

Appendix E - Former Dairy Crest Site Development Brief

1. Purpose of this development brief

1.1 The derelict former Dairy Crest site is located on the northwest edge of Totnes adjacent to the river Dart, existing woodland, the Dart weir, the main railway station and existing housing, and at the head of the navigable part of the River. It is a historic feature of the town, with the Grade 11 listed Brunel Pumping Station building as part of the Brunel's Atmospheric Railway. It provided substantial employment in the town for the past 100 years until closure in 2007.

1.2 The local community has long held ambitions to develop the site, recognising that there are opportunities to regenerate and develop the site, replacing the lost employment whilst enhancing the public access to the site and riverside and completing the flood prevention scheme for the whole town. Challenges exist between the community and the current owners on what form and scope the regeneration could take. Previous work to produce a masterplan for the area has been successful in ambition, scale and the level of community engagement undertaken during the master planning process.

1.3 The Neighbourhood Plan recognises that any developments at the site must balance activities that support the community and economically generating uses and reflect the master planning process which had a meaning contribution of over 4000 people. This process resulted in agreement for a development of the site to form a mixed-use regeneration scheme to deliver the restoration and reuse of Brunel's listed atmospheric railway building as well as affordable and older persons housing, including also an Energy Centre, sustainable transport hub, training hotel, health & wellbeing centre, employment spaces, jobs and other facilities.

1.4 This brief sets out to achieve the following objectives:

- a) Deliver the restoration and reuse of the listed heritage assets within the site;
- b) Introduce employment generating mixed use development for community, retail, employment, live/work, and healthcare uses that supports sustainable industries including the food, culture and tourism industry;
- c) Additional affordable housing for local people;
- d) Introduce an integrated sustainable transport hub;
- e) Develop opportunities for community training initiatives in the development, maintenance and future running of the site.
- f) A significant area of publicly accessible green space, including to protect and enhance the existence of protected species on the site.

- g) Improve linkages between the site, the river and the town.
- h) Completion of food defence for the whole of Totnes through development of the site.

1.5 This brief sets out to move the regeneration process forward in full consultation with the community and elaborates and develops Neighbourhood Plan policy C1- (and the aims of Joint Local Plan Policy SP6 and TTV22).

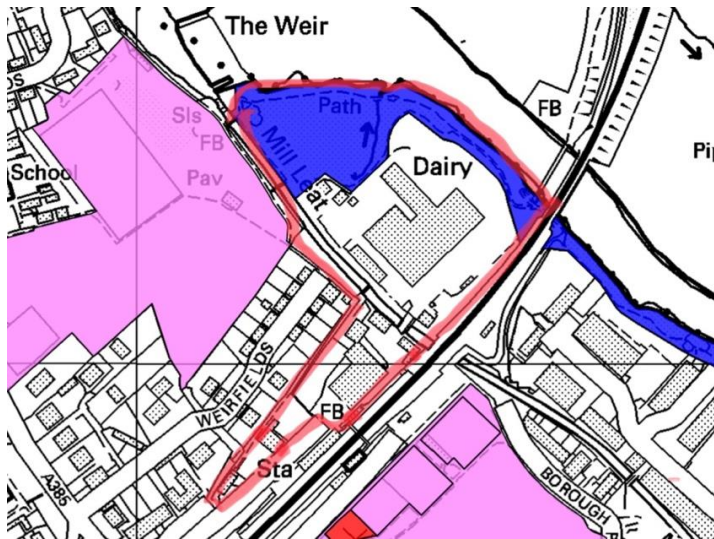
2. Brief Requirements

2.1 The area defined within the red line of figure 1 is considered appropriate for regeneration. The area comprises the North and South sites and Leat and Bailey bridge area transecting the site. The surrounding areas with established woodland and public riverside access, together with the requirements for the SAC for the Greater Horseshoe Bats should not be compromised by future development.

All development must underpin and support relevant Joint Local Plan policies namely

- SPT1 Delivering sustainable development
- TTV2 Delivering sustainable development in the Thriving Towns and Villages Policy Area
- SP6 Spatial priorities within development in Totnes
- TTV22 – Other development sites in Totnes.
- DEV1 Protecting amenity and the environment
- DEV10 Delivering high quality housing
- DEV20 Place shaping and the quality of the built environment
- DEV21 Development affecting the historic environment
- DEV26 Protecting and Enhancing biodiversity and geological conservation
- DEV27 Green and Play spaces
- DEV28 Trees, woodlands and hedgerows
- DEV 29 Specific provisions relating to transport

Fig 1



2.2 Within the regeneration area the following should apply;

- a) Restoration and reuse of the listed Brunel building for community and public use
- b) Employment generating mixed use development for community, retail, employment, live/work, and healthcare uses
- c) Employment generating mixed use development that supports the sustainable industries including food and tourism industry
- d) An integrated sustainable transport hub for non-fossil fuel modes of transport;
- e) All development, singularly or cumulatively not to have a negative impact on the ability of relevant authorities to improve air quality with the A385 AQMA
- f) A sustainable renewable energy centre on-site to provide energy requirements
- g) A training hotel providing affordable accommodation to support the night time economy, tourism and sustainability of the town.
- h) Employment units including live /work units in excess of 5000m²;

- i) Truly affordable homes in the order of 62 units addressing local needs. These units to form part of a mixed used development complying with policy C4 Housing and Policy C12 Former Dairy Crest site
- j) Retirement/supported living homes to meet local requirements
- k) Recognising the importance of the Brunel building, wider site and riverside, improving access and linkages to it, particularly walking/cycling and river links
- l) Flood risk mitigation and management measures complying with JLP policy EV 35; including improvements to the Leat to protect existing development downstream, remediation of contaminated land and habitat enhancement
- m) Overall enhancement of the public realm that improves access and safe links across the area for the benefit of residents and visitors alike. Complying with Policy En5 River Dart

2.3 These requirements include all additional associated Totnes Neighbourhood Plan policies applicable to the development brief with the overarching Objective to support community-led and community asset ownership as ways of achieving sustainable development.

- Policy V1 – Local Identity
- Policy V2 – Health & Wellbeing
- Policy En2- Development & Design
- Policy En3 – Historic and Built character
- Policy En4 – Landscape Setting of Totnes
- Policy En5 – The river Dart
- Policy En6 – Enhancing Local Environmental Capacity
- Policy En7- Renewable Energy/Generation
- Policy E1- The Local Economy
- Policy E4- Training and Education
- Policy E6 – The Green Economy
- Policy E7 – Sustainable Transport
- Policy E9 – Public and Community Transport
- Policy C1 – Public Realm
- Policy C2 – Public Open Space
- Policy C4 - Housing