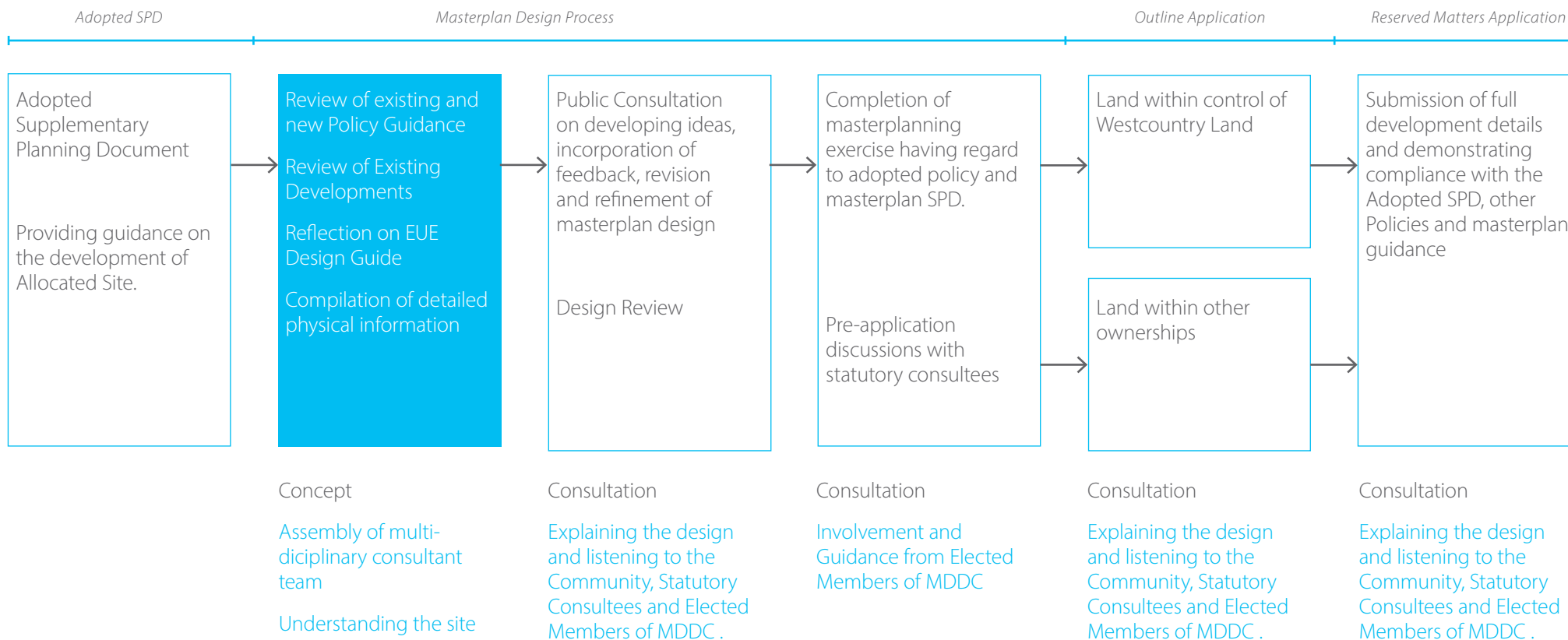
This Adopted SPD sets out the District Council's expectations on masterplanning, design quality and infrastructure requirements across the whole of the urban extension. Whilst the Adopted SPD provides guidance for the whole of the Tiverton Eastern Urban Extension it acknowledges that a masterplanning exercise is required for part of the site, referred to as Area B.

This masterplan document provides that required masterplanning exercise and has been prepared by Bean Designed, with expert advice from Carney Sweeney Planning and a team of specialist consultants, on behalf of the principal landowners Westcountry Land Ltd and in partnership with Mid Devon District Council.

This document is informed by the current planning policy and design guidance including within the Tiverton EUE Design Guide (2016) and the Adopted SPD (2018), detailed studies and analysis across the Area B allocation and existing planning consents on Area A.

Area A

Development of the western and northern areas of the Urban Extension is well underway with numerous homes having Planning Consent and under construction.



1.2 Purpose and Role of the Document

The purpose and role of this document

“The purpose of this document is to translate the Adopted SPDs vision into a masterplan for Area B, along with a parameter plan guided by the completion of detailed survey and analysis work.”

The document has been prepared to provide further guidance on the development of the eastern half of the allocated site, known as Area B.

This document recognises and refers to the Adopted SPD throughout and as such this masterplan should be read alongside this document.

This document completes the existing comprehensive guidance in relation to Area A, and represents the masterplanning approach for land to the south east of the allocation.

The flow diagram opposite illustrates the design process being undertaken and identifies key stages within it.

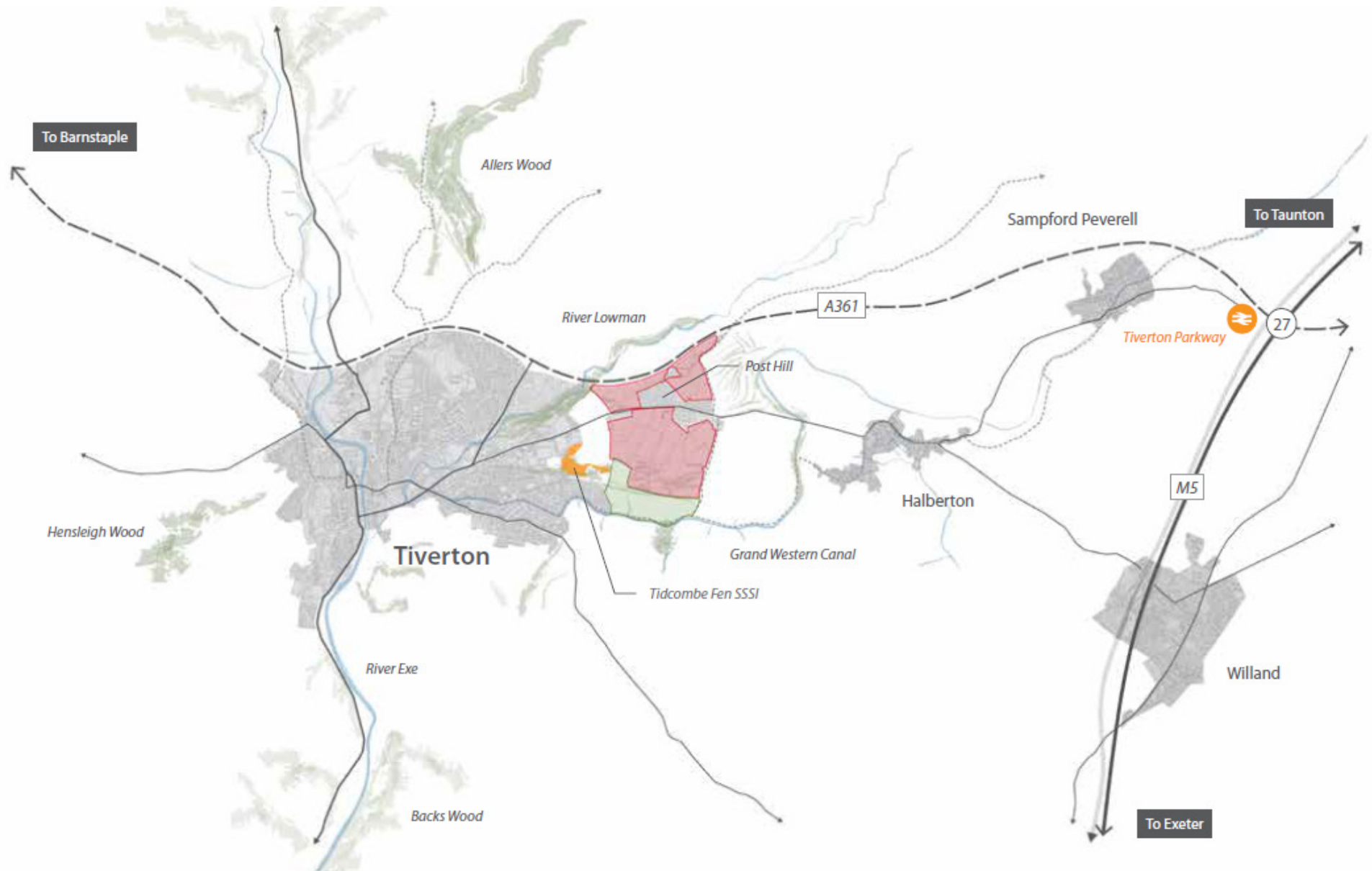


"In the early C18th Defoe could still describe Tiverton as the greatest manufacturing centre in the county, and surviving C18th and early C19th houses show that the town remained comfortably prosperous."

The Buildings of England, Devon.
Nikolaus Pevsner

The Site and its Location

Section 2



2.1 The Site and its Location

Site in Context

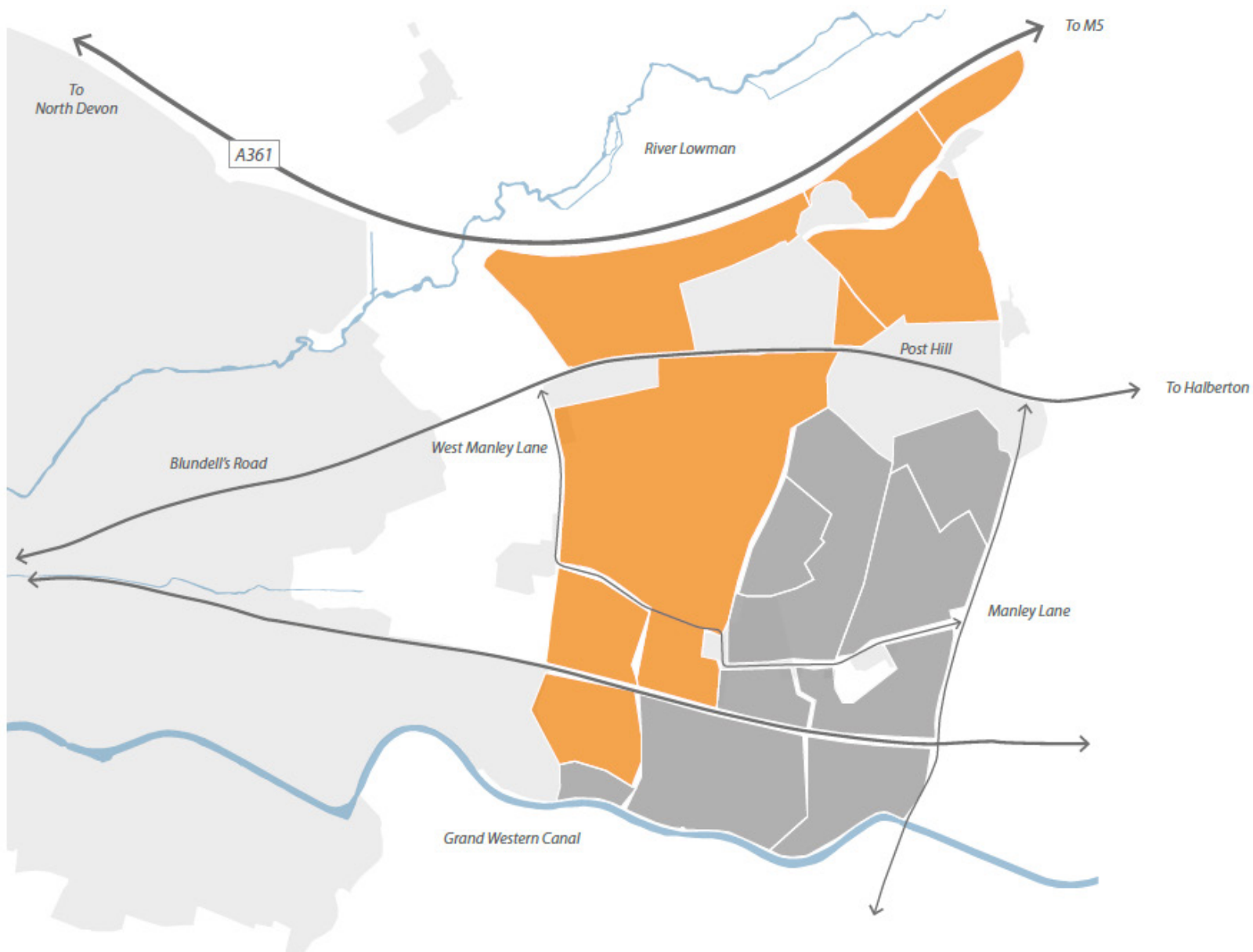
Tiverton is well connected and accessible with good links via the A361 to North Devon and the M5 to Exeter, Plymouth (via A38), Taunton and Bristol. The site is well positioned in relation to Tiverton Parkway Station and the Grand Western Canal, the River Lowman corridor, disused railway (a Sustrans route) and numerous footpaths, bridleways and cyclepaths connecting back to Tiverton and into the countryside.

The wider Urban Extension site lies on the eastern side of Tiverton on land in the Post Hill area. Post Hill is about 3km from the town centre. The Urban Extension comprises about 200ha of land and is located on the eastern fringe of the built up area of Tiverton. The land can be broadly divided into three areas; a parcel to the north of Blundell's Road, a larger parcel to the south and a final area further south again between the disused railway and the Grand Western Canal.

Blundell's School and its land holdings including sports pitches lies immediately to the west and the site wraps around the existing residential area of Post Hill. Further to the east is the village Halberton. Sampford Peverell is some 3 miles further to the east, near to Tiverton Parkway Railway Station and Junction 27 of the M5.

The A361 is just to the north of the site and the villages of Halberton and Sampford Peverell lie about 2km and 5km to the east respectively. There are existing areas of relatively low density housing fronting onto Blundell's Road. There are also a number of streets that access onto Blundell's Road – these include, Uplowman Road, Fairway and Mayfair, along with the recent developments on Putson Lane and Enterprise Way.





2.2 The Site in Context

Site in Context

Area B forms the eastern section of the Urban Extension, as illustrated opposite in an extract from the Adopted SPD.

Area B is bounded to the west by a former Drovers Track and to the east by Manley Lane, and is illustrated here on an extract from the SPD.

To the north the area is bounded by existing residential development around Post Hill and Mayfair, and to the south by the Grand Western Canal.

The land form is undulating with a distinct band of steeper ground running from north east to the south west.

Between the disused railway and Grand Western Canal are a series of irregular shaped fields divided by hedgerows. These are allocated for an area of Green Infrastructure to support the new neighbourhood - both Area A and Area B.

A significant portion of Area B is now under the control of Westcountry Land, with the majority of the development area under this single ownership.





Existing Adopted SPD Masterplan

Legend

A A361	Residential
B Blundell's Road	Residential with rural character
C Post Hill	Employment
D Grand Western Canal	Employment (care home)
E Blundell's School	Mixed-use
F Tiverton Golf Club	School & sports pitch
G River Lowman	Landscape
H Alsa Brook	Fen, catchment & buffer zone GI
I Tidcombe Fen	Area B

Urban interventions

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

Landscape interventions

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



2.3 Area B

Existing Adopted SPD Masterplan

Area B of the Tiverton Eastern Urban Extension is identified within the red line boundary on the Adopted SPD masterplan (opposite).

This Masterplan provides access into Area B with a primary connection mid-way down the eastern boundary of Area A.

This Masterplan identifies the southern part of the Area B development area for sports and recreation.

Masterplan Key

1. Neighbourhood centre
2. Primary school
3. Community facilities and shops
4. Primary access route
5. Landscape spine
6. Sport / Recreation
7. Children's play areas
8. Attenuation ponds throughout the area



“The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for meeting housing needs and addressing other economic, social and environmental priorities; and a platform for local people to shape their surroundings. ”

Paragraph 15

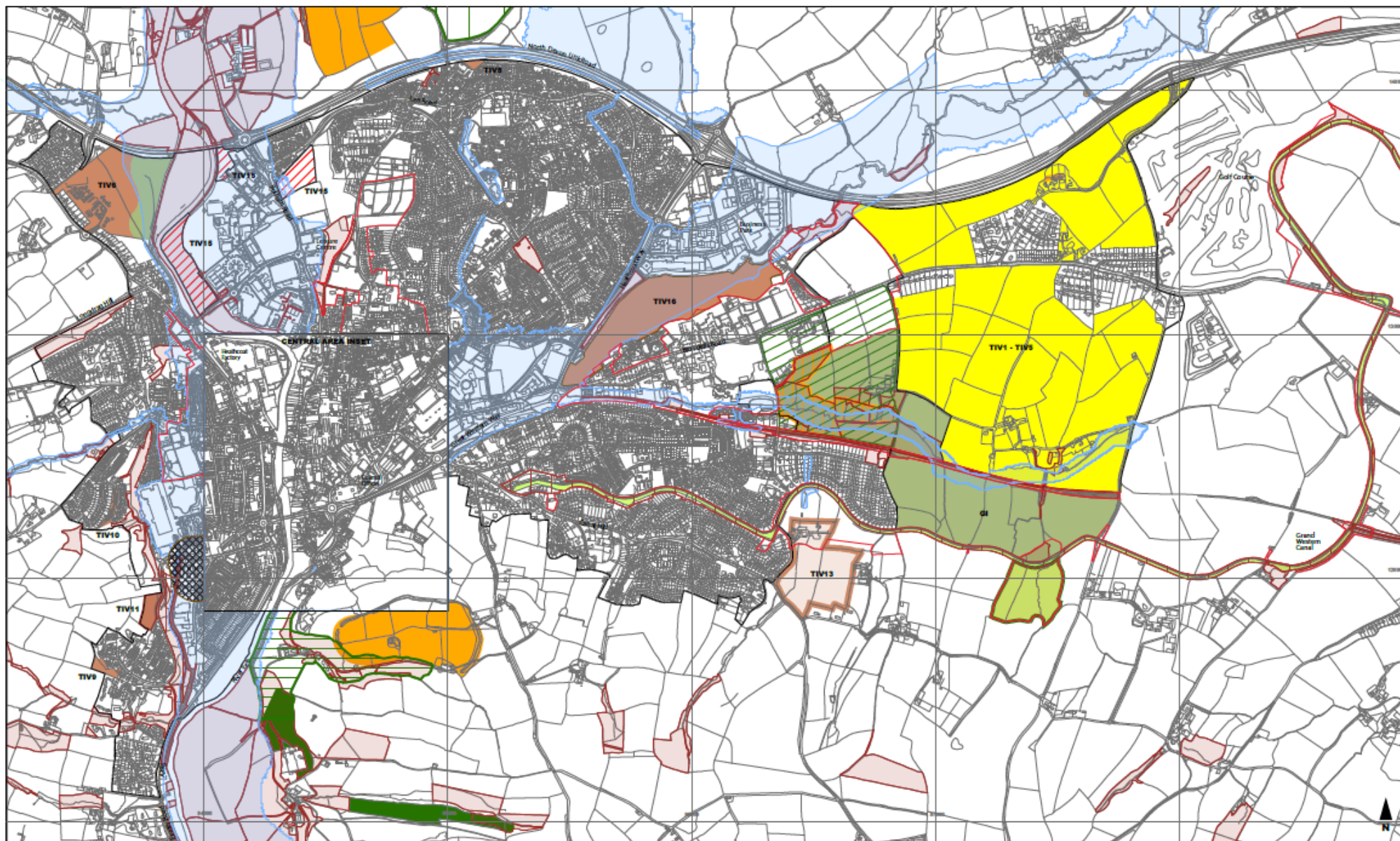
National Planning Policy Framework

Ministry of Housing, Communities and Local Government

December 2024

Meeting Policy Objectives

Section 3



Settlement Limit		Conservation Area		National Register of Historic Parks and Gardens		Safeguarded Areas for School Expansion	
Residential Allocation		Ancient Monument		Local Register of Historic Parks and Gardens		Floodplain	
Contingency Housing Site		Ancient Woodlands		Tidcombe Lane Fen Catchment Area		Minerals Consultation Area	
Mixed Use Allocation		County Wildlife Site (2007 data)		Site of Special Scientific Interest			
Green Infrastructure		Local Nature Reserve		Priority Habitats			

Mid Devon Local Plan Review 2013 - 2033

Adopted Policies Map

Tiverton

Scale 1:14,000

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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

3.1 Planning Policy Objectives

Site in Context

The Adopted Masterplan SPD was considered under adopted Local Plan policy and provides an overview of the adopted policy context, notably policies AL/TIV/1 to AL/TIV/7 within the AIDPD which relate specifically to the allocation of the Tiverton EUE. Whilst these policies remain relevant in the context of the Adopted Masterplan SPD, the preparation of this Masterplan has been considered under the Local Plan Review (2013-2033) which refines previous policy requirements.

The Local Plan Review retains the thrust of policies AL/TIV/1 to AL/TIV/7 but consolidates them into policies TIV1 to TIV5 as follows:

Policy TIV1

The key consideration in terms of Area B is the reduced housing target of 1580 to 1830 compared to the former AIDPD policy AL/TIV/1. The supporting text to Policy TIV1 requires a target of 35% affordable housing although it is recognised that this will be subject to viability as phases come forward.

The supporting text also recognises that the Tiverton eastern urban extension will be zero rated for Community Infrastructure Levy reflective of the high cost of infrastructure across the site, instead being secured by Section 106 agreements.

Policy TIV2

Requirements include the provision of bus, pedestrian and cycle routes at appropriate locations throughout the development, and cycle and pedestrian links to the former railway line, Grand Western Canal and nearby public rights of way which are of key relevance to Area B.

Policy TIV3

Requires 47 hectares of strategic green infrastructure on the western and southern edges of the Eastern Urban Extension including the implementation of management and funding arrangements of it.

Policy TIV4

Predominantly relates to the provision of education, shopping and community facilities which will fall within Area A. Consideration will however need to be made to

the contributions referenced within the policy wording.

Policy TIV 5

The criteria within this policy should be read in conjunction with the delivery strategy discussed at Section 6 of this document. A number of triggers will be met through the delivery of Area A impacting on Area B.

Other Policy Considerations

Future planning applications within Area B will be considered against the full suite of policies within the Local Plan review; including beyond those set out within policies TIV1 to TIV5.

Other policies and guidance of particular note include:

Policy S3: Meeting Housing Needs which includes reference to 5% of self-build and custom dwellings being provided on sites of over 20 dwellings or more. Reference is also made to the provision of Gypsy and Traveller pitches.

Policy S5: Sets the required standards for all types of open space.

3.2 The Existing Guidance - Adopted SPD

The Adopted SPD

This document should also be read in conjunction with the Adopted SPD. This masterplan is not intended to replace the 2018 SPD but to provide an update with specific reference to Area B. This masterplan completes the masterplanning process for the eastern urban extension.

The Area B masterplanning exercise has provided an opportunity to review the requirements set out in the Adopted Masterplan SPD where relevant to Area B.

This masterplan does not seek to provide new or amended requirements in relation to Area A.

This masterplan should also be read in conjunction with the Design Guide for the Tiverton Eastern Urban Extension (2016).

The Vision

This document shares the same vision as the Adopted SPD;

“The overarching ambition of this project is to ensure that an attractive and well-designed garden neighbourhood creates a positive future for the east of Tiverton and Post Hill.”

Guiding Principles

The vision in the Adopted SPD was translated into a series of guiding principles.

These guiding principles have been used to inform and guide the masterplan for Area B, being equally relevant to the current considerations of this part of the Urban Extension.. They have been updated where necessary to reflect the latest position. The next chapter summarises these guiding principles, with a focus on those that are relevant and a direct influence on the design process.

The other aspects of these guiding principles remain of relevance to the wider Urban Extension.

3.3 Guiding Principles

The Adopted SPD

The guiding principles in the Adopted SPD have been updated where necessary to reflect the latest position. They are summarised here:

- A. Character
- B. Urban design
- C. Movement – transport
- D. Landscape, open space and recreation
- E. Socially equitable
- F. Economy and employment
- G. Energy and efficiency

A. Character

Establishing a garden neighbourhood character

An overarching guiding principle is that the new place establishes a mature garden neighbourhood that takes its cues and inspiration from the character of the rural locality and wider inspirational rural settlements.

Pulling from the structuring character elements within the Guiding Principles A1 and A2, Area B should aspire to:



Make the most of natural contours and features - a green and leafy character – a clear overall structure to streets and spaces - a linear form of development with spaces flowing from this central street - views to the surrounding countryside – landscape dominated streets - strong sense of enclosure along village streets, wide frontage housing – informal layout away from linear street structure – retention of existing routes – detached, semi detached and terraces set in variable sized front gardens – open spaces and recreational areas – village streets with grass verges, existing trees and hedgerows.



3.3 Guiding Principles

B. Urban Design

Placemaking and quality design

The new garden neighbourhood should be designed in accordance with best practice in urban and rural design and as such should respond to Building for a Healthy Life and Safer Places criteria.

The Adopted SPD used the original 12 sub-headings from Buildings for Life, the national guide in operation at that point in time. Since the adoption of the SPD, BHL has been updated and has been used to guide this masterplan for Area B.

The design principles within the updated guidance represent a tangible measure for determining how successfully a new neighbourhood has been designed with emphasis on creating a community.

C. Movement - transport

Policy TIV2 sets out requirements for transport provision to support the proposed EUE.

C1. The new garden neighbourhood 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.

C2. 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.

C3. The new neighbourhood should have a clear and legible hierarchy of streets and spaces to respond to different travel and movement needs.

C4. There should be strong links and connections between the existing community, adjacent neighbourhoods, Tiverton town centre and the new community.



3.3 Guiding Principles

C5. Where appropriate streets should be designed to provide pedestrian priority.

C6: Provision should be made to enhance connections and the ability to travel by cycle.

C7: Environmental enhancements and traffic calming should be introduced on Post Hill between the new junction on Blundell's Road linking to the A361 and Manley Lane.

MDDC expects that policy and the following guiding principles will be met:

C7a. Reducing traffic speeds;

C7b. Reducing pedestrian / traffic conflict and ensuring safe pedestrian crossings;

C7c. Enhancing cycle provision;

C7d. Creating an attractive traffic calmed environment reflective of the significance of Blundell's Road as a gateway to Tiverton from the east.

C7e. Ensuring air quality is not detrimentally affected and mitigation measures (as appropriate) are incorporated.

D. Landscape, open space and recreation

Policy TIV3 sets out policy requirements for green infrastructure including open space, sports and recreation provision and environmental protection and enhancement, to support the proposed EUE.

The new garden neighbourhood will comprise significant areas dedicated to landscape, open space, Sustainable Urban Drainage Systems (SUDS) and wildlife habitats commensurate to the scale of development.



Policy TIV 5 sets out policy expectations for the delivery of infrastructure as part of the overall approach to the phasing of the development.

D1. The structure of the development should be shaped around the existing character and features of the landscape, reinforcing the qualities of the neighbourhood.

D2. Development should protect and enhance existing important fauna and flora across the site, and provide for a 10% Biodiversity Net gain.



3.3 Guiding Principles

D3. 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.

D4. The landscape and greenspaces should be multi-functional, incorporating water attenuation (SUDS), food growing (allotments and orchards), informal, formal and children's play and recreation.



D5. Provision should be made for appropriate management regimes to be put in place to ensure ongoing maintenance and stewardship of the landscape areas and improvements to water quality through SUDS.

E. Socially equitable

The role of the EUE will be as a new neighbourhood for Tiverton that is self sustaining, respectful of the existing Post Hill community and part of the wider town. The new neighbourhood should be designed to be equitable, balanced and fair.



E1. In the new neighbourhood there should be access for all to employment opportunities - either within the community or within easy reach.

E2. There should be access for all to nursery and primary education. Wider opportunities should be available for secondary, further and adult education.

E3. In the new neighbourhood there should be access for all to health facilities, either within the community or within easy reach.



3.3 Guiding Principles

E4. 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.

E5. The new neighbourhood should have a suitable a balance and distribution of housing comprising homes of all types and tenures.

E6. The neighbourhood should be designed so that it respects and integrates positively with existing communities and so that they share the benefits.



F. Economy and employment

Policies TIV 1 & 4 set out a requirement for between 95,000sqm and 130,000sqm of employment floorspace to be provided during the plan period and phased in relation to the delivery of housing and infrastructure across the whole site.

Whilst the major of employment land will be provided north of Blundell's Road adjacent to the new A361 junction opportunity also exists to provide small 'satellite' clusters within the proposed residential areas.



It is important that the character and appearance of the 'satellite' employment opportunities contributes positively to the sense of place within Area B. To integrate these employment uses within the residential areas, buildings should reflect the scale, massing and proportions of the surrounding buildings, and be carefully designed to integrate into the village character streetscape.

An application of the principles within the updated BHL, which update the Adopted SPD Guiding Principles F1 to F12 will ensure a cohesive integration of a mixture of uses and add to the vibrancy of the space.



3.3 Guiding Principles

G. Energy and resource efficiency

Policies S1 and S9 set out the requirements for carbon footprint reduction.

It is anticipated that reduced carbon levels will be achieved across the site through a combination of enhanced building fabric and provision on site renewables e.g. solar thermal and photovoltaic panels, where appropriate.

The new neighbourhood should be designed to be as energy and resource efficient as possible - across the development time line and in full life cycle terms.

Principles G1 to G10 within the Adopted SPD remain applicable, and there is an expectation that the level of energy and resource efficiency provided within future planning applications are above those at the time of writing the Adopted SPD.



3.4 Additional Design Guidance

National Planning Policy Framework

The NPPF sets out that high-quality design is fundamental to the planning and development process, aiming to create well-designed places that are beautiful, enduring, and successful. It outlines that planning policies and decisions should ensure developments are visually attractive, function well, and contribute positively to the overall quality of the area.

National Design Guide

To accompany the National Planning Policy Framework, the national design guide was published to set out the characteristics of well-designed places and demonstrates what good design means in practice.

It forms part of the government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

Future planning applications on Area B should make reference to this latest guidance and demonstrate how they comply with its guidance.

Building for a Healthy Life

Building for a Healthy Life (BHL) updates England's most widely known and most widely used design tool for creating places that are better for people and nature. The original 12 point structure and underlying principles within Building for Life 12 are at the heart of BHL.

The new name reflects changes in legislation as well as refinements made to the 12 considerations in response to good practice and user feedback.

Future detailed planning applications on Area B should be accompanied with a BHL assessment to demonstrate how they comply with its guidance.

Mid Devon Design Guide

The MDDG was adopted in October 2020. This design guidance emphasises how important high quality, locally distinctive design is to Mid Devon District Council's intention to deliver sustainable development across the district.

Biodiversity Net Gain

Designing with nature in mind was already a key consideration within the Adopted SPD, and is important in delivering a green, attractive, healthy place to live.

Biodiversity Net Gain (BNG) is a way of creating and improving natural habitats. BNG makes sure development has a measurably positive impact ('net gain') on biodiversity, compared to what was there before development.

It is now mandatory that developers must deliver a minimum BNG of 10%. This means a development will result in more or better quality natural habitat than there was before development.

"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process."

Paragraph 131

National Planning Policy Framework

Ministry of Housing, Communities and Local Government

December 2024

The Design Approach

Section 4

4.1 Design Approach

Background

The Area B masterplan process began with a reflection of policies within the Local Plan Review, the Adopted SPD, the Design Guide for the Tiverton Eastern Urban Extension, updated design guidance and the series of physical studies undertaken across Area B.

The Adopted Masterplan SPD expressed a series of land use components in an indicative structure. The predominant land use on Area B is residential. Alongside this sits the provision of connected green spaces and green infrastructure, sports pitches and connections to the wider community.

Given the scale of Area B and the length of time since the initial design work was prepared in the Adopted SPD, the approach for the design of Area B has been to work from first principles.

The Design Process

The design process undertaken began with an interpretation of the over-arching agreed vision; to consider the physical and environmental attributes of the site, reflect upon the design guidance and policies currently in place, examine the existing developments on Area A and then respond with a masterplan that incorporates this learning and increases design quality for Area B.

Unlike many sites, the design process for Area B starts from quite an advanced position owing to positive and comprehensive masterplanning work done for Area A and the wider site.

The design approach within this masterplan recognises and refers to the Adopted SPD and the Design Guide throughout and as such this masterplan should be read alongside these documents.

Objective

The overriding objective of this document is to improve the design quality of proposals and the resulting developments, ensure that infrastructure and phases are co-ordinated and strategic policy aspirations are met. It should provide a foundation for improving the speed, efficiency and effectiveness of the pre-application and determination processes.

4.2 Expanding the Knowledge Base

Current Best Practice

With the design process starting from a well informed position provided by the Adopted SPD and Design Guide, the latest National and local policy guidance was reviewed.

Notable changes were to the importance of good design within National Policy, alongside the publishing of a National Design Guide and an evolution to “Building for Life”.

As part of this review, a reflection on the existing developments that have come forward within Area A was also undertaken.

The objective of this study was to evaluate how these developments are shaping up towards the delivery of the vision, the overall objectives such as place-making and as the majority of Area B was allocated as residential use, the delivery of housing numbers.

As an extension to this study, a review of the nearby settlements referred to within the Design Guide were also undertaken.

Physical Studies

To progress the design of the Area B masterplan, gaps within the knowledge base needed to be filled. As recognised within the Adopted SPD, at the time of its production, Area B was in multiple land ownerships. The vast majority of the developed area within Area B is now under control by a single party, and as such has facilitated bringing this area of the allocation forwards.

Throughout 2024 a series of detailed studies were undertaken to consider the following physical attributes of the site:

- 1. Topography
- 2. Ecology and Arboriculture
- 3. Archaeology
- 4. Transport
- 5. Drainage

These background studies deepened the understanding

of the sites opportunities and constraints as set out within the Adopted SPD, and are summarized in Section 4.4.

New Opportunities

The acquisition of land on the south side of Post Hill has presented an opportunity to form a new vehicular, pedestrian and cycle connection into Area B from Post Hill. This provides an opportunity for development on Area B to be brought forward independently of Area A.

This new connection opens up opportunities for public transport to move through the Eastern Urban Extension with greater opportunity for connectivity.

It would be prudent to ensure that future connections to the east are considered in the interest of good planning.

4.3 Settlement Studies

The Tiverton EUE Design Guide considered a range of nearby settlements as a means to understand the typical settlement structure across Mid Devon. Reviewing the settlements of Bradninch, Thorverton and Silverton that were included in the Design Guide, fresh settlement studies were undertaken.

Site visits to each settlement were undertaken and using the methodology contained in 'Characterising Neighbourhoods, Exploring Local Assets of Community Significance' (2017) an Ordnance Survey base was annotated alongside images of key buildings and streetscapes.

The data gathered was laid over the Area B residential area, (see pages 35-37), at the same scale and was rotated to best align with the topography of Area B. This process allowed a deeper understanding of how these historic settlements have evolved and how the character generated by their form, structure and built form might inform the development of Area B.

A similar process was applied to the new development on the southern edge of Bradninch that has been well received in the local community.

The key elements taken from each study will form the basis of an Area B Design Code. This Design Code is to be submitted with the initial application, with a compliance statement accompanying each subsequent planning application, to enable and ensure the delivery of a high quality development.



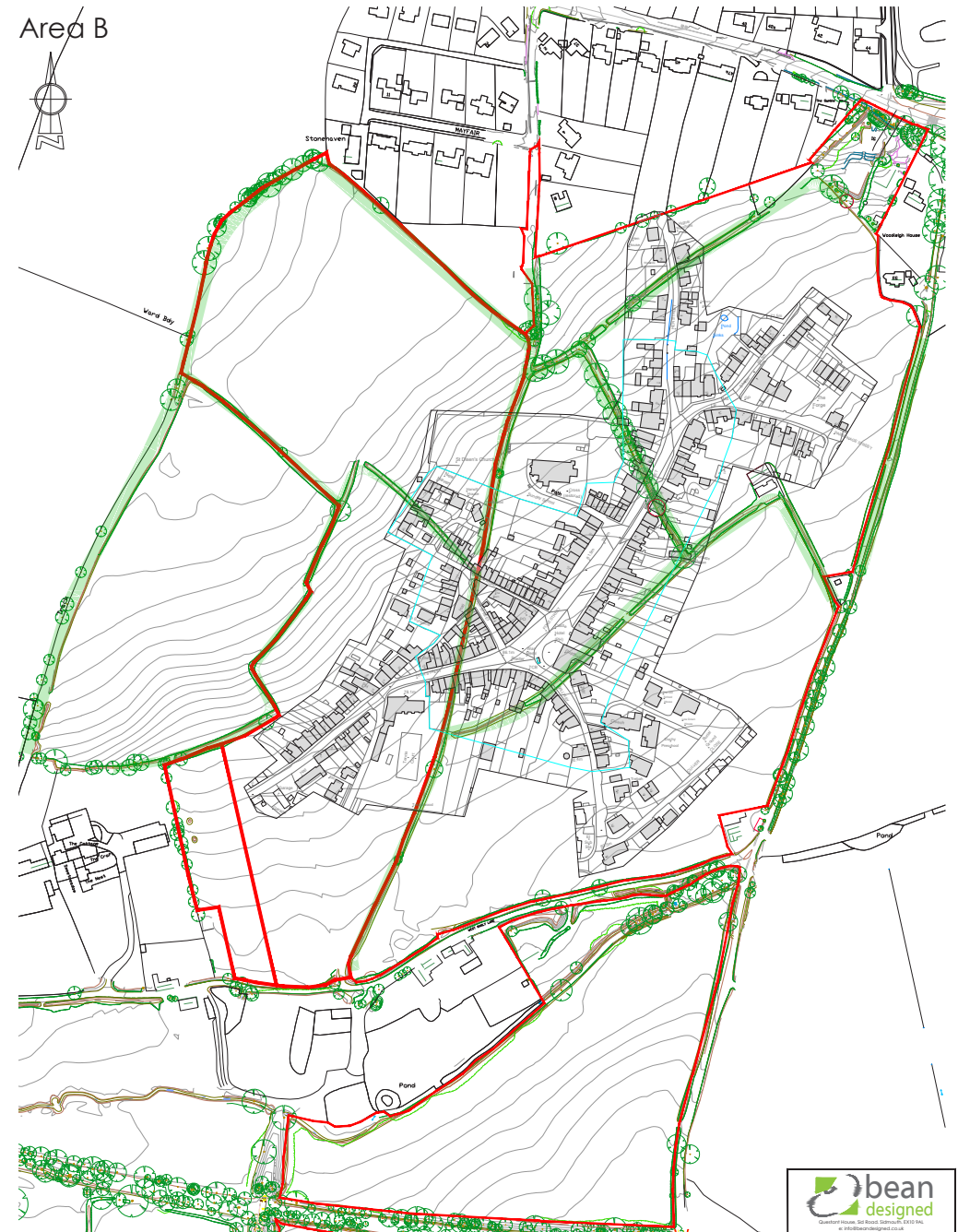
4.3 Settlement Studies

Bradninch

Bradninch is a small historic town, some 3 miles south of Cullompton and 6 miles south of the site. The population of the Parish was 2165 in 2021.

The key elements taken from this settlement:

- Sense of enclosure
- Continuity of frontage to main street
- Variable street widths
- Simple buildings with subtle variations
- Variations in plot frontage and their relationships to the street
- Variations in built height, buildings step down slopes
- Countryside glimpses beyond the urban form
- Parked cars dominate street



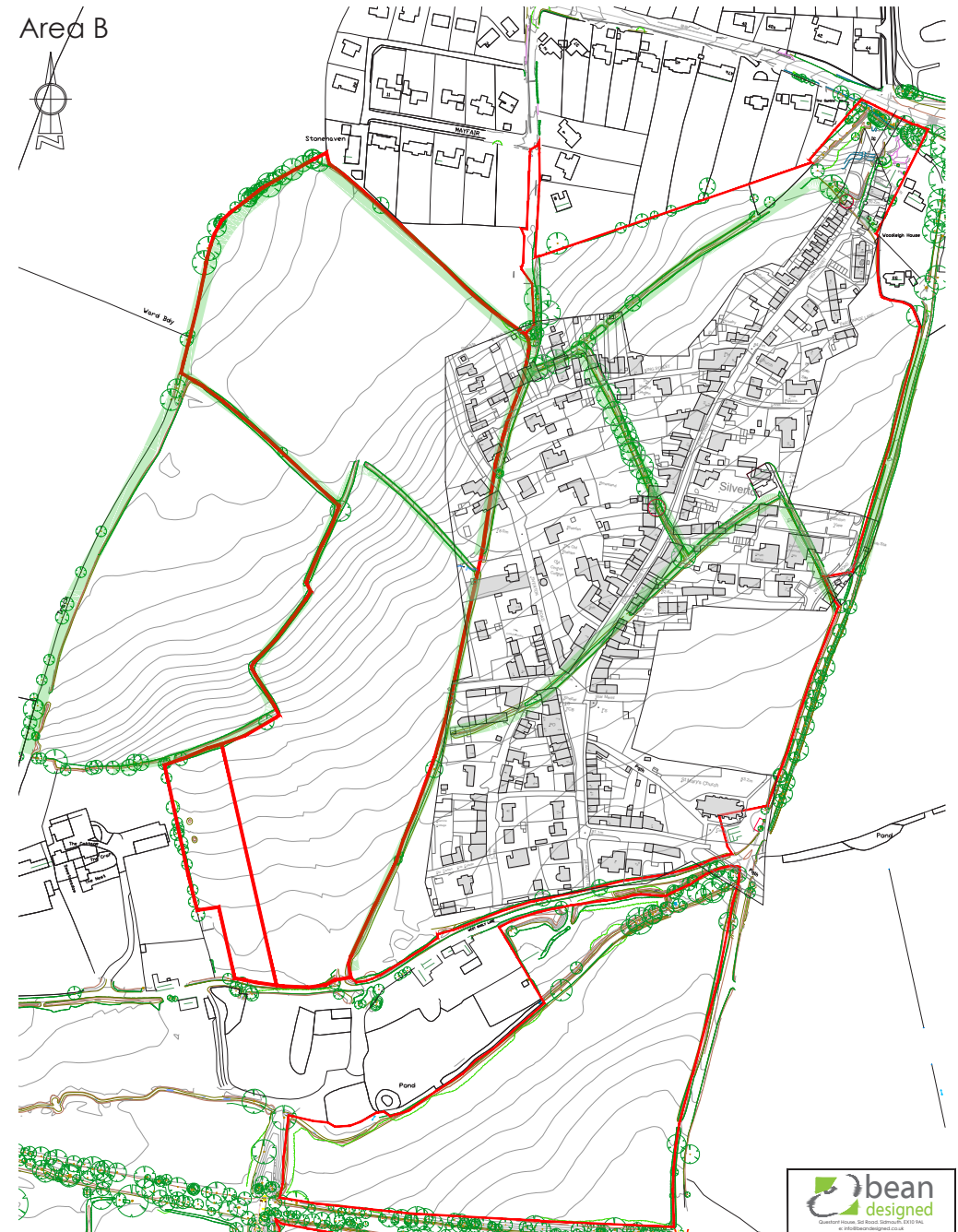
4.3 Settlement Studies

Silverton

Silverton is a large historic village, some 5 miles south west of Cullompton and 8 miles south west of the site. The population of the Parish was 1494 in 2011.

The key elements taken from this settlement:

- Sense of enclosure
- Continuity of frontage to main street
- Variable street widths
- Simple buildings with subtle variations, principally eaves to the street
- Variations in plot frontage relationships to the street
- Variations in built height, articulated roofscape
- Countryside glimpses beyond urban form



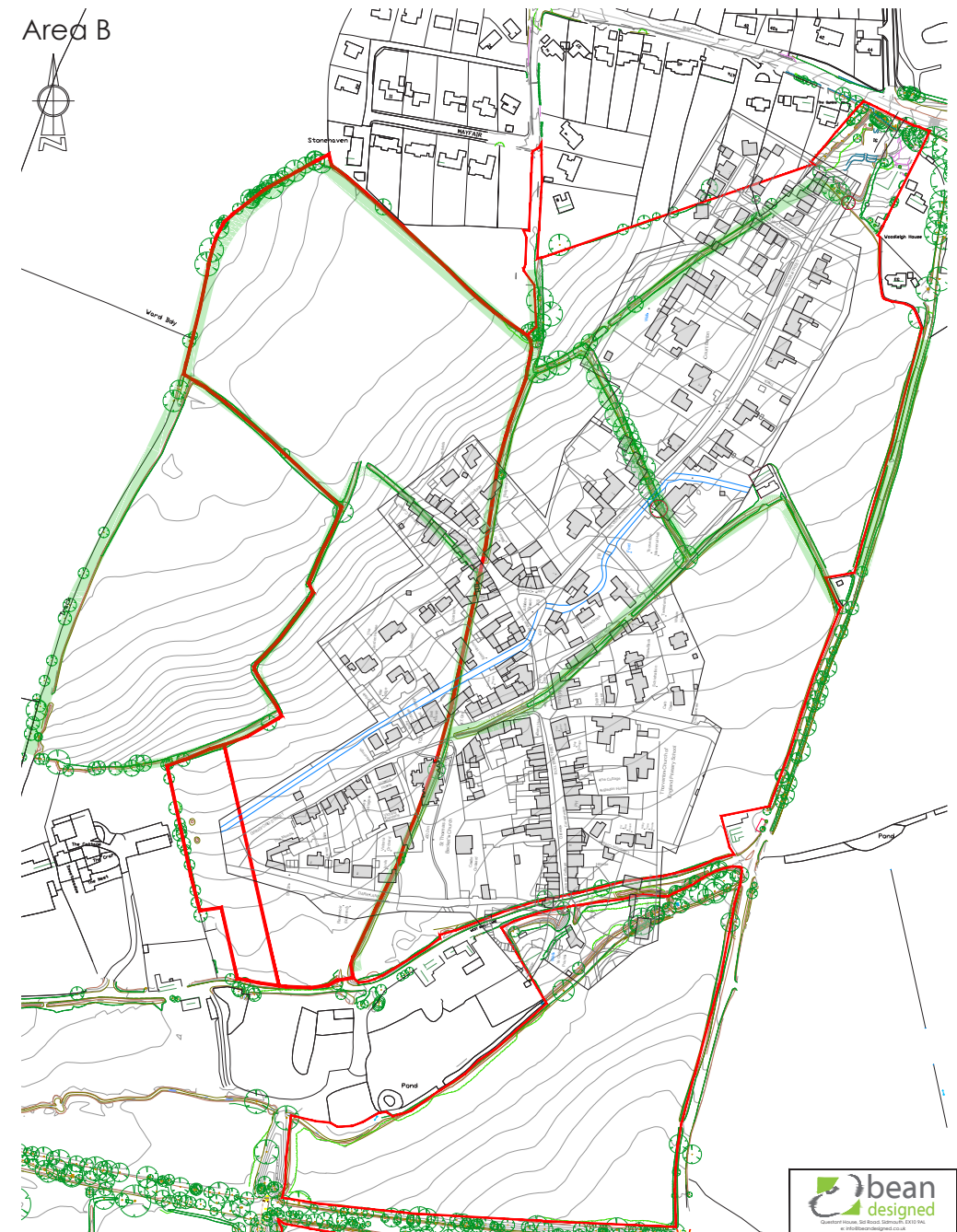
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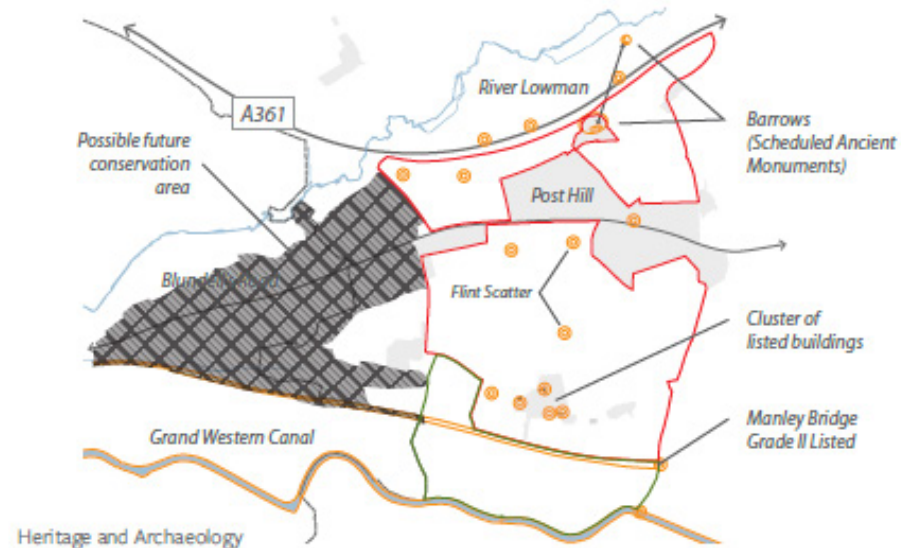
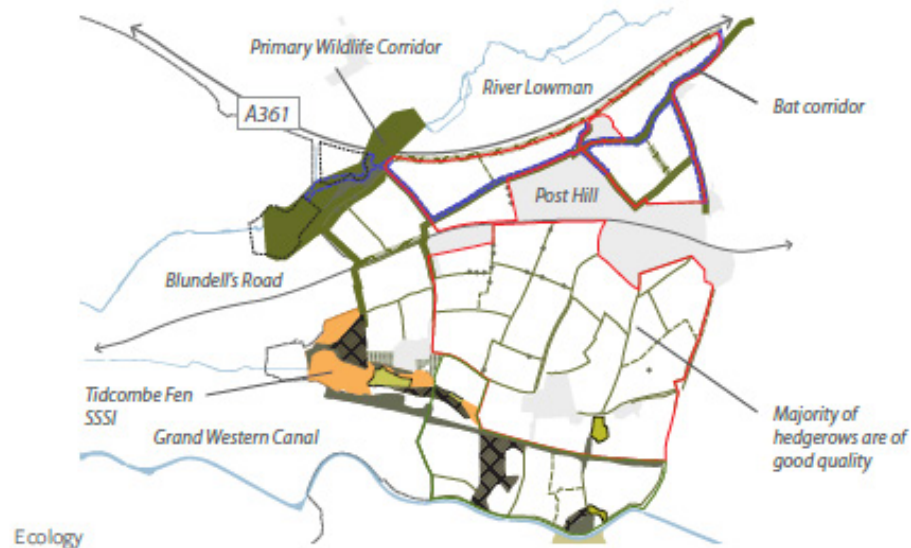
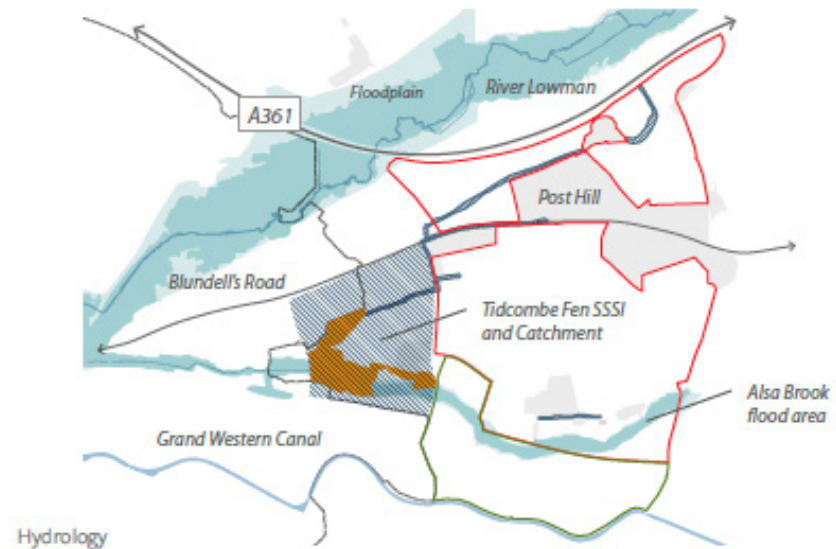
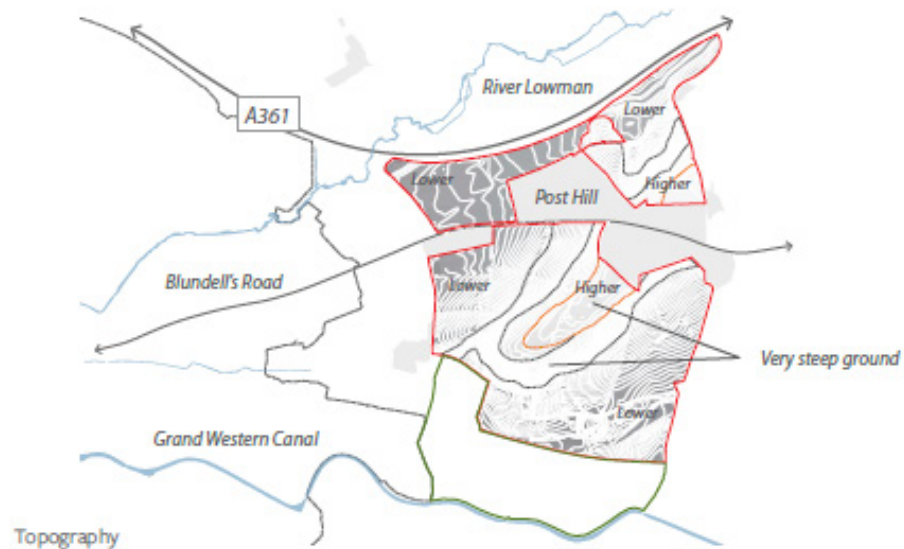
Thorverton

Thorverton is a historic village, some 8 miles south west of Cullompton and 10 miles south west of the site. The population of the Parish was 674 in 2011.

The key elements taken from this settlement:

- Sense of enclosure
- Continuity of frontage to main street
- Variable street widths
- Simple buildings with subtle variations
- Evidence of organic growth - broad range of building types
- Variations in plot frontage relationships to the street
- Incidental pockets of green space
- Countryside glimpses beyond urban form





Above: Summary diagrams of site constraints

□ Eastern Urban Extension Area

□ Green Infrastructure Area



4.4 Opportunities and Constraints

Wider Site

The Adopted SPD considered the wider site in terms of its opportunities and constraints, as illustrated opposite. This background information provided an informed starting point to develop the masterplan for Area B.

Area B - Topography

Physically, Area B has a different morphology to Area A, with the part of Area A abutting Area B having a gentle south-westerly slope. The two areas are bisected by the route of the Drovers Track, with the landform on Area B falling away towards the south and east. This change in the underlying topography, naturally places Area B with an open southerly aspect towards the valley and Grand Western Canal.

The site has been extensively surveyed and this has been used to inform the masterplan evolution process. Working with the sites topography, areas suitable for development, the type of development and potential routes though the site have been identified.

Area B is outlined in red, with the existing residential consented development areas within Area A shown.



4.4 Opportunities and Constraints

Archaeology

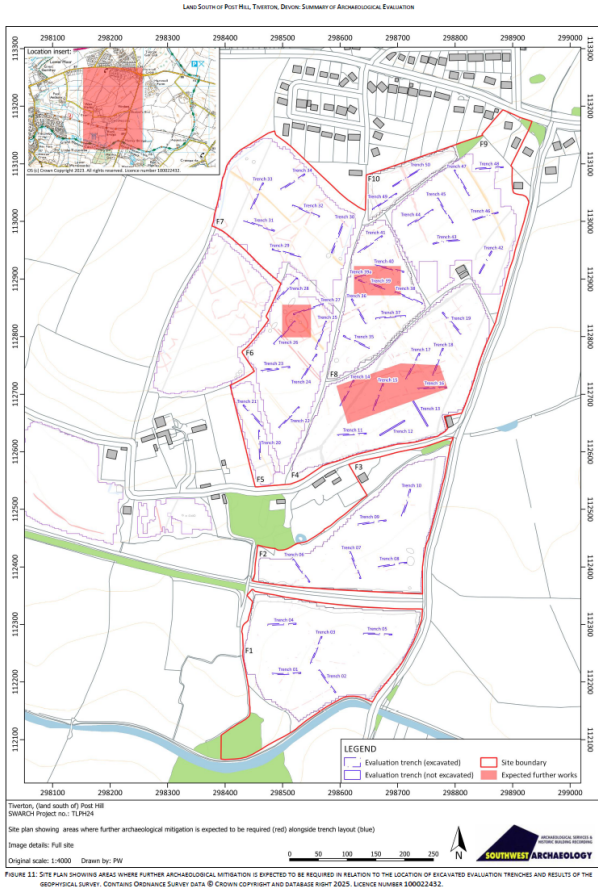
Area B has several historic remnant field boundaries, creating irregular shapes with strong hedgerows. As part of grounding a development in its setting, working with existing historic features can aide in delivering a place with context and meaning.

Below ground archaeology has also been considered, with a total of 48 xc.50m trenches and one c.20m trench targeted geophysical anomalies identified by the preceding surveys.

The evaluation largely validated the results of the surveys, identifying a total of 65 archaeological features which confirm the presence of a possible prehistoric (Neolithic) barrow or later settlement enclosure; a series of other prehistoric (Iron Age) to Romano-British settlement enclosures; and phases of prehistoric to medieval and post-medieval field-systems.

The archaeological potential for much of the site is low (field F1-F2, F5, F9-F10), both the geophysical surveys and evaluation trenching indicating only restricted archaeological potential. Further intervention has been identified as unlikely to be particularly rewarding. The remaining parts of the site, however, are considered of moderate or high potential (within fields F4 and F6-F8) and though none of the identified features are of Schedulable quality, these areas of prehistoric and Romano-British activity are of local and regional significance and it is expected that further archaeological mitigation will be required in these areas.

The results of these studies has informed the evolution of the masterplan.



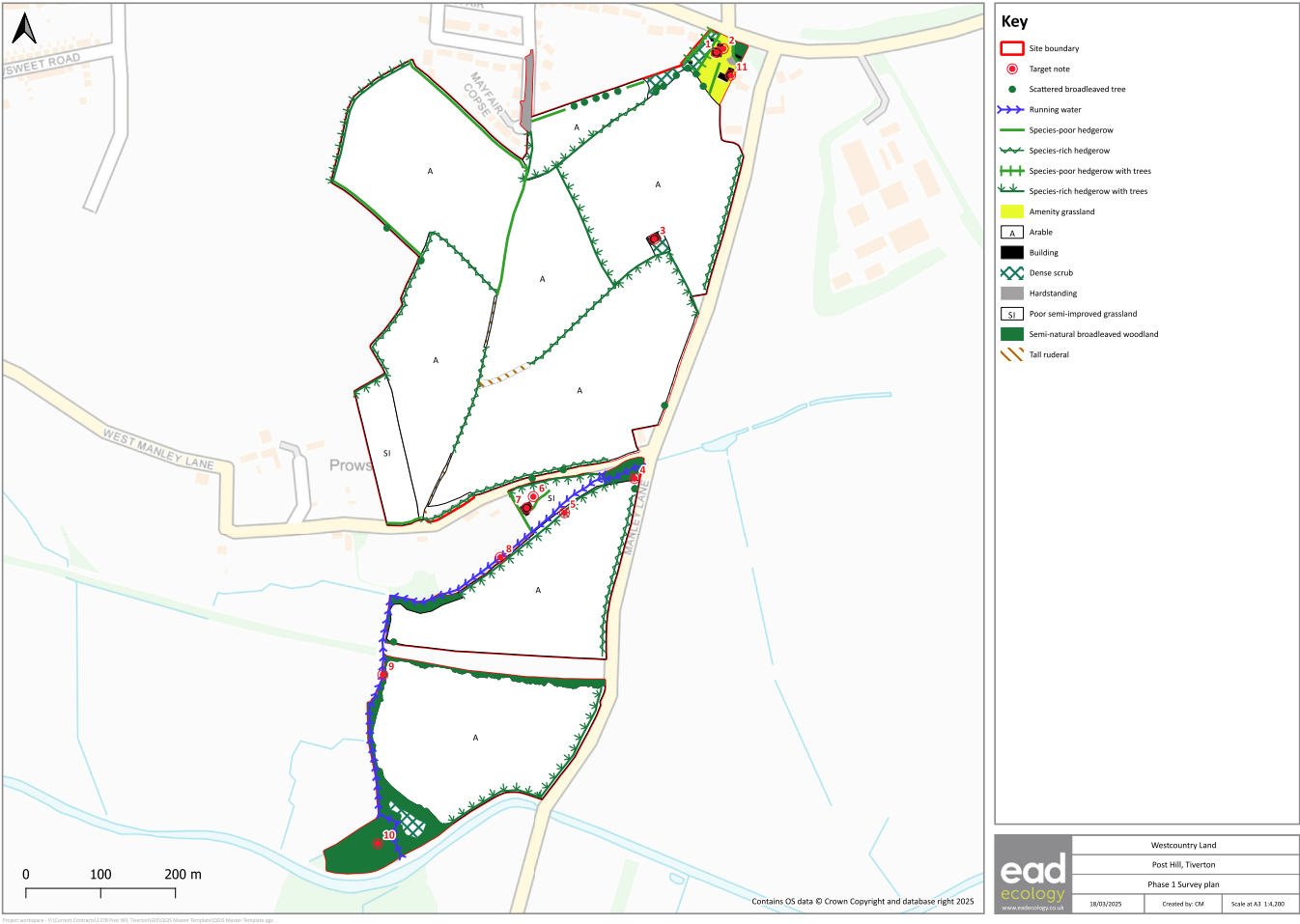
4.4 Opportunities and Constraints

Ecology and Arboriculture

Since the adoption of the SPD, Biodiversity Net Gain has become a major design influence. Responding to this and evolving the masterplan with nature in mind, sits comfortably with the wider aspirations of the vision for the site.

The surveys undertaken have identified a number of protected and notable species and habitats. Of these the Tidcombe Fen SSSI and its catchment, the Grand Western Canal County Wildlife Site (along part of the southern boundary), dormice, protected birds and bats, badgers and the native species rich hedgerows are most important. A number of veteran trees are within the extensive network of hedgerows and within fields.

It is considered that development of the site could achieve the mandatory Biodiversity Net Gain requirement of 10%, and that compliance with national/local biodiversity planning policy and wildlife legislation could be achieved.



4.4 Opportunities and Constraints

Area B

Area B is outlined in red, with the existing consented development areas within Area A shown.

1. Area B starts with a plateau area at the north west, then falls to the south-east, with some sections steeper than others. Consider the three dimensional form of the development from views in from the south,
2. The site is an irregular patchwork of agricultural fields defined with historic boundaries of hedgebanks containing individual or linear groups of trees. Consider their relationship to development - what function and role should they play? Consider the role of these features with regard to ecology, landscape and amenity.
3. The acquisition of two plots on Post Hill gives an opportunity for the principle route from Area A to join the local Post Hill / Blundell's Road corridor. This was not an option in 2016 within the Adopted SPD,
4. Mayfair, to the north of Area B is not suitable for a significant number of additional vehicular movements. It is suitable as a pedestrian and cycle link serving Area B,
5. Carefully consider the relationship of West Manley Lane, the historic buildings, ecology and landscape along the southern boundary,
6. Explore options of connecting to pedestrian links to Manley Lane, West Manley Lane, and consider current and future connectivity.



4.4 Opportunities and Constraints

Area B

Area B is outlined in red, with the existing consented development areas within Area A shown.

1. Opportunity to connect to Post Hill through the acquisition of two detached homes and gardens.
2. Opportunity to create a through linkage across the entire southern half of the EUE.
3. Opportunity to work with the guidance in the TEUE Design Guide - to establish a linear pattern of development along this new connection.
4. Opportunity to utilise the existing infrastructure and historic field pattern as a green frame to the residential development.
5. Opportunity to realign the Initial Masterplan connections across the site to integrate with existing green infrastructure.
6. Opportunity to provide enhanced recreation and sports facilities in the southern part of the site.
7. Opportunity to provide future linkages to the south, east, the north and the Sustrans route, (Blue represents vehicular, green represents pedestrian and cycle).
8. Opportunity to establish a buffer to existing homes on Mayfair.



4.4 Opportunities and Constraints

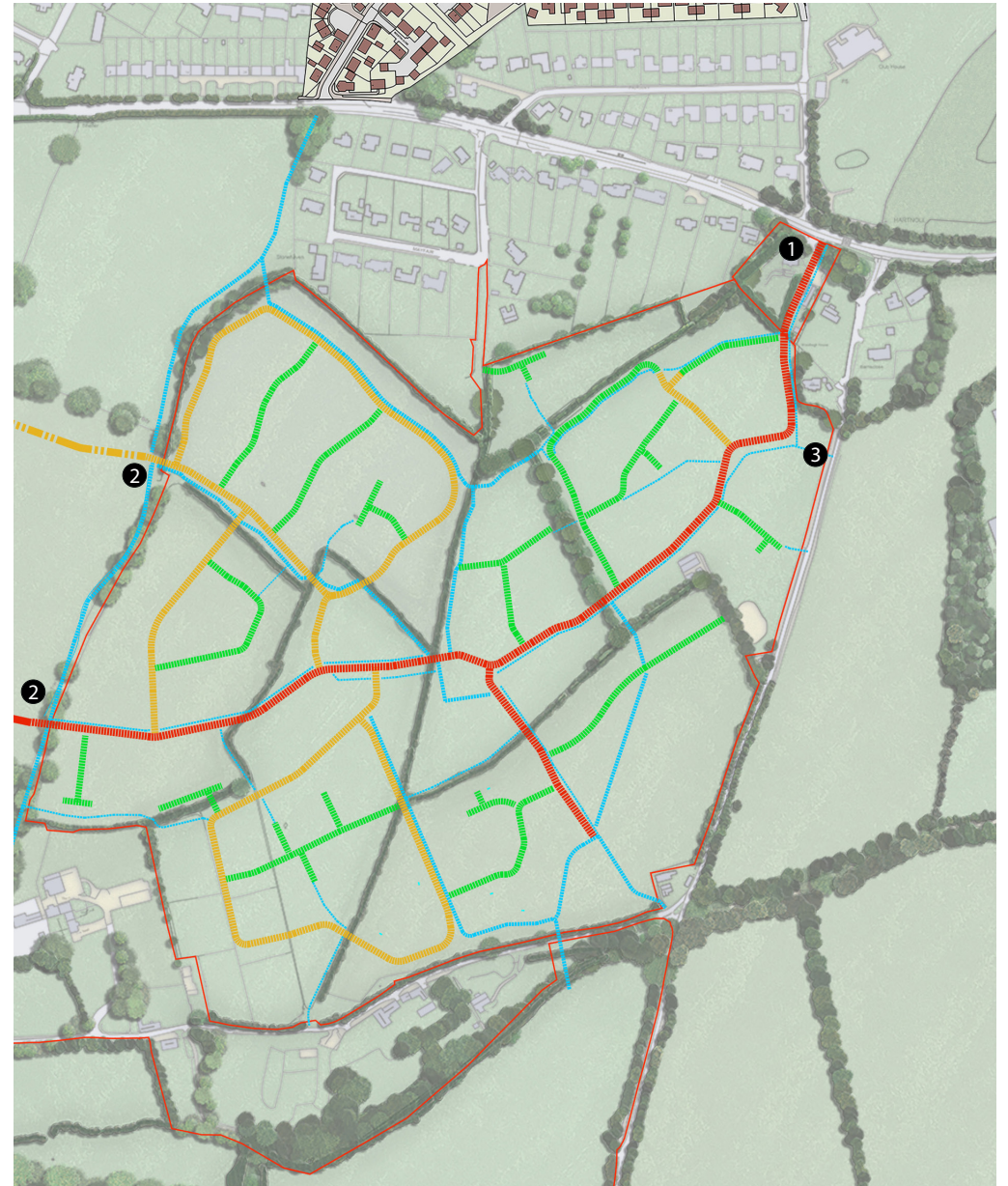
Access

In the 9 years since the Adoption of the SPD, new opportunities have arisen to further connect Area B with the wider community.

The initial concept movement plan, prepared for the Public Consultation, is shown here.

The acquisition of two detached homes and gardens on the south side of Post Hill has presented an opportunity for enhanced connections across Area B; providing opportunity for a connected through route between Area A and B (2) on to Post Hill (1).

This opportunity for additional connectivity opens up future possibilities for public transport to move through Areas A and B, Post Hill and Blundell's Road. It would be prudent to ensure that future connections to the east are considered (3) in the interest of good planning.



4.4 Opportunities and Constraints

Drainage

The development area within Area B falls outside areas at the risk of flooding, with Area B outlined in red.

The scale of the proposal will have the potential to increase surface water runoff. A series of attenuation ponds and swales are proposed along the southern boundaries as part of a Sustainable Urban Drainage scheme. This scheme will use methods and best practice to reduce water run off and improve water quality.

The Alsa Brook (1), and its flood plain meanders through the south of the site, north of and broadly parallel with the SUSTRANS route which makes use of the former railway line, and is indicated here in blue (2).

Tidcombe Fen

Tidcombe Fen Site of Special Scientific Interest (SSSI) is a wetland habitat and a catchment area - both are very sensitive to hydrological change. This adjoins the Area A on its western boundary. Any development would need to take account of the hydrological characteristics of the Fen.



4.5 Community Consultation

Public Consultation

November 2024 - January 2025

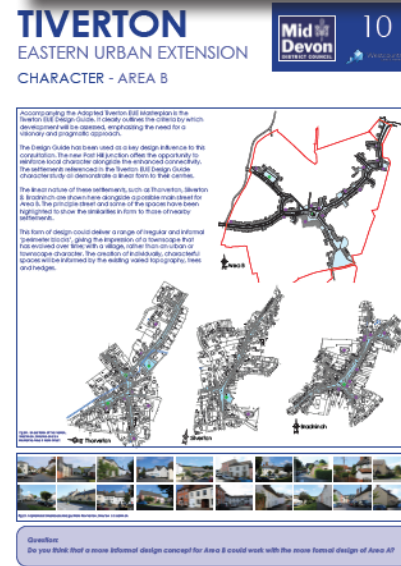
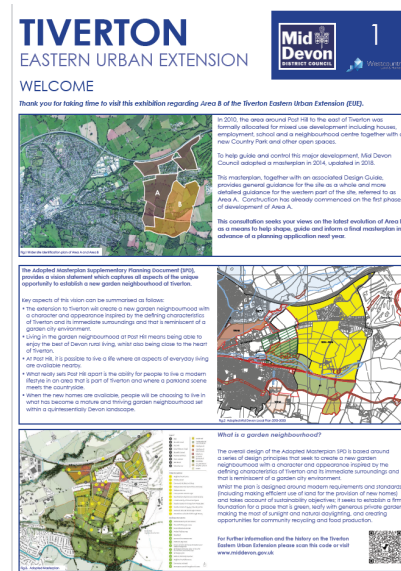
The evolving masterplan for Area B underwent public consultation during the period of 20th November 2024 until 10th January 2025.

The consultation comprises a series of physical drop in events alongside all the information contained on the 11 boards on the Mid Devon website. Feedback forms were available, and the information from these was collated.

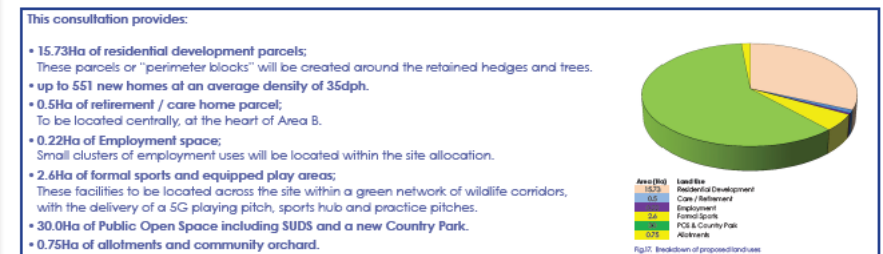
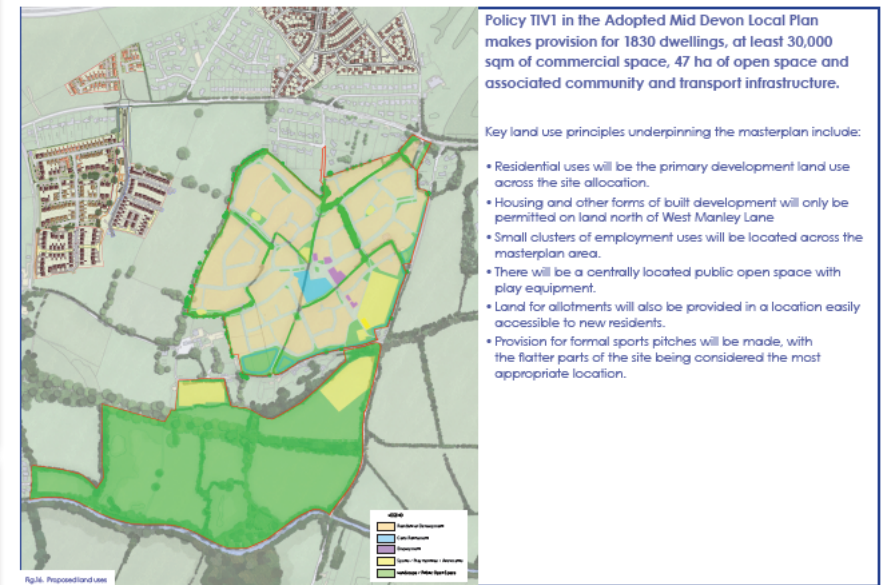
A request for a buffer strip to the new homes on Mayfair, no or very limited use of Mayfair for vehicular access, changes to the design of the proposed access onto Post Hill, concerns regarding the location of sports pitches south of West Manley Lane including vehicular access and parking for them.

Positive feedback included: The proposed open spaces and confirmation that there should be no built development south of West Manley Lane.

A parameters plan has been produced incorporating the feedback.



TIVERTON EASTERN URBAN EXTENSION LAND USE & THE AMOUNT OF DEVELOPMENT - AREA B



Questions:
What are your thoughts about the amount and spread of land uses across Area B?
Have you any comments on the proposed locations of sports, play and allotment space?

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"The old village homes of England are a precious heritage of the past.

These buildings are fraught with an appeal to the mind and have a significance deeper than is conveyed by mere terms of stone, of brick, of timber"

"The Village Homes of England"

Sydney R Jones

The Area B Masterplan

Section 5



Area B Masterplan Parameter Plan

Legend



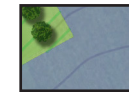
Redine Boundary of Area B



Residential use



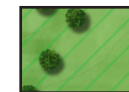
Mixed Use - Employment and Residential



Mixed Use - Employment and Retirement / care



Sports and Recreation



Countryside Park

Urban Interventions

- ① New junction onto Post Hill
- ② Connection to Area A
- ③ Linear main street
- ④ Village square
- ⑤ Pedestrian / Cycle Link
- ⑥ Future Link

Landscape Interventions

- ① Retained hedgerows
- ② Sports / Play
- ③ Sustrans cycle route
- ④ Woodland
- ⑤ Allotments
- ⑥ Countryside Park
- ⑦ Sustainable Drainage

5.1 The Area B Masterplan

Parameter Plan

The Area B Masterplan

The Parameter Plan has been produced in response to the sites' context, updated site information and application of the design principles set out within the Adopted SPD. It is 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.

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

Terms of the parameter plan

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

The Area B Concept

The design concept for Area B could be described as a "village character", which takes its cues from the surrounding settlements, such as Silverton, Bradninch and Thorverton.

The built form of Area B will be more 'organic' than 'planned' and will provide a linear pattern of development along its principle route that is intended to connect to Area A. In this way, it can respond positively to the sites topography, existing historic field patterns and green infrastructure to enable places, streets and buildings to present a gentler organic character.

There is a clear ambition for a principle route that will connect between Post Hill and Area A and that it will be accessible to public transport.

These design aspirations have influenced the siting of the key land uses and activities and the connections between them. Where routes align, both for movement and ecology, there is an opportunity to strengthen the route and where they are separate, opportunities to create more memorable spaces, both green and in built form.

The evolved Area B masterplan aims to deliver:

- Sense of enclosure within the residential core
- Continuity of frontage to the main street
- Variable street widths
- Simple buildings with subtle variations
- Evidence of organic growth - broad range of building types
- Variations in plot frontage relationships to the street
- Incidental pockets of green space
- Countryside glimpses beyond urban form
- Connected, leafy, green car-free routes



5.2 The Area B Masterplan

The Design Concept

“Village Character”

The design concept for Area B, is being referred to as a “village character”. This concept was evolved from a reflection of the way in which the inspirational settlements within the Design Guide formed and then evolved. This organic process was applied to Area B, with the masterplan evolving in a traditional linear form around the line of the east-west connective street from Post Hill in the east through to Area A in the west.

This presented an opportunity to deliver an informal organic character, with homes interspersed within a connected patchwork of trees and hedgerows. This organic form enabled the retention and enhancement of the existing hedgerows, a defining feature of the site, and used them as structural elements to create irregular and individual development parcels.

The built form is strongest along the main internal routes, softening around its edges. Housing along the main street presents a strong sense of enclosure through the use of built form, reflective of the main streets within the Design Guide study settlements.

As observed within the study settlements, buildings should present a simple form with a degree of articulation to reflect organic growth along the streets.

Across Area B, buildings are mainly two storey in height, but to deliver an organic feel, eaves heights should vary, some roof spaces should be utilised to create a varied roofscape, and with taller buildings located in key areas, to aide wayfinding or increase the sense of enclosure. Built form will be a range of terraced, semi-detached and detached, responding to the degree of enclosure needed within each area of micro-character. Houses should front onto all public spaces to provide natural surveillance.

Around the edges of the site, it is envisaged that it will be mainly detached houses fronting onto the green edges of the site, with their heights considered as part of the wider streetscape and presence of existing landscape features. The intention is to feather the built form into the wider countryside.

In general the density of the site will range from 45dph to 15dph. Higher and lower density ranges will need to be justified through design coding and aspirations for place-making. The sense of enclosure will be of great importance

in defining the character of the spaces and places being created. In this respect, density will vary but it can be assumed that density along the principle street will be within the higher range and density towards the edges of the site will be in the lower range.

To the south, pedestrian and cycle connections link the developed areas with the natural spaces of the wider countryside and future countryside park, as well as a new linkage to the Sustrans cycle route. The route of the drovers track separates Area A from Area B, and pedestrian linkages onto this route enable its use to connect with the neighbourhood centre.

As defined within the Adopted SPD, Area B is predominantly identified for residential use with some satellite employment spaces, ideally located within the mini-centre as a cluster of mixed use to add vibrancy. Other land uses include sports pitches, allotments, community orchards, play areas and informal open space.

Strategic landscaping, in the form of village greens, small copses of trees, enhanced hedgerows, both new and existing to provide a connected patchwork across the site.

5.2 The Area B Masterplan

The Design Concept

Hierarchy of Streets

Clarity in the hierarchy of the streets will be important in establishing a richer townscape and for making it easier for people to orientate and find their way around. The resulting development should be permeable - providing lots of choices for pedestrians and cyclists to move around - and legible - with lots of memorable and recognisable spaces and places.

A main street capable of serving public transport, with the scale of the streets diminishing away from this main street. Car free pedestrian and cycle routes will connect all the spaces within and around the site. These routes will be attractive, direct, green and safe for all users, changing in scale and character from the linear “main street”, through to car free cycle routes that inter-wind and connect the site with its surroundings.

This movement framework combined with the retained and enhanced landscape features creates the opportunity for the creation of attractive, memorable places.

This masterplan has been refined so that the development of Area B can respond to the specific character of Tiverton and its locality. There are many features of the site that have been incorporated into the masterplan to ensure that the new development is established out of the character and qualities of the existing features.

One of the strongest existing features within the development parcels of Area B is the network of existing hedgerows. Retention and enhancement of these historic boundaries offers the potential to ground the development in its context, and retain an echo of the sites former agricultural use.

The proposal also respects the existing dwellings on Post Hill, Mayfair and on West Manley Lane, through separation and the addition of landscape buffers.

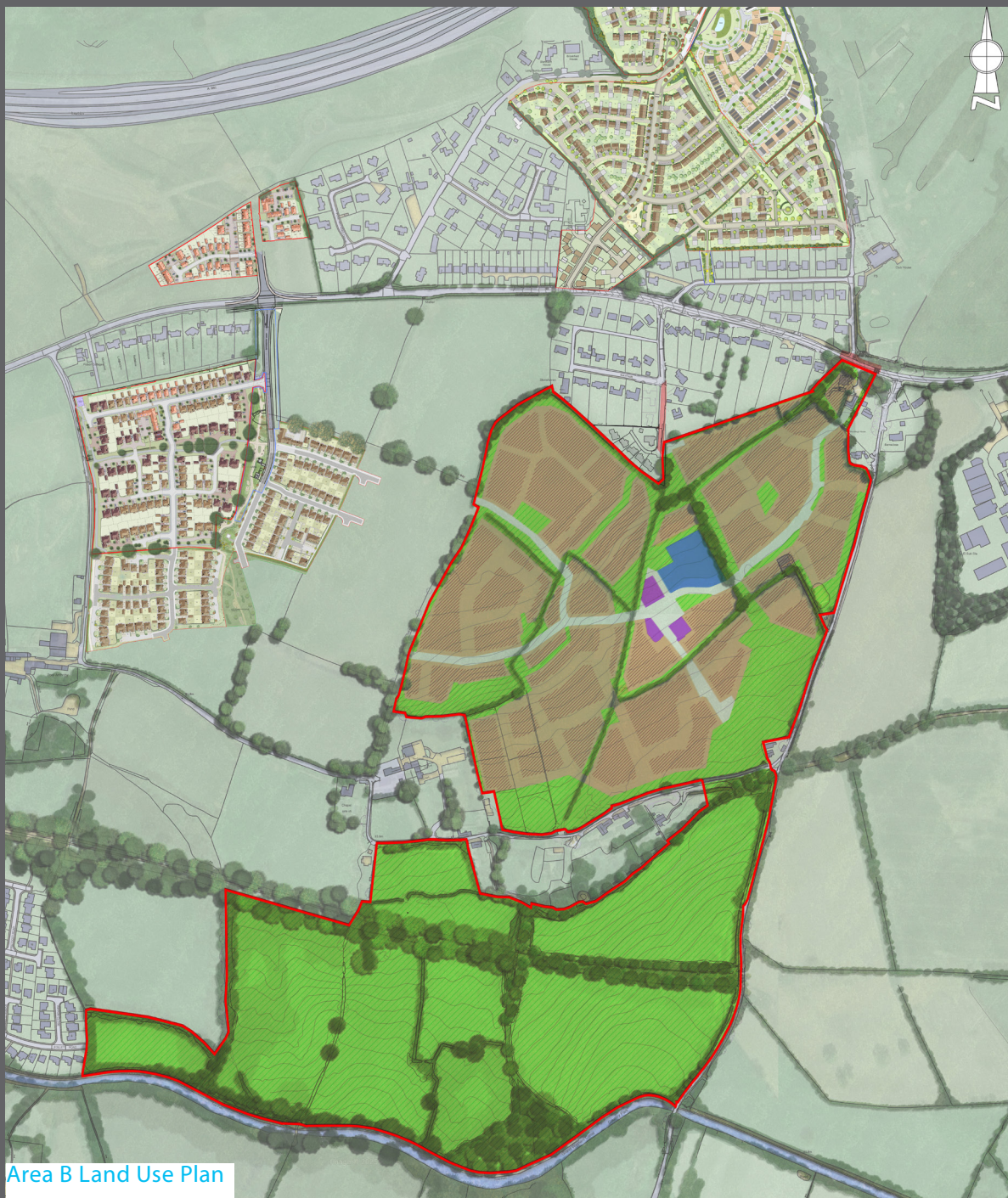
Changes in density are an important structuring element that contributes to the sustainability of the settlement, reinforces the sense of place of character areas across the neighbourhood, and ensures that there is a variety and balance of housing types throughout. Density will be higher at the key intersections and lower when close to the site edges. Higher and lower density ranges will need to be justified through design coding

The parameters plan continues the principle of centre to edge of the SPD and Design Guide, with densities ranging from 45 dph along the “main street”, reducing outward towards to the sites edges of around 15 dph.

The proposed densities would enable a townscape and landscape to be structured with a strong village character.

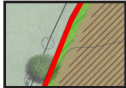

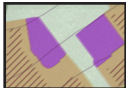
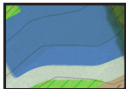
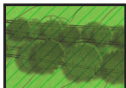
Making the most of local features

Changes in density



Area B Land Use Plan

Legend

-  Redine Boundary of Area B
-  Residential use
-  Mixed Use - Employment and Residential
-  Mixed Use - Employment and Retirement / care
-  Green infrastructure

5.3 Amount and Use (land use budget)

Land Use Budget

The masterplan 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 Area B:

The land uses are distributed so that within Area B the mini centre and employment areas are in easy walking distance of housing;

The new connection linking Post Hill through to Area A enables greater permeability and potential access to public transport

Housing is arranged in different densities with the highest near the main streets and lowest furthest out;

Opportunities are provided for community food production close to home;

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;

Amount of Development

The amount of development proposed is indicative, but has been considered to provide for a balanced mixed community whilst making the best use of land.

The overall Area of Area B is 54.80Ha.


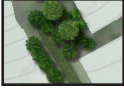


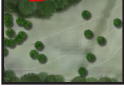
Within this, the Area B masterplan provides a total of 32.95 ha of open space, including the countryside park, formal sports pitches and play areas, informal recreation spaces, ecological habitats and community growing spaces.

The remaining land area of 21.85 ha would provide up to 650 new homes and associated infrastructure, including retirement and mixed use buildings in a density range from 15dph up to 45dph that will be justified through design coding.








Tiverton Eastern Urban Extension		
Land Use		Total
Red Line Area	54.80 ha	21.85 ha
Residential inc. Infrastructure	21.11ha	
Mixed Use (Commercial & Residential)	0.19 ha	
Mixed Use (Commercial & Retire / Care)	0.55 ha	32.95 ha
Public Open Space	30.46 ha	
Allotments	0.26 ha	
Formal Sports	2.23 ha	



Legend

-  Redine Boundary of Area B
-  Woodland Copses
-  Retained and Augmented Hedgerows
-  Sports Pitches
-  Countryside Park

Landscape Interventions

-  Retained hedgerows
-  Sports / Play
-  Sustrans cycle route
-  Woodland
-  Allotments
-  Countryside Park
-  Sustainable Drainage

5.4 Landscape and Open Space

Landscape and Public Open Space

The SPD outlined the defining feature of the garden neighbourhood will be *“the extent and quality of public open space within the developed areas and the extensive multi-use parkland that wraps around the southern boundary of the scheme incorporating the area of Green Infrastructure.”*

This masterplan for Area B fully embraces this approach within the developed area, through working with the vast majority of the sites green infrastructure - its hedgerows and trees, incorporating them into the structure of the site, augmenting and enhancing them so that they help define the character of this area.

Public open space is provided both within and outside the developed area. The masterplan provides for a range of spaces, from formal sports pitches through to informal recreational spaces, and areas designed for nature.

The developed area itself will reflect this green and leafy village character, embracing the best aspects of the study settlements and principles of the Adopted SPD.

The southern edge of the developed area has been pulled further north, enabling a larger separation from West Manley Lane, whilst the location of new playing pitches pulls development further away from the sites boundaries.

The playing pitches are proposed in two locations, with the northern pitch being a 4G playing surface with lighting and changing facilities, whilst the two smaller southern pitches will have a natural grass surface without lighting.

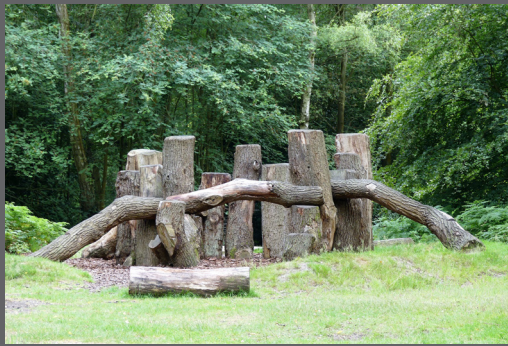
As the development style is now more reflective of the organic growth of a village, the streetscapes will have a more informal character, building lines will be varied with incidental pockets of green space interrupting the built form. The most significant landscape features - the sites hedgerows, are actively incorporated into the masterplan. These assets performing several roles, such as ecological corridors, landscape features, and for residential amenity. To help create a “rural feel”, as mentioned in the Adopted SPD, some hedgerows are used to define residential parcels. The outlook from some of the rear private gardens will be onto a natural green boundary, where nature can be observed. To ensure the longevity of these boundaries, they will be contained within managed areas.

Within Area B, the network of green spaces provides car free connectivity across the site, enabling attractive safe routes out from the neighbourhood centre in Area A out towards the recreational facilities of the sports pitches and countryside park.

Strategic planting

There will be a number of areas of strategic planting across the allocated area. These include:

- **Landscape buffer planting between existing housing at Post Hill and the proposed residential areas;**
- **Strengthening of hedgerows and other landscape features and habitats;**
- **Pockets of woodland and small copses of native trees.**
- **Areas of ecological mitigation**



5.4 Landscape and Open Space

Parkland

This Masterplan continues to provide the wider “parkland” - attractive public green spaces, as envisaged within the Adopted SPD, with a subtle evolution.

The green infrastructure connections and green routes within the developed parts of Area B now respond and incorporate the existing north-south landscape features, and these spaces are supported with a more organic, village form of development.

The linear east-west swathe has been replaced with a more informal patchwork approach, knitting copses of planting with village greens, hedgerows and new homes.

These green areas comprises a range of open spaces including; informal areas for play and recreation; new and enhanced existing hedgerows; landscape dominated car free routes around and across the site; pocket greens; formal play areas; flat landscaped areas and steeper areas such as the landscaped spine that cuts up from Manley Lane towards Mayfair; attenuation ponds and other SUDS features; allotments and orchards; all designed to provide easy access from all parts of the community.

Countryside Park

This masterplan still includes a countryside park within the area south of West Manley Lane as envisaged within the Adopted SPD, providing a landscape resource comprising: wetland areas; woodland areas; retained veteran trees; meadows and public access.

This public space will provide a range of spaces to accommodate nature and recreational use. It is envisaged that the specific design of the countryside park and its future management will be subject to a detailed planning application with the involvement of all stakeholders. The eastern end of the countryside park is proposed to contain additional public recreational sports pitches and a new cycle link to the existing Sustrans route along the former railway line.

Tidcombe Fen

Tidcombe Fen is a Site of Special Scientific Interest (SSSI). It is a rare type of wetland habitat comprising a variety of rare flora.

This masterplan seeks to take account of the environmental and ecological sensitivities of the Fen.

It will need to be demonstrated at the application stage that the SSSI and its hydrological catchment area will not be adversely affected by development. The plan is designed in mind of the Fen, its catchment, the Alsa Brook and the marshy areas to the south of the site that feed the wetland.

Delivery and Management

Planning applications will be expected to demonstrate how green infrastructure areas will be managed and maintained. Specific arrangements may vary according to the type of space and its function but are expected to include access and management agreements with landowners and the creation of a management company.

Local organisations may also come forward to manage some of the areas for public benefit.

It is important that the delivery of green infrastructure areas takes place in step with the development. It is envisaged that the eastern end of the countryside park, on land controlled by Westcountry Land, will be included within the initial planning application on Area B.



Legend



Denotes boundary of Area B



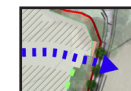
"Main street"



"Secondary street"



Pedestrian / Cycle Route



Potential Future Link - reserved space

5.5 Movement

Movement

The plan 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. The masterplan retains the walkable neighbourhood principles where all facilities are within easy reach of all houses. The development retains a focus upon the neighbourhood centre and buses connected to the wider town will be available from here, and with the addition of the internal loop, potentially closer to the remainder of the site.

The neighbourhood is positively connected to a number of strategic pedestrian and cycle routes. The development site is in an accessible location in relation to amenities and facilities in the Tiverton and as such is considered to be in a sustainable location.

The new junction is partially completed from the A361. This provides additional capacity and enable access to the employment sites in the north west of the area. Its early delivery (in part) acts as a primary access for construction vehicles.

Within Area B, there is a clear hierarchy of streets, with the main street following a natural course across the site and across the contours of the slope. From this street, lower scale secondary streets serve the main residential areas, and also a secondary link into Area A as well as the sports facilities.

The site is well traversed with car free cycle and pedestrian routes, sitting in green leafy corridors. These routes provide good connections across the site, whilst around the edge of the site, perimeter footpaths connect with the wider community and provide green recreational routes.

Mayfair

The masterplan identifies the existing street network on Mayfair as being suitable for a pedestrian and cycle connection, integrating communities. The masterplan considers this existing street is suitable for serving a small number of homes but provides no through connection for vehicular use. This access and its level of use will be subject to a detailed planning application.

Local connections

This masterplan connects to the eastern end of Post Hill, establishing a through connection, on what was essentially a vehicular cul-de-sac within Area B. The new connection on to Post Hill has facilitated the linear form of development conceived for Area B. The new connection on to Post Hill creates a more modest secondary point of access into Area B, contrasting with the major junction adjacent to the neighbourhood centre within Area A. This contrasts with the more formal and planned entrance in Area A.

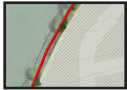
Future connectivity has also been considered, with the masterplan accommodating options for wider connections that may be required in the future. This is a sensible design response that may avoid a lack of connectivity ensuring that any opportunities arising in the future are well connected, integrated and successful



Area B Character Plan



Legend



Denotes Area B Boundary



Denotes Linear Street Character

5.6 The Character of Area B

The Existing Adopted SPD

The Adopted SPD masterplan was sub divided into eight areas that had a distinctive character of their own and which would come together to define the wider whole. Whilst it is important that the neighbourhood has a continuity and definable sense of place, the character areas respond in different ways to their particular role and location within the development.

The SPD Masterplan addressed Area B with a single character, referred to as Character Area E. This was summarised as:

"This predominantly residential area falls between the residential core and the park edge and includes the south east area, large sections of which front onto the parkland. Housing will be designed to be at lower densities comprising mainly semi-detached and detached properties with gardens. The housing edge will be softened to feather into the greenspace beyond."

Area B

This masterplan also has a singular overriding character, and following the masterplanning exercise it became one of a "Village Character", that covers the whole of the development parcel of Area B.

This character has a linear form along its "Main Street". This is a primary link between Post Hill and Area A, along with a secondary route from the south-eastern corner of the site towards the neighbourhood centre in Area A. The intersection of these two routes creates an ideal opportunity for a mini-centre where a mixture of land uses could be sited. Recreational facilities including the provision of sports pitches are located at the lower, flatter areas of the site, whilst space for sustainable drainage is provided at the lowest part of the site.

Within the overall village character, there will be localised pockets of micro-character – recognisable spaces defined with perhaps buildings of individuality, pocket greens, changes in scale or groupings of buildings of a similar elevational style - located along the primary street, around major nodes, at gateways and around the edges.

Delivery

To help guide, shape and deliver the development, it is proposed to prepare an element of design coding within the next stage of the planning process.

It is envisaged that this design code will cover:

Street typologies / Street enclosure and density / Edge and Node responses / Gateways / Landscape forms / Green Infrastructure / Heights and massing / Boundary treatments / External Materials.

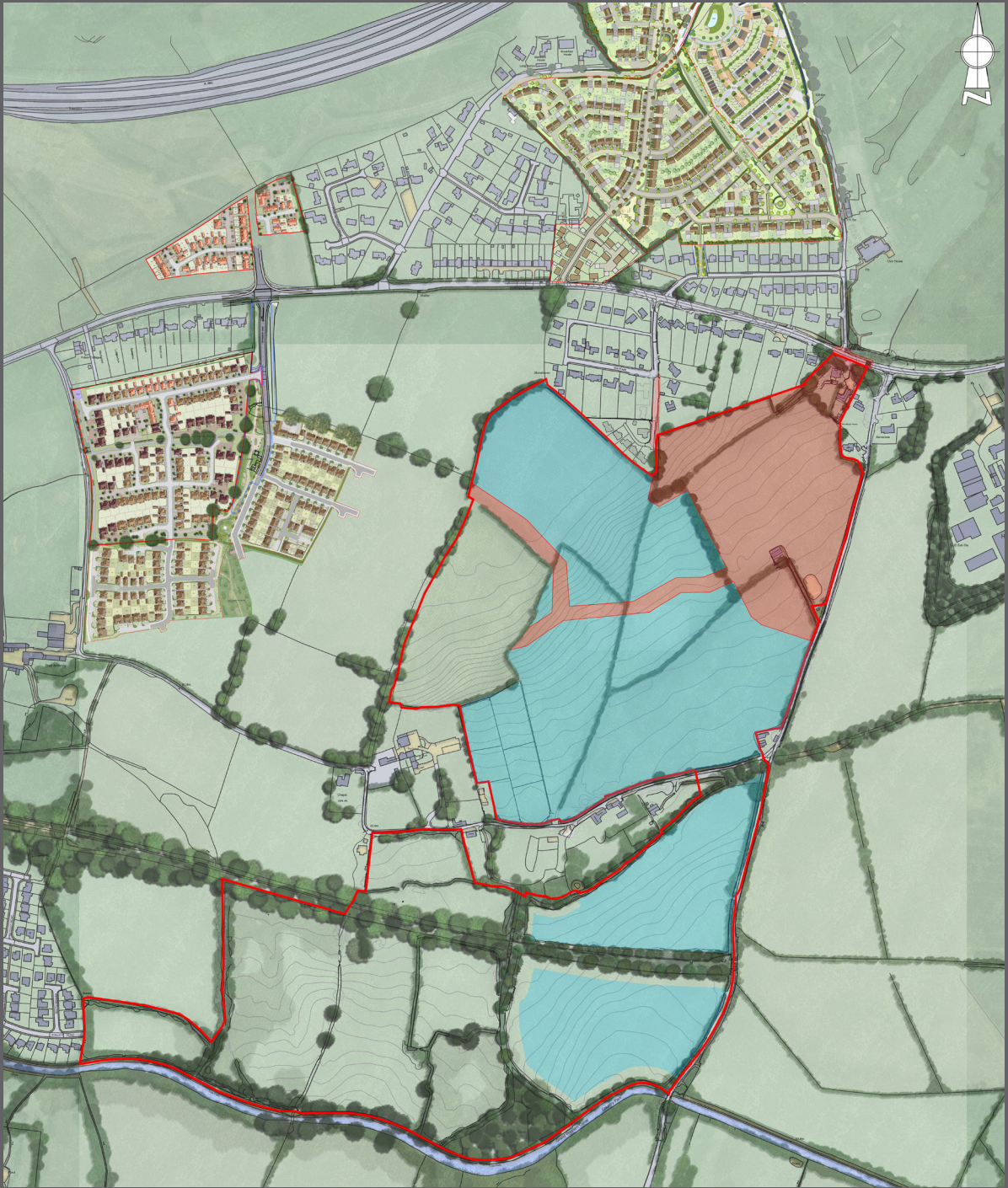
This approach will ensure that all future applications within Area B deliver a consistency across this site, unifying the spaces but also enabling an appearance that has grown over time.

“to significantly boost housing delivery we must close the gap between the amount of land allocated and permissioned and the number of homes being completed”

Matthew Pennycook
Minister of State for Housing and Planning
2nd June 2025

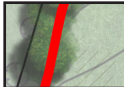

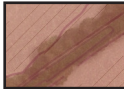
Delivery

Section 6



*The National Design Guide
The ten characteristics of well-designed places*

Legend

-  Denotes boundary of Area B
-  Denotes Area to be submitted with Outline details (Hybrid Application)
-  Denotes Area to be submitted with full details (Hybrid Application)

6.1 Delivery

Phasing

The development of Area B is planned to begin with a hybrid planning application, comprising of an Outline Application to cover the entire area owned or controlled by Westcountry Land, with the initial phase of homes, and associated infrastructure being submitted as a detailed application at the same time, as a Hybrid Application.

The detailed area will include the drainage works, highway design taken to the site boundaries, strategic landscaping as well as the initial phase of approximately 160 new homes.

The remaining area covered by the Outline part of the Hybrid Application will be divided into approximately 3 remaining phases for future Reserved Matters applications.

The initial planning application on Area B will be accompanied by the submission of a Design Code to address the entirety of Area B.

Design Quality

A Design Code for Area B is to be prepared in accordance with the Guidance contained within the National Design Guide and National Model Design Code, and will draw upon the ten characteristics that work together to create a well-designed place.

Scope of the Area B Design Code

The Adopted SPD, the Design Guide and this masterplan comprehensively provide the background and context to this site, and have expressed areas of location, movement, land uses and an overall vision for the Urban Extension. This vision is fully supported with overarching guiding principles, and it is this design framework that enables the preparation of a specific Design Code that will be focused towards a characterful place that nurtures and sustains a sense of community whilst addressing environmental issues and climate resilience.

Future Area B planning applications will be expected to demonstrate compliance with this Code, as well as the wider Adopted SPD, and other guidance.

In terms of Character, the Design Code will draw upon the inspirational settlements considered in the Design Guide and this masterplan, and address the elements that comprise character generation.

These elements may include the following topics, bearing in mind that they are all interrelated;

Movement; at the localised level: considering connections; street typologies, street hierarchy, active travel and integration within the hierarchy of public spaces.

Nature; considering the integration of green and blue infrastructure across the site, its functions (Play / Recreation / Sports / BNG / Landscape / Ecology / Drainage / Well-being & Amenity) and its role in and its role in supporting connected, multifunctional, rich and diverse habitats at street and household level.

Built Form; addressing aspects of density, mix of uses, building typologies, their use and role within the street, scale, height and proportions, frontages and boundaries, external materials, security, privacy and natural surveillance, storage of vehicles and cycles, street enclosure, built form articulation and roofscape.

