

Issue 1: October 09

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Bideford Regeneration

Update . . .

The results of the SFRA will now be available in February 2010. A meeting has been arranged by DCC with the Environment Agency in mid December to discuss related issues. Four of the five strategic sites in Bideford lie within the flood plain and proposals for development may be affected by the Risk Assessment.

Bridge Street

Savills have been appointed to prepare a Site Development Brief and the inception meeting was held on 6 October. The draft brief will be ready for consultation before Christmas.



Bridge Street Car Park, Bideford

TEAM: JDT, Chopes, Robin de Wreede (TDC), Maria Bailey (TDC), Sarah Chappell (TDC Conservation), Vanessa Saunders (TDC).

Public Realm

Grainge Architects have been appointed to work up the detailed design for Jubilee Square and Cooper Street with the inception meeting held on 8 October. JDT are undertaking due diligence in terms of interests within Jubilee Square and Cooper Street to inform future designs and layouts and any constraints. The architects are coming back to the Steering Group with options at the next meeting held on 2 November.

TEAM: JDT, Sarah Chappell (TDC Conservation), Julian Roskilly (DCC Highways), Robert Braddick (Trader), John Emms (Trader), Claire Hunter (Trader), Alan Stone (DCC Design), Joe Deasy (DCC Transportation).



Cooper Street, Bideford

Kingsley Road

This site lies within the flood plain. The JDT are working up a strategy with TDC to reallocate the King George V status affecting this site to an alternative site. The football club will only move from their current site which they lease from Torrridge District Council if a more suitable alternative site can be found.

TEAM: JDT, Roy Porch (Chairman BTFC), Andrew Waite (TDC Estates), Robin de Wreede (TDC Legal).



Bideford Town FC, Bideford

The Pill

This site lies within the flood plain. A proposal for a Community Hub has been presented to Torrridge District Council and was well received. A business case will go to DCC Executive in November/December for funding from the Capital Programme with DCC leading on the relocation work. The building will provide accommodation for the Library Service, Devon Youth Service, TDC One Stop Shop and Adult and Community Learning at a minimum. Other users are currently being considered.

The JDT will lead on the delivery of the overall site including the proposals for a hotel, office space and a public square. Third party ownerships are being established to allow negotiations to commence when the planning position is clearer.

TEAM: JDT, Karen Bridgford (DCC), Keith Brown (DCC).

Car Parking Strategy

Scott Wilson have been appointed to carry out the Car Parking Strategy for Bideford with the inception meeting being held on Tuesday 10th November 2009. The Strategy will be complete by the end of February.

TEAM: JDT, Simon Toon (TDC parking), Joe Deasy (DCC Transportation), Lewis Ward (DCC Transportation), Vanessa Saunders (TDC), Cllr Geoff Lee.

Brunswick Wharf

This site lies within the flood plain. The JDT have asked for land ownership to be clarified but will not start work on a Site Development Brief until the SFRA has established a clearer planning position as any further work at this stage could prove abortive. The intention would be to treat this site in the same way as Bridge Street in terms of de-risking and a Business Case has been put forward for Site Investigation work to be carried out. Although there is plenty of anecdotal information there is little by way of hard evidence of the ground conditions and any possible contamination.

Holsworthy Regeneration

This project is led by TDC during Phase I. A stakeholders' workshop was held on 13 October in Holsworthy. Savills are working on the site option appraisal, feasibility and a delivery plan. Phase II will be led by the JDT. The project has been costed and is viable depending on the acceptable level of affordable housing provision on the existing site which will cross-subsidise the new development. Consultation will take place in Holsworthy on the 4 November and the 1 December when the options for both sites will be presented to the community.



Holsworthy

Ilfracombe Regeneration

Masterplan Draft

As part of the completion of the Alder King work the residential sites identified within the harbour area are to be evaluated separately to show whether there are any that are feasible in the current market for quick delivery. The final draft will be available within the next fortnight.

The report will show that of the five strategic sites three are not considered feasible in the current market ie Mullacott, Killacleave and Wilder Road. These will be continually reviewed as the market improves.

Seafront Phase 1

The result of the application to CABE for funding has been delayed. This will be released by 13th November. A Heritage Lottery Fund application has been completed and submitted with JDT input. Leader 4 have asked for a full submission to the next Local Action Group on 17 December following the successful Expression of Interest for funding for the project.

TEAM: JDT, Ellen Vernon, Martin Williams, Diana Hill, Mike Kelly, Brian Holme.

Ilfracombe Public Realm

Grainge Architects have been appointed to work up the detailed design and a public realm strategy for Ilfracombe. The inception meeting was held on 8 October and the follow up meeting where the architects will outline options for the detailed design of the top end of Fore Street will be held on Monday 2 November.

TEAM: JDT, James Bate (NDC Conservation), Mark Richardson (Trader), Frank Pearson (resident), Gary Smith (Neighbourhood Manager), Keith Brown (DCC Regeneration), Alan Stone (DCC Design), Joe Deasy (DCC Transportation).

The Ferry

The press embargo was lifted on this project on Thursday 29 October. The press release involved both local and national coverage. South West Media liaised with the Communications Group to ensure that North Devon maximises this opportunity for coverage. (See below under car parking)

TEAM: JDT, SWM, Comms Group

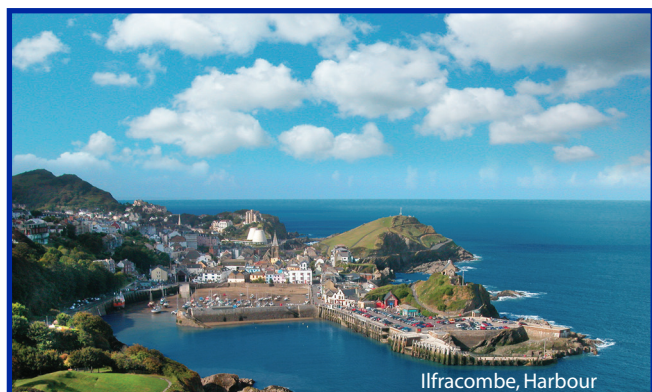


Seafront Phase 2

The hotel development guidelines have been produced in house by NDC planners and the particulars have been drafted with a view to advertising in Estates Gazette for Expressions of Interest at the beginning of November, tying in with PR for the ferry which will go public on Thursday 29 October. A shortlist will then be selected and a competition organised for consultation early in 2010.

The Harbour

Scott Wilson are working up current costs for construction of the northern breakwater working closely with the harbourmaster (Option 3a) prior to any discussions around the potential for a marina development. All options for funding will be explored if the cost is not felt to be prohibitive. A Business Case is being prepared to extend the Economic Impact Study carried out by Roger Tym & Partners to cover this option.



Ilfracombe Car Parking Strategy

There is an immediate need to deal with the requirements of the ferry in terms of a park and ride solution. Chris Marrow from Severn Link met the Transportation Group on 9 October to discuss the likely requirements in terms of numbers.

The likely solution is a roadtrain and one of the UK manufacturers is coming to discuss the specification on 28 October to see whether this form of transport could meet the needs of the ferry. If it is feasible then a bid will be put in for Leader 4 funding to the Local Action Group on 17 December. Bids to the capital programme will need to go in December.

TEAM: JDT, Martin Williams (NDC Transportation), Joe Deasy (DCC Transportation), Paul Yabsley (NDC Councillor), Geoff Fowler (DCC Councillor).



LDF/ HCA

The District Councils continue to work together with the JDT to prepare the Local Investment Plan.

An agreed set of parameters has been established to ensure a consistent approach across the two districts which will result in the production of accurate electronic records for all potential sites in terms of growth, regeneration, jobs and skills by 26 October. This will establish the priority sites that will go forward for HCA funding into the Strategic Investment Plan at county level.

Ilfracombe Employers

The work to protect two large local employers is dependent on capital funding being made available by NDC. A report with a business case will be presented to the Executive at North Devon Council on 8 December.

JDT In The Press

The Journal Thursday October 15, 2009

**Team is ready
for action plans
on regeneration**