

**Appendix B34**

**Kingsbridge Quayside and Town Square Development Brief**

**1. Purpose of this development brief**

The quayside and town square located at the head of the estuary is probably the most distinctive feature of the town, its 'Jewel in the Crown'. This area provides passive and active recreation facilities, the venue for fairs, markets, car parking, a transport hub, bus station, tourist information centre, public toilets, boat parking, small boat marina and slipway access to the water. The Kingsbridge Leisure Centre and pool is the envy of many local towns with a wide range of facilities. The pool was delivered through significant public donations and local fund raising. The leisure centre is quite remote from the town centre; any measures that improve connections and access to the centre particularly for pedestrians will be supported.

The local authority has long held ambitions to develop parts of the quayside, the local community recognise that there are opportunities to regenerate and develop parts of the area whilst maintaining the existing qualities and functions of the quayside. Differences exist between the community and the local authority on what form and scope the regeneration should take. Previous attempts to produce a masterplan for the area have been unsuccessful in part due to the differences in ambition, scale and the level of community engagement undertaken during the masterplanning process.

The Neighbourhood Plan recognises that the improvements proposed at the quayside and town square must balance activities that support the community and economically generating uses. This brief sets out to achieve the following objectives;-

- a) There should be no significant loss in car parking spaces available to support the town's shopping and tourism roles with particular recognition being applied to the importance of this existing car park to tourism and trade.
- b) Introduce employment generating mixed use development that supports the marine leisure and tourism industry;
- c) Additional affordable housing for local people;
- d) Introduce a sustainable transport hub;
- e) Develop more opportunities for water based recreation;
- f) Improve linkages between the leisure centre, the town and neighbourhoods.

This brief sets out to move the regeneration process forward in full consultation with the community and elaborates and develops Neighbourhood Plan policy KWAC BE2 ( Kingsbridge Quayside and town square) and the aims of Joint Local Plan Policy TTV 10.

**2. Brief Requirements**

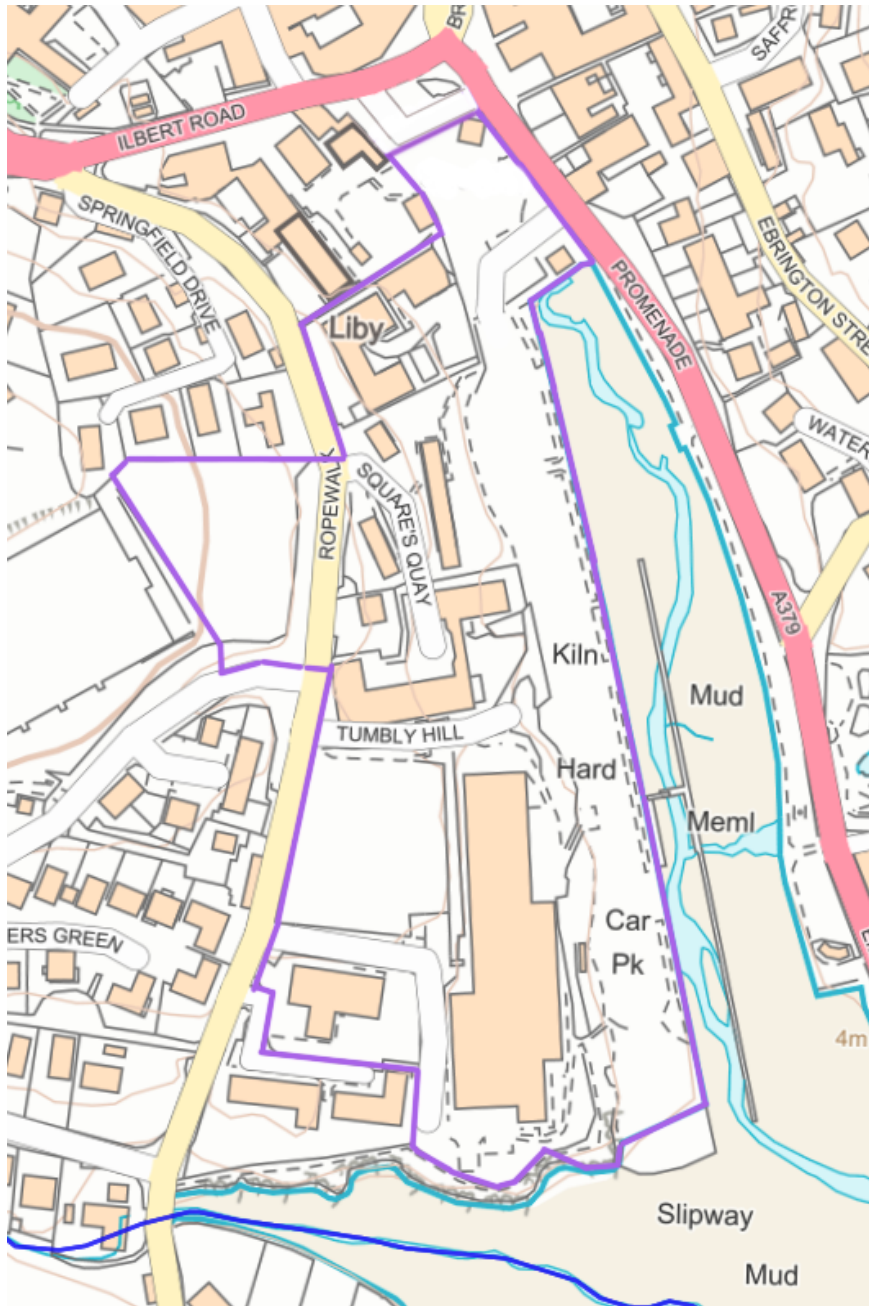
2.1 The area defined within the purple line of figure 2 is considered appropriate for regeneration. The area comprises the quayside car park, the town square, cattle market carpark, the Leisure Centre, the site of the former Rope Walk Centre. Existing development surrounding the carparks are included; many of the uses are established

with a sustainable future and should not be compromised by future development however some sites could benefit from partial or full re-development.

2.2 Within the regeneration area the following should apply;

- a) There should be no significant loss in car parking spaces available to support the town's shopping and tourism roles with particular recognition being applied to the importance of this existing car park to tourism and trade.
- b) A sustainable transport hub for non-fossil fuel modes of transport;
- c) Retained and enhanced Southern slipway with easier access to the water;
- d) Small scale tourist related employment units in the order of 200m<sup>2</sup>;
- e) Marine related employment uses and storage adjacent to the slipway that would support expanded water based recreation such as canoeing, paddle boarding, dinghies and marina uses;
- f) Space and service connections for temporary(pop-up) food and retail outlets;
- g) Truly affordable homes in the order of 60 units addressing local needs. These units could form part of a mixed used development complying with policy KWAC Em4;
- h) Where appropriate improvements to existing residential development;
- i) Recognising the importance of the Leisure Centre to the town and the quayside improving access and linkages to it and where appropriate new development could connect directly to it;
- j) Retention of the existing mature trees;
- k) Flood risk mitigation and management measures complying with Policy KWAC Env 6;
- l) Relocation of the public toilets;
- m) Retention and enhancement of the skateboard park, this will involve the loss of some car parking spaces;
- n) Overall enhancement of the public realm that improves access and safe links across the area for the benefit of residents and visitors alike.
- o) The re-development area should be the subject of a comprehensive survey of existing heritage assets (Designated and Non-Designated). All development proposals must avoid harm to these heritage assets and protect and enhance the historic environment as set out in the National Planning Policy Framework (NPPF) and Joint Local Plan.
- p) As required by the NPPF, in order for the site to be developed proposals must address level 2 and 3 flood risks, the Sequential Test must first be successfully applied. The Exception Test may also need to be applied for certain components of the proposed redevelopment.
- q) All detrimental water impacts on the estuarine environment and the Kingsbridge and Salcombe Estuary SSSI through surface water run off during construction and operation must be fully assessed prior to a planning application for re-development.
- r) The baseline studies and evidence prepared to inform the Kingsbridge Quayside Masterplan October 2017 (Plan Appendix B9) should be taken into consideration in the preparation of development proposals, notably Flooding and Drainage (section 3.5) and Historic Environment (section 3.6).

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*Figure 1 Kingsbridge Quayside and Town Square, area lined in purple*