

# Tiverton Neighbourhood Plan

## BULLETIN - SEPTEMBER 2020



The latest version of The Plan is now on our Web site -

[www.tivertonneighbourhoodplan.org.uk](http://www.tivertonneighbourhoodplan.org.uk), in the **Documents** section. This has a few missing parts, and is subject to further work, but the essentials are there.

**Social Media** - we now have [Facebook](#) and [Twitter](#) accounts.

### Public Consultation

In the [June Bulletin](#) we talked about the need for 'smart' public consultation, because of the ongoing restrictions on public meetings. Taking account of that we have published our outline [Public Consultation Plan](#) on our web site. We are now in the **Informal Public Consultation** phase.

### The TIVVY Test

In delivering The Plan's **Objectives**, we have identified some overarching core principles. The Plan must:

- **T**ackle the climate emergency, protect the natural environment and promote sustainable living;
- **I**ncrease access to housing and facilities for people of all ages;
- **V**alue our heritage;
- Ensure a **V**ital and living town and respect the special design features in our parish; and
- **Y**ield improved health and wellbeing for all residents and visitors.

Look for this logo throughout The Plan ...



### Some Neighbourhood Plan bullet points

- The **Vision** for Tiverton in 2033 - being what The Plan aims to deliver.
- The resulting **Objectives** - covering ...
- **Housing and Design**

Taking account of a **Housing Needs Assessment** (HNA) undertaken for us by consultants, new development in the parish is located in sustainable locations and housing prioritises locally evidenced need.

All new development is of high quality - in terms of use of local sustainable materials and maximising energy efficiency - and reflects local character in terms of building style and materials. The guide here should be the **Neighbourhood Plan Design Codes**, again produced for us by consultants.

- **Heritage**

The historic and architecturally significant built environment is conserved and enhanced for future generations, taking opportunities to enable it to be better understood and appreciated.

- **Natural Environment**

The biodiversity of the rural environment and open spaces within the parish are conserved and enhanced, giving opportunities for sustainable rural employment, recreational enjoyment and carbon sequestration. Tree planting, food production for the local market and rural crafts are actively encouraged and supported. Land based activities are carbon neutral by 2030.

- **Community Facilities**

The provision of community infrastructure and local facilities is adequate to address the needs and aspirations of existing and future residents in the transition to a zero-carbon economy.

- **Transport and Movement**

The use of public transport (including electric buses), electric vehicles, cycling and walking are prioritised over conventional car use. There is a safe environment for pedestrians and cyclists and public transport is effectively connected to ensure free movement.

- **The Town Centre and the Local Economy**

Employment opportunities are enhanced by improved infrastructure, universal mobile and fast broadband connectivity and a sustainable economy. The thriving town centre has an important role and the buildings there are fully used.

- **Non-Policy Community Actions**

The Neighbourhood Plan is only about matters that can be addressed through the planning process. However, in researching the needs of the community a number of potential community actions have been highlighted, such as:

- Community Land Trust: Explore whether there is an appetite locally to establish a Community Land Trust. This would provide an opportunity to procure land, either via purchase or gift, which could then be developed to deliver against specific needs, such as low-cost housing.
- Extend MDDC's Register of Heritage Assets: Work with MDDC to add the non-listed assets identified in The Plan onto the Register.
- Contribute to the design of the later phases of the Eastern Urban Extension: Liaise with developers and MDDC to ensure that design and character points included within The Plan are carried through into the design and build of the strategic site allocation.

- Lack of enforcement of guidance in Conservation Areas contributing to erosion of character and heritage at risk: Work with partners to explore ways to monitor works taking place within the Conservation Areas, and development of enforcement measures to tackle inappropriate development.
- The need to enhance existing and provide for new walking and cycling routes: Explore options for progressing the new routes identified in Section 8 of The Plan.
- Tiverton's brand as a visitor destination needs to be strengthened: Re-start a coordinated marketing group and business forum. Develop a visitor strategy for the town and wider parish, identifying target markets and products/ offers to attract them.
- Lack of a local camp site: Liaise with existing landowners / facilities in the town to understand if there is scope to offer such a facility, perhaps on a temporary but regular basis.

## **Having looked at The Plan you may have some questions ...**

### ***Why do we need a Neighbourhood Plan if we have the Mid-Devon Local Plan?***

The Local Plan covers the whole of Mid-Devon. Yes, there are some parts that are specific to particular settlements, but they do not necessarily go into any great detail, for example, housing allocations by area and numbers of dwellings.

Having a Local Plan allows a community to be specific about what its needs are and how they might be met by the planning process. Examples are the protection of green spaces and the need to support climate change mitigation in all developments, plus the need for more affordable housing.

### ***What about the Greater Exeter Strategic Plan (GESP)?***

East Devon having withdrawn and the Mid Devon situation being not yet certain, we cannot make any assumptions about whether or not the GESP will still exist or how it might affect Tiverton. If something 'strategic' re-emerges we'll take account of it in later versions of The Plan.

### ***Won't the Government White Paper proposals make Neighbourhood Plans redundant?***

No - they will not. Besides, we are still in the consultation phase, which does not end until October 2020. The main emphasis seems to be on categorising land for development, with development controls then being more about things like the design of development and their zero carbon credentials.

The Neighbourhood Plan is not making any land allocation proposals, and the opportunities for substantial development within the built-up area are more or less nil. Our proposals will be supportive of good design and sustainable development.

### **What's in the Neighbourhood Plan then?**

Plenty - as indicated in the **Bullet Points** above.

It's a big document, but there is no substitute for actually reading it.

### **Will what the Neighbourhood Plan says actually make a difference?**

We certainly intend that it will. That is the whole point of having it.

Later iterations of The Plan and accompanying documents will propose implementation and monitoring measures, so that Tiverton Town Council, that owns The Plan, can judge whether or not it is making a difference.

For Non-Policy Community Actions there will be specific implementation proposals.

### **The Rev Ian Johnson - Chairman of the Steering Group - writes ...**

*It is now over two years since I volunteered to chair Tiverton's Neighbourhood Plan Steering Group. It has not been easiest two years although some people have worked in a very dedicated way to put things together others have fallen by the wayside for very good reasons.*

*We have gone as far as we can go in research. There is a particular stress on seeking to make Tiverton carbon zero by 2030. Some aspects of this are outside the remit of planners and many of these will be listed in recommendations as an appendix.*

*The importance of our Neighbourhood Plan has been borne in on me with greater weight as the months have gone by. It is a vital people's document about protecting and developing the character and ethos of our town. Without it the character of our town could unravel over the coming years.*

*And now it is your turn. As the document moves towards completion it will be open for consultation and comment from any resident of Tiverton, including those living in the furthest reaches of the parish. Please take opportunities to study the document, consider it and comment. The team working on the document will do its best to ensure that, as far as possible, this document is the people's document; written by the people of the town, for the people of the town.*

**Contact us:** If you have any comments on the Draft Plan please email us at: [nplan@tivertontowncouncil.gov.uk](mailto:nplan@tivertontowncouncil.gov.uk), or contact us using [Facebook](#) or [Twitter](#), or use the feedback form on the web site - [www.tivertonneighbourhoodplan.org.uk/contact-us/](http://www.tivertonneighbourhoodplan.org.uk/contact-us/)