

WELCOME

Welcome to this exhibition regarding potential new housing at Seven Brethren Bank.

Over the last decade Barnstaple has been evolving with new public spaces and riverside development. Seven Brethren is identified in the Adopted Local Plan as a key strategic location which has considerable redevelopment opportunities. The area has an attractive river frontage setting on the western bank of the River Taw, is close to Barnstaple Town Centre, and has excellent links with the surrounding area including the Exeter – Barnstaple railway line & the National Cycle Network.

We are keen to work with the community to shape the development of any proposals and would like to invite local residents, businesses and visitors to comment and help us shape the emerging plans.

Why are we proposing to develop the Leisure Centre Site and Long Stay Car park at Seven Brethren?

The North Devon Leisure Centre building is no longer fit for purpose and will be replaced with a new Leisure Centre next to the Tarka Tennis Centre, creating the opportunity for this exceptional site to be redeveloped.

Last year the council was awarded a £2.2m grant from the Government Land Release Fund (LRF), introduced to help councils unlock land for residential development. The grant will fund flood mitigation work and contribute to highway improvements, allowing the council to develop the site of the old Leisure Centre and the Long Stay Car Park.



THE CONTEXT

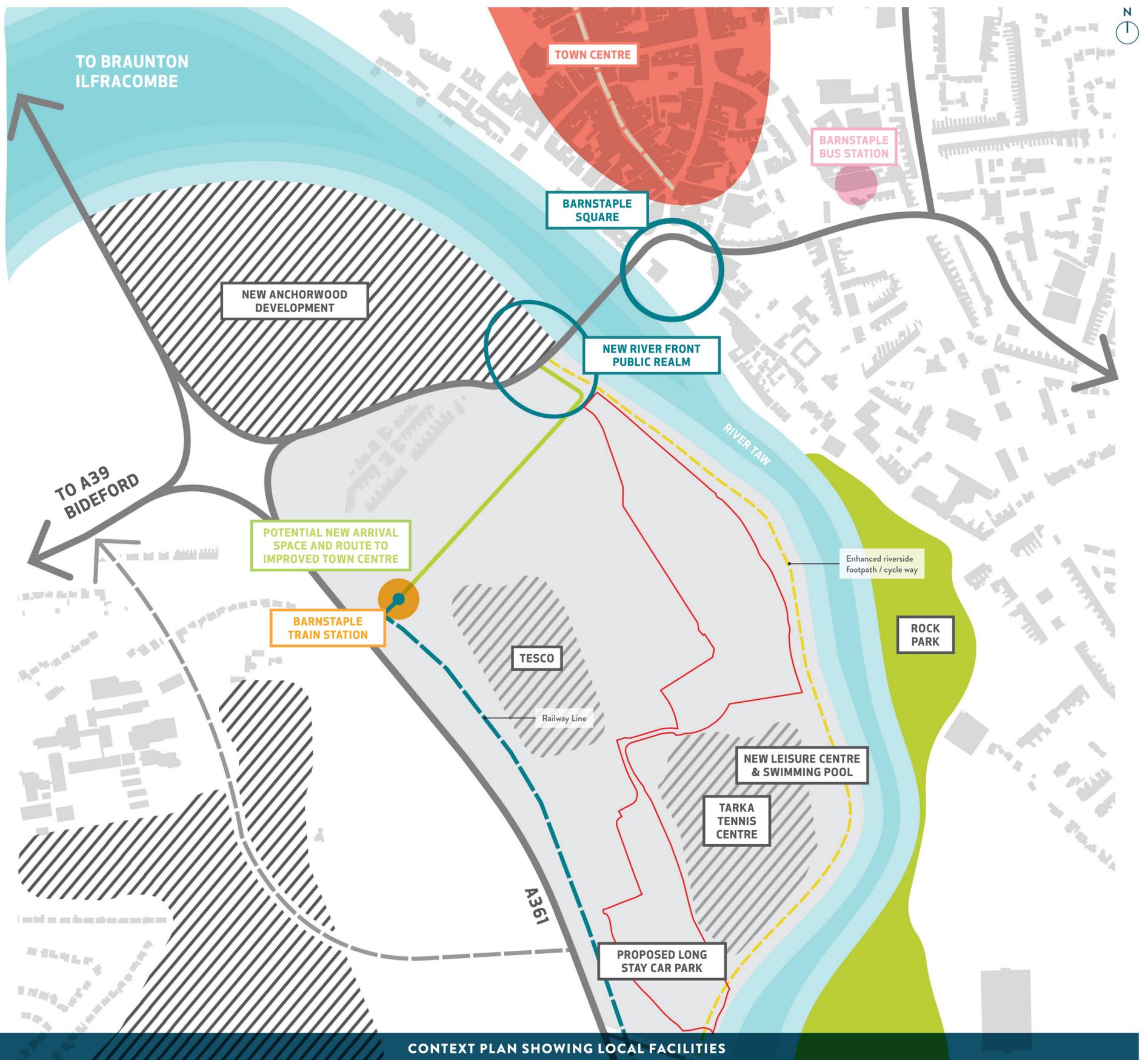


SEVEN BRETHERN
BARNSTAPLE

Seven Brethren is changing.

There is a long-term aspiration for Seven Brethren to become an attractive mixed used area that makes the most of its waterfront location and supports an increased range of activities, including; residential, offices, retail, leisure facilities and other economic uses. There is an ambition for the area to:

- Create a better relationship with the River Taw
- Enhance the setting of the railway station and create a better connection to the town centre
- Improve pedestrian and cycle connections within the area
- Enhance the setting and create a more pedestrian friendly space between Seven Brethren and Anchorwood Bank
- Improve the landscape setting of the area as a whole, introducing more green open spaces
- Create a better gateway to the town.

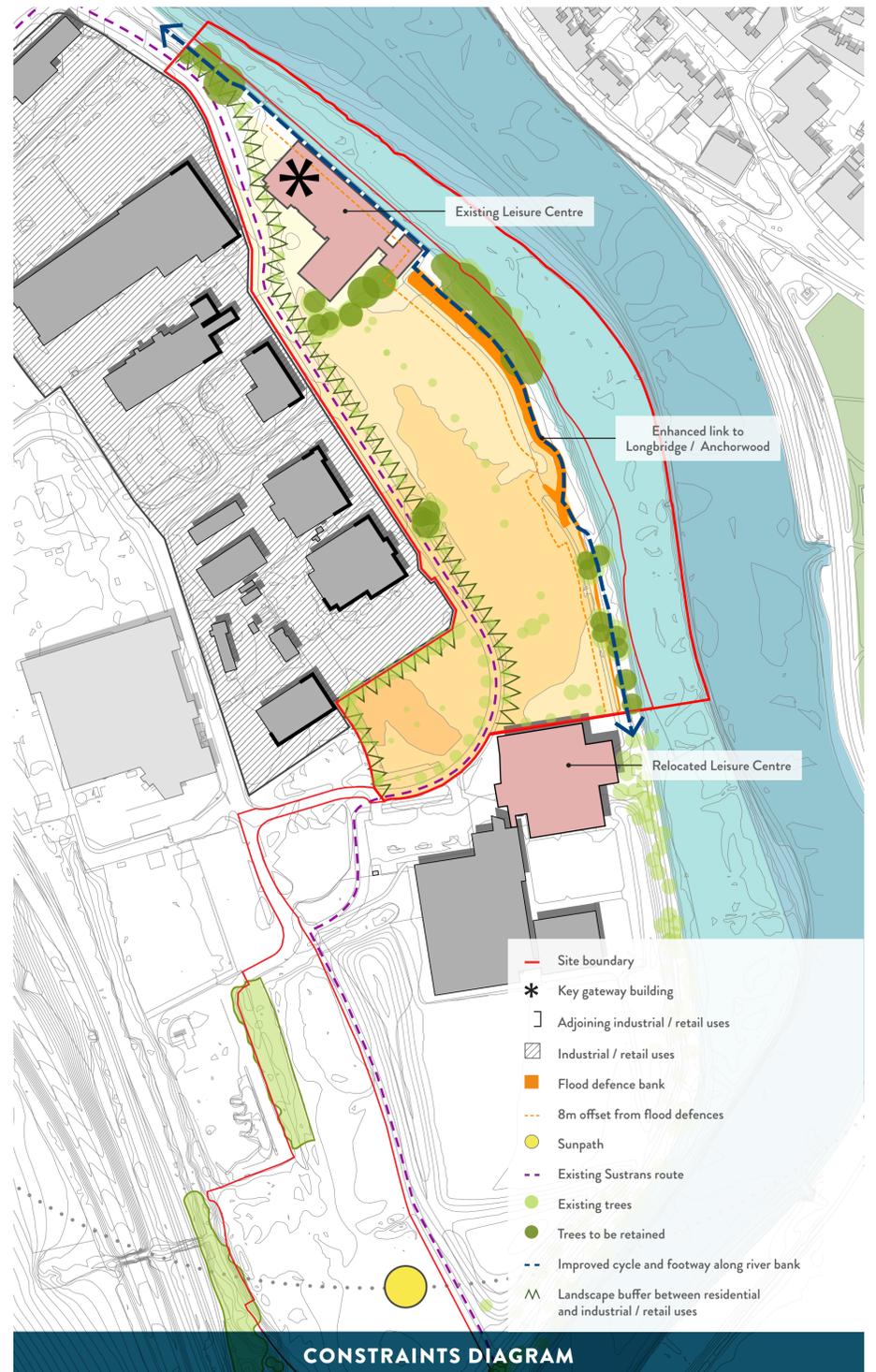
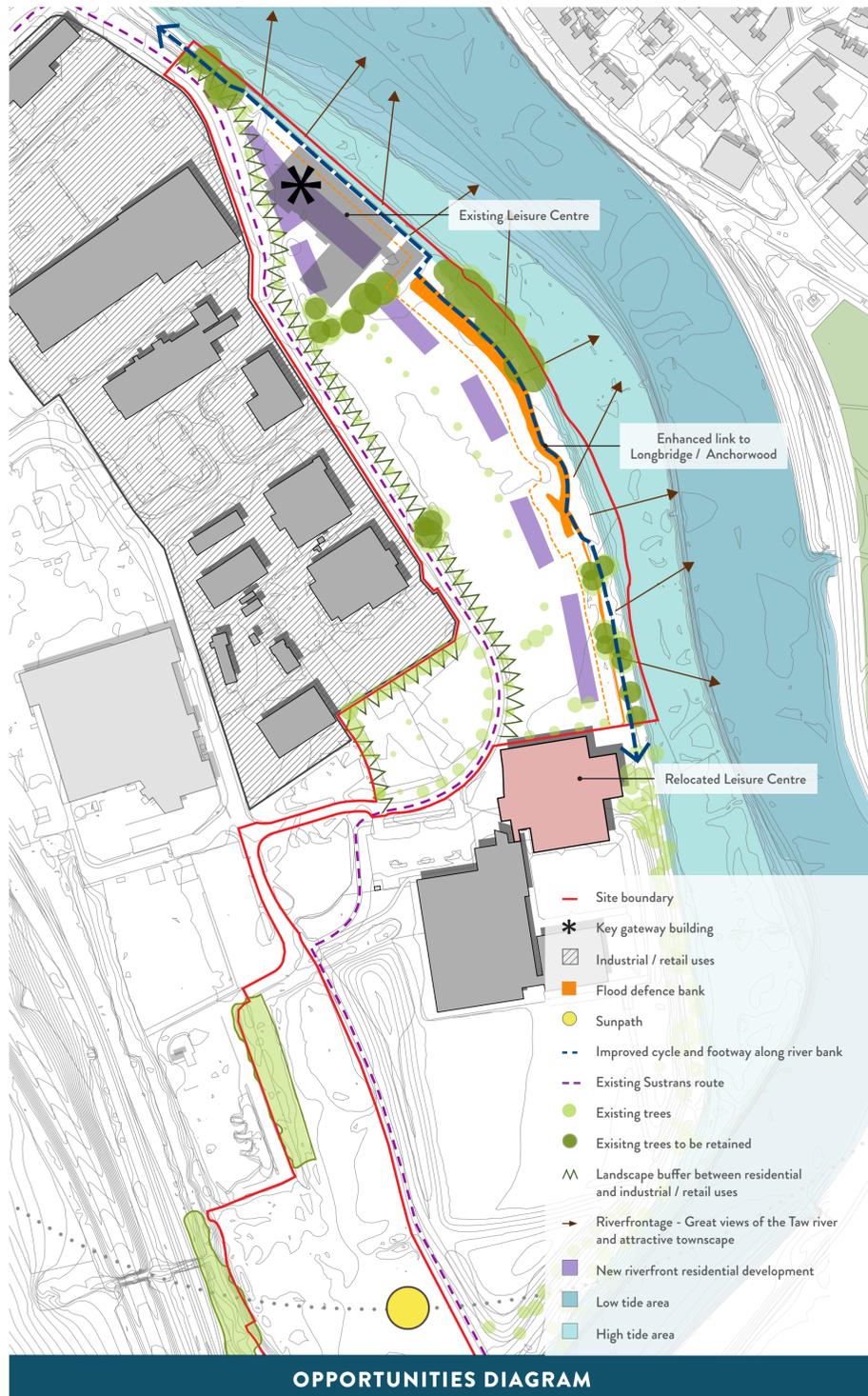


THE SITE

OPPORTUNITIES & CONSTRAINTS



SEVEN BRETHERN
BARNSTAPLE



Flood Risk

The EA's flood map shows that the site is currently located within an area of high flood risk, but it is protected by flood defences. The current flood defences that are located along the river bank will be upgraded to provide protection to the site to account for sea level rise as a result of climate change. All residential dwellings will be raised to have floor levels above the predicted flood level to ensure occupants are safe in the unlikely event of failure of flood defences.

Trees

The arboriculture survey has indicated which trees should be preserved on site. It has been a key aspiration for the good quality trees be maintained, especially those along the river edge as they form an important part of the area's landscape character. The location of the flood prevention work therefore enables these trees to be retained. Another group of valuable trees are the London Planes located south of the Leisure Centre, these trees are also planned to be retained within the proposals.

Contamination

Historical mapping and detailed ground investigations show that the site was formerly used for landfilling and, therefore, current ground conditions comprise organic landfill waste and elevated levels of ground gas. Where areas of exposed soils (such as landscaping, gardens and planting) occur within the proposed development, clean material will be imported and used to 'cap' any potential contamination on site to ensure there is no risk of future site users coming into contact with contaminated soils.

As well as this, ground gas protection measures will be incorporated into the design to ensure that there is no risk of ground gas to the development

Drainage

The proposed drainage strategy for the residential scheme includes discharging surface water to the tidal River Taw tidal water at an unrestricted rate, as accepted by the Environment Agency. Sustainable urban drainage (SuDs)

features including attenuation basins and swales have been incorporated into the design to ensure there is suitable water quality treatment prior to discharge to the river.

The drainage strategy for the proposed long stay car park includes limiting surface water runoff rates to the equivalent greenfield runoff rates for the operational lifetime of the development through the use of a permeable surface.

Ecology

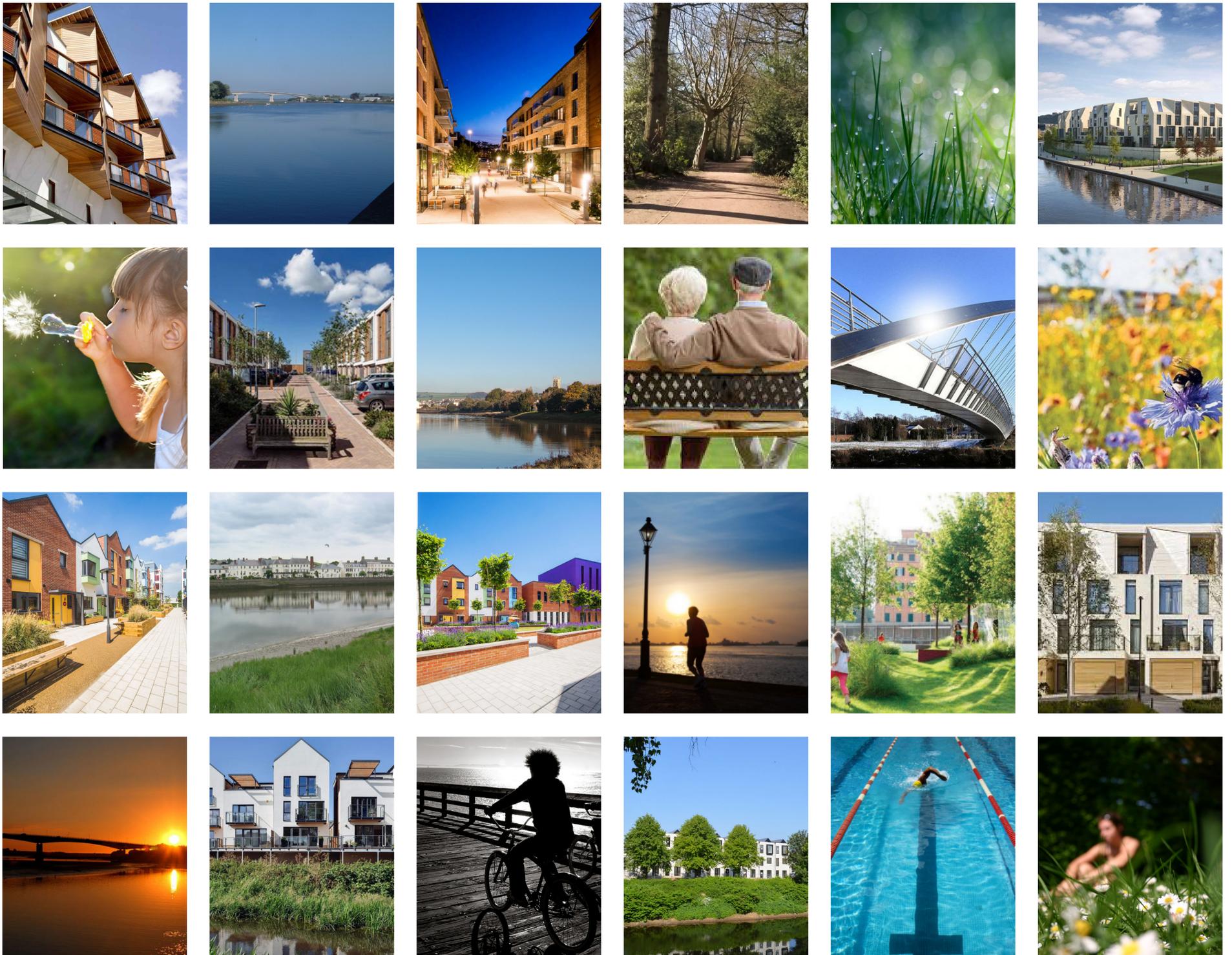
Findings on site include slowworms, bats, wintering and breeding birds, along with a diverse variety of flora, including southern marsh orchids.

It is proposed that most of the landscape setting is to be preserved. Any unavoidable loss of these habitats should be offset on-site where possible, with off-site mitigation (if needed) to provide a net gain overall.

OUR VISION



SEVEN BRETHERN
BARNSTAPLE



Seven Brethren is a green and healthy mixed-use community in the heart of Barnstaple, with an impressive waterfront location and excellent connectivity to the North Devon Coast and the surrounding region.

Seven Brethren will be a catalyst for regeneration in the town and set a high standard for future development.

Architecture and Design

A modern, contemporary design approach, inspired by the best examples of Barnstaple's historic architecture and waterfront character.

Well Connected

Seven Brethren is an accessible and connected community, only a short walk from Barnstaple High Street with sustainable transport links including the Barnstaple to Exeter railway, the National Cycle Network, and a number of public footpaths and routes.

Healthy Living

Leading a healthy life is so simple in Seven Brethren. The location creates opportunities for active travel, and is easy walking distance from amenities, work, retail and education. An abundance of different activities can be found on your doorstep, from bike rides along the Taw Estuary to swimming in the new leisure centre.

Biodiversity and Green Infrastructure

The scheme, with large expanses of open space intertwined between the rows of houses creates exceptional opportunities for enhancing biodiversity and connecting people with nature.

Gateway to Barnstaple

A distinctive and exemplary entrance building to the north of the site will strengthen this entrance into the town, enhancing the setting of the historic crossroads, Long Bridge and the Oliver Buildings, Anchorwood.

Housing for the Local Community

High quality design providing a mix of housing including affordable housing and retirement living.

INDICATIVE LANDSCAPE STRATEGY

The key aspiration of the proposed scheme is to improve the existing character of the site by reinstating its historic green setting.

The design has been led by a landscape approach that allows the residential development to sit within generous areas of community green open spaces.

The parkland theme has been influenced by Rock Park on the opposite side of the river. The landscape led scheme will create a green link along the River Taw edge between Long Bridge and the countryside south of Seven Brethren.

The saltmarsh, broad-leaved woodland and mature trees that are of local importance will be retained and protected as far as possible. This will help to enhance the current landscape setting and safeguard ecological habits. The landscape proposals include planting more trees, hedgerows, plants and large areas of grassland.

 **Public realm enhancement to improve pedestrian / cycle connectivity for Anchorwood, Long Bridge and Town Centre**

 **River Taw Edge**

- Pedestrian cycle link
- Key trees retained
- Biodiversity enhancement
- Views to River Taw and Rock Park

 **Enhanced Pocket Park to Site Entrance**

- Public Gardens adjacent to Long Bridge, overlooking river.

 **Public Park**

- Informal amenity spaces
- Tree planting, grass and wildflower meadows
- Play and seating

 **Trees and planting to Seven Brethren Bank Road**

 **Private gardens to apartments**



INDICATIVE LANDSCAPE STRATEGY PLAN

INDICATIVE SITE LAYOUT



The proposals show a residential scheme of 220 properties (a combination of townhouses and apartments) set within a riverfront public park and enhanced riverside walking and cycling route.

The layout has been designed to maximise river views, the houses either front onto the river or onto green open space, with access and parking to the rear of the properties. The current car parking provision provides 1 space for apartments and 2 spaces for houses.

The Annual Fair

Barnstaple Fair is a historic and iconic event within the town. It is the largest fair of its kind in the South West. We are working with the Town Council and Showmen Guild to discuss the relocated fair site. Currently the intentions are for the fair to be relocated to the new long stay car park and car park for the new leisure centre.

Travellers Toleration Site

The current Travellers toleration site forms part of the hard standing adjacent to the Tarka Tennis Centre. It is proposed that this will temporarily be relocated to the new location of the long stay car park.

Parking

Short stay parking will be provided adjoining to the new leisure centre, and the same number of long-stay parking spaces will be provided to the west of the Tarka Tennis Centre.

DEVELOPMENT / ARCHITECTURAL DESIGN

Potential character of the development / architectural design

Our Vision includes a sustainable and modern approach which reflects the character of Barnstaple's historic architecture and enhances the setting of Barnstaple Town Centre Conservation Area, which includes the Long Bridge and Taw Vale.

What type of architecture would you prefer to see reflected in this development?

Please rate your preferred design approach from 1-6 (6 being your favourite, 1 being your least favourite) in the questionnaire.



FEEDBACK & NEXT STEPS



ILLUSTRATIVE VIEW OF POTENTIAL DEVELOPMENT

HAVE YOUR SAY

Thank you for taking time to attend this exhibition.

We hope you found the exhibition useful. We would be grateful if you could complete a feedback form to inform us of your views and help us to develop the design that will form part of the outline planning application.

There will be a further statutory consultation once the scheme is submitted for planning.

You can record your views by:

1. Completing one of the feedback forms and depositing it in the box before you leave.
2. Completing an on-line feedback form which can be found at: www.northdevon.gov.uk/consultation

Please return completed forms by 26th July 2019

PROPOSED PROJECT TIMELINE

