

**Scrutiny Committee**  
**13 March 2017**

**Update on Tiverton Town Centre Regeneration and Enhancement Masterplan**

**Cabinet Member** Cllr Ray Stanley  
**Responsible Officer** Nick Sanderson, Head of Housing & Property Services

**Reason for Report:** To update Scrutiny on the current position in producing a Tiverton Town Centre Masterplan.

**RECOMMENDATION:** That Scrutiny notes the contents of the report.

**Relationship to Corporate Plan:** A thriving economy is one of the Councils key priorities in the Corporate Plan.

**Financial Implications:** The preparation of the masterplan is funded within the Capital Programme.

**Legal Implications:** None from this report.

**Risk Assessment:** A full risk assessment will be undertaken on any projects identified within the master planning scheme as they are developed.

**1.0 Introduction**

1.1 The Council as part of 'Tiverton Regeneration' project initiation document agreed to produce a masterplan for the Tiverton Town centre. The rationale being that the key to delivery of a regeneration project is the development of a masterplan to guide the process and act as a blue print for the development of the area.

1.2 Mid Devon District Council issued an invitation for expressions of interest for the preparation of a vision, regeneration masterplan and outline delivery plan for Tiverton Town Centre in August 2015. This required consultants to demonstrate the following experience and skills:

- That they have undertaken similar master-planning exercises in towns comparable to Tiverton in the last 5 years
- Urban Design and Land Use Planning
- Town Centre Regeneration
- Public Realm enhancements including traffic movement and links
- Public participation and engagement

Consultants were required to submit up to 3 case studies and to demonstrate how each case study met the 5 criteria above (with each scored in equal proportion). The consultant submissions were subsequently scored.

1.3 The top scoring 4 consultants meeting the above criteria were invited to prepare a full priced submission. Three were subsequently received and reviewed.

## **2.0 Current position**

- 2.1 Following the receipt of the full priced submissions, Officers reviewed not only the submissions, but also desired outcomes from the commission. The Council wished to make changes to the brief to increase its scope and gave the 3 consultants that submitted full priced tenders an opportunity to amend and resubmit in light of these changes.
- 2.2 Following receipt of the revised tender submissions WYG Group were engaged to produce the Tiverton Town Centre Masterplan.
- 2.3 The project will be undertaken in two phases, detailed below:

### **Phase 1**

Phase 1 - involves a comprehensive analysis of Tiverton and in particular the role and function of the town centre and it's potential for regeneration and repositioning to foster economic growth. Phase 1 will also include option proposals setting out the subject, scope and potential content of the masterplan. This will include the reviewing the evidence base i.e. retail studies, heritage studies, land use surveys, etc, and analysis of its position within Mid Devon as a whole and competition regionally to identify Tiverton's unique selling points. It will also include time for a 6 week public consultation and stakeholder consultation and meetings. The delivery timetable for this is expected to be 3 to 4 months.

### **Phase 2**

This will include preparation of a draft masterplan document, including publishing the evidence base on the web site. The draft will be subject to 6 weeks of public/stakeholder consultation. A final masterplan to be prepared following the consultation period for consideration and adoption by Cabinet and Council. The delivery timetable for this is approximately 6 months.

- 2.4 As it is the intention that the document is adopted as an SPD, consultation will need to follow Mid Devon's Statement of Community Involvement (SCI), in particular SC14 and SC15. The SCI was adopted in October 2016.

## **3.0 Project Timetable to date**

- 3.1 Project inception meeting- Complete
- 3.2 Agree consultation strategy- Complete
- 3.3 Agree project outputs – Complete
- 3.4 Agree SPD project plan – Complete
- 3.5 Review Evidence base – Complete (also to have on-going review)
- 3.6 Focussed stakeholder engagement – off target

Note: Completion of the Focussed stakeholder engagement is currently off target due to some stakeholder meetings being poorly attended. A reworked strategy to get 'buy in' is currently being drawn up.

3.7 The proposed timetable for the commission agreed at tender stage is as follows:-

- 7<sup>th</sup> October 2016 – Invitation to amend full priced submissions issued to the 3 consultants
- 21<sup>st</sup> October 2016 – Revised full priced submissions received (12 noon)
- 11<sup>th</sup> November 2016 - Contract awarded
- Evidence gathering, including consultation/stakeholder meetings)
- Planning Policy Advisory Group presentation approx. 3 weeks before Cabinet
- 30<sup>th</sup> March 2017 (Cabinet) - Masterplan Issues/Options
- (Consultation/stakeholder meetings)
- Planning Policy Advisory Group presentation approx. 3 weeks before Cabinet
- July/August 2017 (Cabinet) - Draft Masterplan agreed for consultation
- (Second consultation 6 weeks)
- September/October 2017 - Final Masterplan for adoption/approval by Cabinet and Council

3.8 The timetable is currently being adjusted to take into consideration the slippage in the stakeholder engagement project task and to meet with Cabinet dates.

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**Distribution of the report** Cllr R Stanley, Management Team, Cabinet