



17.12.2012

Dear Colleague

Baltic Wharf Planning Applications

We have had an overwhelmingly constructive and positive approach from the community representatives and townspeople of Totnes engaging with our Phase 1 design. I am writing to thank you all for this input and give further details of what happens next.

As you may recall from your involvement in the design process, our aim is to deliver a scheme that includes:

- Bespoke high quality design
- High standards of sustainability
- Community engagement.

The local community was also very clear that it wished to see a development that was "of its time and clearly related to Totnes." We feel that our architects, Stride Treglown, have done a great job interpreting the brief and we very much hope you will agree when you see the application.

Community Engagement

This scheme has been planned in a genuine and open partnership with community representatives and townspeople, planning officers and other stakeholders, who have all worked so constructively with us right from the start.

For me the enthusiasm with which so many people have contributed their ideas and the strong consensus within the town was the most interesting and rewarding aspect of the scheme. Our consultation process has gone way beyond that required by the latest guidance and its benefit is clearly evident.

In September we invited community representatives to see the final draft of the designs for Phase 1. The response from those who attended was very positive, and it is these designs that now form the

basis of our planning applications.

Phase 1 Planning Applications

We are about to submit a number of planning applications that will enable us to start building work for Phase 1. The full details will be available on our website and that of South Hams District Council shortly.

1 & 2 Phase 1 Reserved Matters Applications (with and without cohousing)

Our main planning application is for 93 dwellings and a common house. In light of the cohousing group's difficulties in finding enough members, we are also submitting a back-up application the same as the original scheme except with two dwellings in place of the common house and eight more parking spaces.

3 Landscape and Wildlife Plan

This relates to the opening up for public use of the green fields at the rear of the site. It is to be enhanced and improved very much in line with the public consensus on how best the green areas should be used, remaining natural in appearance and new footpaths linking with the rest of the development during and after construction.

4 Application to Amend Outline Conditions

The previous illustrative scheme shown in the outline application has been significantly developed and improved together with the community and this application is to ensure this application is fully compatible with the outline permission.

a) Height variation

The overall height parameters from the outline permission - including the 14m building height limit - have been fully adhered to. In addition though, detailed heights were proposed in the outline application based on the earlier (pre-consultation) illustrative plan. In most cases the buildings will be below these detailed height limits, which has pleased neighbours looking out over the development. However, a minority of dwellings are over the detailed height in the outline application.

b) Area variation

There were some features of the current scheme not included in the outline area proposed. Some dwellings have a useful undercroft area created by the fact they are being built into a slope. If this space is left open it counts as outdoor space and is within the outline terms. We all

felt however it would be more useful to householders to have as a secure garage and storage space. The Common House had not been measured either. The plans for Phase 1 also include a small area that was originally to be developed in a later phase.

We do not believe these changes are significant in the context of the whole scheme and the overall visual impact will remain as originally intended, but we feel it is important we explain them to you as fully as possible.

What Happens Next?

Our hope is that the application will be decided by Easter 2013 and, if successful, building work should begin in the summer.

Consultation is ongoing with our neighbours to discuss further traffic improvements and how best to mitigate the scheme during construction.

Next year we expect to commence planning and consultation on Phase 2 which comprises the Marine and Business Centre and boatyard offering a big increase in employment opportunities.

Further details can be found at www.balticwharf.co.uk/revival. Please let me know if you have any other queries.

Thank you again for your involvement.

Yours sincerely

Steve Mittler
Baltic Wharf Ltd/TQ9 Partnership