

Proposed new Totnes Neighbourhood Plan Policy

C12 - Former Dairy Crest Site

Community Section 6.9

1. The Plan supports improvements to the former Dairy Crest site; these develop further the aims of JLP Spatial Policy SP6 and Policy TTV 22.
2. The improvements and qualities include:
 - Restoration and reuse of the listed Brunel Building for community and public use
 - Mixed use development to meet local housing need, sustainable businesses and increase employment opportunities
 - Live/work and other employment units in excess of 5000 m²;
 - A sustainable transport hub for non-fossil fuel modes of transport;
 - On site low carbon energy centre with the most appropriate technologies
 - Low cost, low energy hotel development with approximately 60 beds;
 - Homes in the order of 60 plus units addressing local needs
 - Appropriate flood risk mitigation and management measures (including improvements to the leat to protect existing development downstream)
 - The wildlife corridor that follows the River Dart and associated natural habitat heritage assets are fully respected, protected and enhanced;
 - Overall enhancement of the public realm while retaining the existing links.
3. A development brief expanding on the above qualities is included in Appendix E. All redevelopment of the former Dairy Crest site should respect this brief. The area covered by this policy is illustrated in Figure 1.

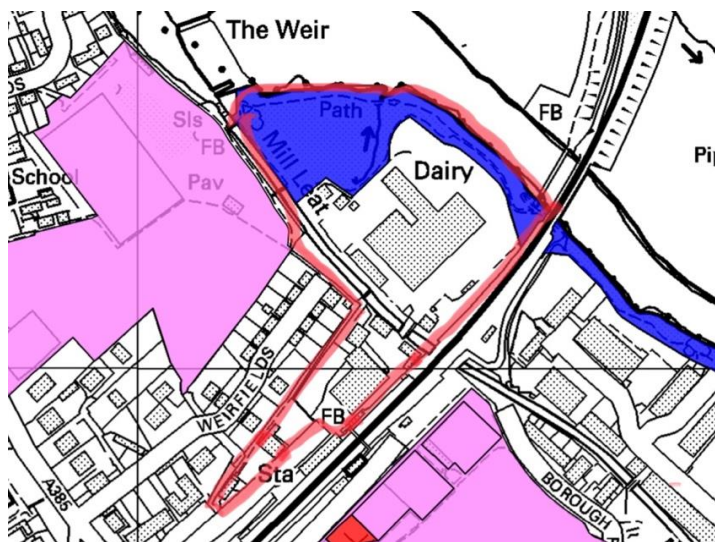


Fig 1 – showing Policy area edged in red together with public space (blue) and sports grounds (pink)

4. Re-development of the ex- dairy Crest site should be subject to a comprehensive survey of the existing heritage assets and associated natural habitat assets and must avoid harm to these assets and protect and enhance the natural and built historic environment as set out

in national and local policy. All proposals must also address the level 3 flood risks, the Sequential Test must first be successfully applied. The Exception Test may also need to be applied for certain components of the proposed redevelopment.

5. Evidence supporting the development brief is contained in technical assessments covering; energy research, heritage, transport, Totnes population and housing need, ecology, air quality, and located: <http://bit.ly/ATCRtBOM>

Dated 4th October 2021