**Former Dairy Crest Site**

The former Dairy Crest site is designated for ‘*Mixed use - including 62 new homes and a range of business, commercial and community uses’* in policy TTV22 of the Joint Local Plan. 62 homes are identified as the estimated provision of housing.

The Community Right to Build Order for the site has now lapsed and therefore a separate grant of planning permission is now needed for redevelopment of the site.

The site is of strategic importance to Totnes, being adjacent to the railway station, bounded by the River Dart and close to existing housing and employment development. This is why TTV22 focuses on mixed use, maximising benefits for the local community, economy and environment. Specific material considerations also identified in TTV22 are:

* Appropriate flood risk mitigation measures (including improvements to the leat to protect existing development downstream)
* Remediation of contaminated land
* Habitat enhancement
* Sensitive and high quality design which integrates with the existing area and the setting of nearby heritage assets.

Whilst the Community Right to Build Order has lapsed the placemaking principles it was founded on remain relevant to the redevelopment of the site. This plan carries them forward, recognising that what may now be achievable on the site may differ from the detail contained in the Community Right to Build Order. The strategic significance of the site, that it will be comprehensively redeveloped, and its potential to contribute to the promotion of low carbon transport, create an important opportunity for the site to me one of Totnes’s exemplars of sustainable development.

**Policy C12: Former Dairy Crest Site**

Mixed-use redevelopment of the former Dairy Crest site for a range of business, commercial and community uses will be supported.

Flood risk mitigation measures (including improvements to the leat) must be included to both protect development on the site from flooding and reduce the risk of flooding elsewhere in Totnes. Works necessary for flood risk mitigation must maximise the developable area of the site.

Any such development must satisfy the following requirements:

**Masterplan**

Redevelopment of the site will be in accordance with a site-wide masterplan for mixed use of the site, addressing the following:

1. Enhancement of biodiversity and habitats for the site as a whole and ecological connectivity with surrounding habitats including the ecological corridor of the River Dart and the South Hams Special Area of Conservation.
2. High standards of design to:
	1. Create a strong sense of place within the site and around the Brunel Building and the railway station
	2. Enhance the contribution the site makes to the character and quality of development of the town as a whole and integrate with the existing area
	3. Enhance the setting of the Brunel Building, Totnes Signal Box, and local non-designated heritage assets
3. Provision of 62 homes, including live-work units, to meet local needs, including affordable housing in accordance with the other policies of this plan
4. Provision of small units for commercial use to the maximum extent possible whilst meeting the other requirements of this policy, to:
	1. Meet the needs of the local economy
	2. Make best use of strategic functions of the site
	3. Be in keeping with the design approach required above
5. Restoration and reuse of the Brunel Building for community and public use.

**Other Priorities**

Where possible, existing rights of way adjacent to the site will be enhanced, including National Cycle Route 2, and new routes created within the site for pedestrians and cyclists, and access to open and green space increased.

Opportunities for promoting low carbon travel, employing low energy use materials and construction techniques, and incorporating renewable energy generation will be maximised across the site.