

Issue 9: August 2010

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## Contact Us

Peter Quincey  
Project Manager  
t: 01237 426 420  
m: 07545697002  
[pquincey@northdevonplus.co.uk](mailto:pquincey@northdevonplus.co.uk)

Sally Nelson  
Project Manager  
t: 01237 426 416  
m: 07545697003  
[snelson@northdevonplus.co.uk](mailto:snelson@northdevonplus.co.uk)

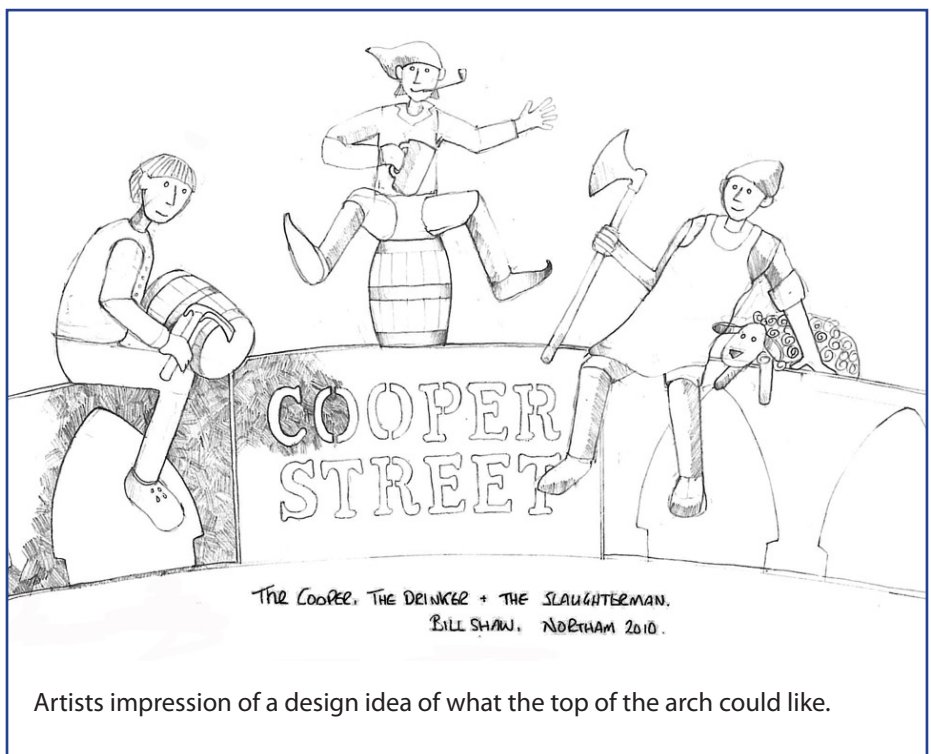
North Devon +  
Business Support Centre  
Caddsdow Industrial Estate  
Bideford  
North Devon  
EX39 3DX

[www.jointdeliveryteam.co.uk](http://www.jointdeliveryteam.co.uk)

## Bideford Regeneration

A locally based company, specialising in metal sculpture has been asked to assist in designing the Cooper Street archway to ensure it has local distinctiveness and provides a gateway into the heart of the town. Other examples of their work can be viewed at [www.billandpeach.co.uk](http://www.billandpeach.co.uk).

The public realm designs are currently being assessed by Devon County Council to ensure compliance with relevant health and safety legislation. Once complete the designs will be subject to further scrutiny before being priced by contractors.



Examples of Bill and Peach Shaw's work

TEAM: JDT, Vanessa Saunders (Special Projects Manager),  
Sarah Chappell (Conservation Officer), Cooper Street Businesses, Joe Deasy (DCC)

## Kingsley Road

Kingsley Road continues to be tested from a flood risk perspective, which is primarily influenced by the recently published Strategic Flood Risk Assessment, Level 2 (SFRA 2). The SFRA2 has identified that the whole site lies within flood zone 3b which is classified by the Environment Agency as 'functional flood plain'. As this represents the highest risk category it will be challenging to mitigate against future flood risk, however the work currently being concluded by the JDT will determine whether the site can be developed.

The JDT is working up an alternative plan in parallel to the detailed flood risk work with a view of visually improving this key gateway into the town.

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

## Bridge Street

A second public consultation event took place at the Burton Art Gallery on July 23rd. The purpose of the event was to demonstrate how feedback from the first event had been incorporated into the revised proposals.

To summarise, the main concern identified was related to a potential loss of car parking resulting from future development. The JDT has identified a solution for increasing the level of parking on the site by introducing an enhanced car parking provision on the Chopes site, which is hidden from view by the new development. The consultation boards are available to view on the JDT website.

The feedback to the revised designs was very positive, however, it is felt that one final consultation event will be required to give everyone an opportunity to feedback on the project.



TEAM: JDT, Simon Toon (Car Parks Manager), Vanessa Saunders (Special Projects Manager), Sarah Chappell (Conservation Officer), Oliver Chope (Chopes)

## Economic Research

The visitor questionnaires were completed during August and the data is currently being compiled into a report. The data will show the type of visitor we get to Bideford including their age range, demographic and place of residence. In addition, the surveys will identify areas of likes and dislikes to inform a strategy for improvements.

The JDT will also be undertaking a comprehensive residents' survey to complement the visitor surveys. This information will be used to inform a town perception study which, with the visitor data will be used to provide a strategic direction for the town centre.

## Atlantic Array

The JDT and Regen SW recently presented the Atlantic Array project to a group consisting of senior politicians and MPs from Torridge, North Devon and Devon County Council.

The purpose of the meeting was to discuss the potential economic impacts on the Northern Devon economy.

## East-the-Water Wharfs

The site development brief is progressing well with regular input and feedback from the planners and conservation officer at Torridge District Council. The new plans are beginning to take shape and a number of layout options are being reduced to a preferred shortlist, which will subject to a public consultation. Current items for consideration are the number of parking bays that will be required for the new leisure and retail activities on Brunswick Wharf and public parking in general. In addition the scale and density of new buildings on the site are being reviewed by the conservation officer to ensure the development is in keeping with its surroundings.

TEAM: JDT, Vanessa Saunders (TDC)

## Holsworthy Regeneration

The JDT has recently committed to obtaining a detailed planning consent for the new agribusiness centre. By securing detailed consent, it will provide future investors with the confidence that not only is the project moving forward, but also, the existing town centre site will be available for redevelopment. This work will provide the necessary de-risking to unlock the required private sector investment.

To initiate the planning process, the JDT will undertake an Environmental Impact Assessment which provides a thorough review of the impact that the new agribusiness centre will have on the landscape and ecology. A detailed set of working drawings will also be prepared to show how the building will look and operate in the future.

The JDT are also exploring funding models with the public sector to secure the physical delivery of the agribusiness centre. A fundamental component of this project is that the livestock market is relocated and operating before the existing site can be developed. This represents a cashflow issue that is currently being evaluated with the project partners.

These are exciting times for the Holsworthy agribusiness project and the detailed planning application work represents a major step towards achieving delivery.

TEAM: JDT, Vanessa Saunders (Special Projects Manager), Andrew Waite (Corporate Property Manager TDC), James Wilson (South West RDA)

## Ilfracombe Regeneration

### Ilfracombe Work Space

Approval will be sought for JDT budget to fund research looking at the potential for a work hub in Ilfracombe. This builds on work already carried out by Devon County Council across the whole county which has identified six towns for further detailed work including Ilfracombe. Work hubs are a new but growing form of business accommodation appealing to home based businesses that need less formal arrangements for workspace. The work will identify the demand within Ilfracombe, the most appropriate properties and the delivery model which could be either private and/or public sector.

### Economic Research

The second visitor survey in Ilfracombe was carried out on the weekend of the 21/22 August. This will allow the Economic Research report to be finalised and presented to the Ilfracombe Business Forum at an event on 28 September 4-6pm at the Crescent Hotel in Ilfracombe.

TEAM: JDT, Ellen Vernon (NDC), Vanessa Harrison (NDC), Gary Smith (Transform & ND+), Mark Alcock (NDC), Steve Turner (DCC)

## Signage

The bus station banner has been put up and the building below given a lick of paint. Although this is not a permanent solution it goes some way to disguise the derelict building.



## Tourism Infrastructure

Grainge Architects are working with Highways to cost the proposed schemes at the junction of Broad Street and Fore Street and also the widening of the pavement at Wilder Road. The intention is that the Fore Street work will be done in February of 2011. Wilder Road is dependent on funding which in turn is dependent on the final cost of the proposals.

JDT will seek authority for detailed design work on the public realm of the High Street. The CACI research carried out so far has identified the High Street as a weakness with narrow pavements, traffic, and empty shops mentioned by visitors in a negative light. Devon County Council has undertaken to consider traffic movement as part of a traffic management and parking plan they have agreed to carry out within Ilfracombe using the baseline work produced by Scott Wilson.

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

## Seafront

Following the consultation at the Ilfracombe Centre during July, which was generally supportive of the marketing of the site, an advert inviting Expressions of Interest will be placed in September with a deadline at the end of October. Issues with the registration of title and appropriation of the land for planning use are being dealt with by North Devon Council's legal team. A marketing pack prepared by Savills/Grainge Architects will be sent to any interested parties.

The Joint Delivery Team will seek authority for detailed design work for the public realm on the Seafront, building on the masterplan produced by Perfect Moment in 2009 and reviewing the views of the Town Council. This will allow improvements to be funded by North Devon Council and Devon County Council to be carried out this financial year. Consultation will be part of this work and any designs will need to take into account the ideas put forward for the former Pavilion site.

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

The JDT is funded by The South West RDA, Devon County Council, North Devon Council, Ilfracombe Town Council, Torridge District Council and Bideford Town Council.