

## *Baltic Wharf Riverside Revival*

### New plans for a smaller Baltic Wharf

Revised plans to reinvigorate Baltic Wharf in Totnes are being put on public display at Birdwood House on Friday 9th and Saturday 10 July (See overleaf for details).

The scheme has been significantly reduced in overall scale and traffic impact to address the concerns that led to a previous proposal being rejected by South Hams Council planners earlier this year.

The new plans were devised by owners TQ9 Partnership in collaboration with community group representatives G4BW (Group for Baltic Wharf).

#### Key improvements to the plans include:

- Traffic levels down around 30% (compared with original scheme).
- Travel Plan to reduce traffic to be confirmed including extensive live-work opportunities, more buses, car share/clubs and tight parking controls.
- 180 homes in total (down from 250 in the previous plan).
- Built area 20 percent smaller overall.
- Building heights reduced by 1 - 2 storeys.
- Affordable housing increased to 25 - 50% (from 20 - 40%) of homes on the site. An independent assessor to decide final number based on housing market.
- Retirement community reduced by 25% to about 75 units.

#### The proposals retain most of the original benefits. Some elements have been strengthened.

- Employment space for 350 jobs (250 more than now - but fewer than originally planned).
- £3 million investment in the long-term future of the boatyard & marine industries.
- Boatyard to have equivalent overall capacity as now. Quayside protected to accommodate future demand for waterborne access.
- A major new enhanced green space for Totnes including play areas.
- Innovative co-housing scheme for 30 homes.
- New public riverside walkway and plaza.
- High standard of sustainability both in construction and design.
- Agreements to protect waterborne transport, limit height of buildings and to ensure the co-housing scheme is implemented.



The site at present

### How community group G4BW has helped shape the new scheme

Many of those who have helped find a more balanced proposal for Baltic Wharf were the most outspoken critics of the outline planning application rejected by planners in January 2010.

In March 2010 representatives from several of Totnes' community groups formed G4BW. They approached Baltic Wharf's owners, TQ9 Partnership, who gratefully accepted their offer to help find a more appropriate scheme.

In June 2010 G4BW submitted a detailed report to the town council outlining how each of the original concerns had been dealt with. G4BW has recommended community groups and the town council support the new plans.

Baltic Wharf is a dilapidated 12 acre former timber yard on the banks of the river Dart, about a half-mile level walk from Totnes town centre. It currently employs around 100 people.

Baltic Wharf is owned and run by the TQ9 Partnership - three local families based in the Totnes area. The architects, Harrison Sutton Partnership, are also based in Totnes.

## Public exhibition

Please come to the public exhibition to see the plans in more detail and to discuss them with the project team.

**Friday 9 July (2pm – 8pm)**

Birdwood House, 44 High Street, Totnes TQ9 5SQ

**Saturday 10 July (10am – 4pm)**

Birdwood House, 44 High Street, Totnes TQ9 5SQ



## What happens next?

This is an indicative timeline. Actual timings will depend upon the consultation and planning process and future demand for facilities planned on the site.

Summer 2010	Pre-application public consultation and submission of a planning application
December 2010	Outline planning permission
2011	Detailed design work and submission of reserved matters applications
2011/12	Construction commences
2016/17	Estimated completion of development

## Have your say

Your views and ideas are important and do make a difference. To let us know your views on the proposals, please:

- Come to the exhibition and complete the feedback form available.
- From 9 July fill out the feedback form on-line at [www.balticwharf.co.uk/revival](http://www.balticwharf.co.uk/revival).
- Email us at [consultation@balticwharf.co.uk](mailto:consultation@balticwharf.co.uk).
- Write to us at Freepost Consultation Response (no stamp or further address required on the envelope).
- Call us at Freephone 0800 169 6507 (Monday to Friday from 9am to 5pm, excluding public holidays).

We look forward to hearing from you.