

From: Sarah Kidd <>
Date: Tue, 2 Nov 2021 at 16:07
Subject: Re: Totnes Neighbourhood Plan - Consultation on a New Policy: C12 - Former Dairy Crest Site
To: Totnes Town Council reception@totnestowncouncil.gov.uk

Hello – see my comments below as a local business owner-

Section 2 – Improvements

It might be worth looking into the success of work/live developments – my experience from similar developments in the east end of London and Hackney where I used to live is that they end up being just subsidised homes rather than mixed use. I don't know if this would be an issue or not for Totnes – just worth considering. There isn't actually a shortage of places for people to work in this area – so not sure what the reasoning is for this stipulation. Homes are a priority – especially for local workers in hospitality and service industries.

The site is the gateway to the town and Dartington - this combined with the want of a wildlife corridor could and should result in something exciting that can be used by the local population and impress visitors.

Not sure what a sustainable business is/means – surely, they should all be sustainable? I do think local businesses should be given opportunities, but I don't think any kind of planning can actually dictate what types of actual business operate there in the end. What would be good is to ensure that all buildings have access to sustainable energy sources – e.g solar/wind/water – whatever is appropriate. As a business in town and representing the chamber I would like to see any customer facing businesses compliment the town centre rather than divert trade away but appreciate that planning can not really influence this in the long run.

Some social housing is a must – not just “affordable” as for whatever reasons “affordable” is still not that affordable to most. Social housing – maybe run by a housing co-op/local authority or something like that – is better as this ensures housing is available for local people/families. You will still need full market priced homes to help create the income to pay for this development. In terms of local businesses affordable housing to rent for those in hospitality and the service industry is crucial – although I have no idea how you could possibly enforce this on any developer.

I think holiday accommodation is great but does it need to be a huge hotel? It would be very difficult to run a large hotel all year round here resulting in zero hour contracts /job insecurity etc – ask the seven stars - they don't have many rooms but (in non covid times) have periods with very few if any guests. Surely just have a provision for holiday accommodation and let the business investing in it decide what they think would be best/achievable/realistic.

Brunel Building – I agree on the whole - this is a nice to have - but this town actually has really quite a lot of public community spaces. It's a big building and will have high overheads to maintain so maybe be a bit more ambitious – a theatre maybe? I don't know but filling it with small local community groups isn't going to pay the bills – having worked in the arts for the last 20 years I can say that there always needs to be an element of business involved in order to pay the bills – arts organisations can not rely on grants, volunteers or small piecemeal rents from local groups to remain viable.

Good luck

Sarah