



BATSON QUAY &  
SHADYCOMBE CAR PARK,  
SALCOMBE

Stakeholder Workshop Summary Document

# INTRODUCTION

This report summarises the discussions and outputs from the stakeholder workshop for the regeneration of Batson Quay and Shadycombe car park which took place in the morning of 20th October 2017.

The format of the workshop was as follows:

9.30am – 10.00am

**Coffee and registration**

10.00am – 10.30am

**Stakeholder orientation**

10.30am – 11.00am

**Group discussions on level of aspiration and vision**

11.00am – 11.15am

**Break**

11.15am – 12.15pm

**Breakout session - group working on topic based ideas and concept production**

12.15pm – 12.45pm

**Group Feedback**

12.45pm – 1.00pm

**Summary, Q&A and next stages**

This report will provide summaries of the following:

1. **Workshop objectives and participants**
2. **Stakeholder orientation**
3. **Group discussion on level of aspiration and vision**
4. **Key outputs from the group session on ideas and concept production**
5. **Key findings and principles**

*Opposite: Group discussion at workshop*





# 1. WORKSHOP OBJECTIVES AND PARTICIPANTS

## Objectives

The objective of the workshop was to inform the local community of progress in considering improvements to the Batson Quay and Shadycombe car park and to listen to and share ideas on the potential for regenerating this strategic area which encompasses a range of uses.

The workshop was to include a wayfinding exercise to work out how to achieve an intensification of existing facilities to free up space for the new uses. South Ham District Council's vision for Batson Quay was to be taken into account:

***“to create an environment that is being used with maximum efficiency to balance the needs of the many competing users, including car parking, boat parking, sports facilities (sailing and rowing), commercial fishing, employment, housing, harbour workshop and to create a more welcoming arrival point into the town.”***

Considering the above, the four key vision objectives for the re-development of Batson Quay are:

1. To enhance the vitality and vibrancy of Salcombe for the community and tourists.
2. To create a welcoming place that is both a setting down point for visitors and the operational heart of the Harbour.
3. To provide more effective car/boat parking solutions that help deliver services and ease congestion.
4. To use good design to introduce development that supports the local economy and enables infrastructure improvements whilst respecting the character of the Harbour and Estuary.

## Participants

### Facilitators

David Parkes, Senior Specialist Land Development  
 James deHavilland, Barton Willmore  
 Clare Wilks, Barton Willmore  
 Adam Parnell, Salcombe Harbour Master

### South Hams District Council

Andrew Wood, Estates specialist  
 Dan Field, Specialist Engineering  
 Phil Baker, Planning policy  
 Tom Jones, Planning policy  
 Wendy Ormsby, Senior Specialist Development Management  
 Alex Wish, Specialist. Landscape and trees  
 Cathy Aubertin, Op manager Car parks  
 Vicky Cloughan, Case manager (Comms)

### Salcombe Town Council

Mike Fice, Salcombe Mayor (2016 - 2017)  
 Cllr Nikki Turton, Town Councillor  
 Cllr Mark Long, Town Councillor  
 Richard Whitfield, Town Councillor  
 Gill Claydon, Town Clerk

### Highways

Richard Jackson, Senior Highways Development Management Officer

### Marine

Chris Gill, Harbour Depot  
 Tom Wallings, Partnership & Strategic Overview Team (Devon)  
 Lucy Stephenson, (FCRM Officer) Environment agency  
 Ruby Jurczyk, Foundation Degree Student

**Environment**

Jon Grimes, Lead Adviser, South Devon Land Team  
 Nigel Mortimer, Estuaries officer - South Devon AONB Unit  
 Roger English, AONB

**Other**

Jon Doyle, Coastal and Country Cottages  
 Andy Barsby, Neighbourhood Plan  
 Peter Sandover, Neighbourhood Plan  
 Peter Stretton, Neighbourhood Plan

Pat Valvona, Hyder/ Arcadis  
 Martin Clancy, Banger Boats  
 Tim Tucker, South Sands Ferry  
 Ali Jones, Sea and Shore  
 Martin Smout, Commodore SYC  
 Andy Savell, SYC  
 Vanessa Barton, Salcombe Estuary Rowing Club  
 Dan Bly, Salcombe Ice Cream  
 Jason Smith, Adjoining Landowner  
 Jon Capel, Harrison and Sutton

# STUDY AREA

- 1 Fish Quay - Commercial/ Industrial Uses
- 2 Slipway
- 3 Car Park
- 4 Boat Park
- 5 Shadycombe Car Park
- 6 Gould Road
- 7 Island Street



## 2. STAKEHOLDER ORIENTATION

David Parkes welcomed the group explaining the format for the morning and the objectives. James deHavilland then followed with an introductory presentation. This covered an overview of the South Ham District Council vision, the study area, the planning context, landscape context and the constraints and opportunities for the Batson Quay and Shadycombe car park. These are summarised on the following pages:

### Planning Context

The site falls within the administrative district of South Hams District Council and the following development plan documents provide the relevant planning policy framework for future development on the site: Adopted South Hams Core Strategy [2006], Adopted South Hams Site Allocations Plan [2011] and the Emerging Plymouth and South West Devon Joint Local Plan.

The Plymouth and South West Devon Joint Local Plan was submitted for examination on 31st July 2017. A preliminary Letter was sent on 4th September 2017 stating that hearings are to commence in the week beginning 29th January 2018. These will be published by the end of



Winter time boat storage on Batson Quay

October 2017. Strategic Objective S08, 'Maintaining the vitality and viability of the smaller towns and key villages', is relevant for Salcombe stating that this will be achieved through:

1. Delivering an appropriate level and mix of new homes that responds positively to local housing needs and improves long-term sustainability.
2. Enabling local employment opportunities that can support a thriving rural economy.
3. Sustaining and where possible improving the range of services and amenities available, including sustainable transport links to other settlements and supporting the provision of new services where needs arise.

Policy TTV29 identifies 3 sites within Salcombe which are proposed allocations through the JLP. One of these sites is the study site, Shadycombe, which has been identified to deliver the following: mixed use with homes and employment: 30 homes, 2,000 m<sup>2</sup> employment floorspace.



Dinghy storage on Batson Quay

## Landscape Context

### Shadycombe, Salcombe

SH/WD reference: TTV29[20] (SH\_41\_08\_16)

Landscape Character Area: Salcombe to Kingsbridge Estuary

Landscape Character Type: 3G: River valley slopes and combes

Key Characteristics:

- » Strong maritime traditions, visible today primarily in recreational craft, and shore side infrastructure.
- » Noise, movement and other perceptual qualities associated with an active coast give a strong sense of place.
- » Well defined to the north west with trees, vegetation and topography effectively containing the site within the valley floor, below the rising open landscape to the west.
- » Low-level development, being either single-storey buildings or low-lying land uses, minimising wider visual impacts.

Relevant South Devon AONB Special Qualities:

- » Deeply incised landscape that is intimate, hidden and secretive away from the plateau tops.
- » Ria estuaries (drowned river valleys), steep combes and a network of associated watercourses.



The Crab Shed

## Constraints

- » Single access to the Quay via Gould Road;
- » Existing PROW along the western boundary;
- » Incompatibility of different land uses may limit development options;
- » The site accommodates Town Centre car parking which needs to be re-provided;
- » Boat parking spaces on Batson Quay needs to be retained or re-provided;
- » Fish Quay commercial facilities are important part of the Town's employment and heritage;
- » Setting and context of AONB/SSI;
- » Grade II\* and II Listed Buildings can be viewed from Batson Quay;
- » The majority of the site is in Flood Zone 2 and 3.

## Opportunities

- » Reinforce links to the town centre e.g. increase capacity of Shadycombe car park;
- » To improve efficiency of current car/boat parking layout and increase provision of spaces;
- » Mix of uses [community/fishing/recreation/commercial/residential] adds to the vibrancy and vitality of Salcombe;
- » Opportunity for new multi-use harbour building and rowing club;
- » Better marine facilities e.g boat lifting/stacking; marine services;
- » Maintain/improve access to slipway with the possibility of adding another;
- » Opportunity to address physical deterioration of the Quay and maybe extend it; possible infrastructure funding through EU grants before Brexit;
- » Introduce affordable/community housing and along with commercial development.

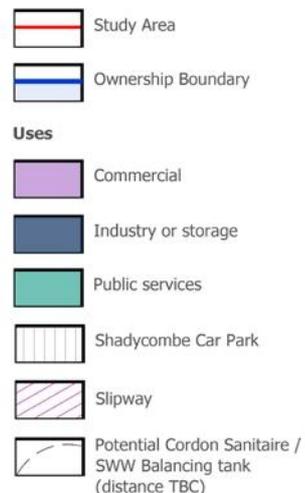
## Land Uses

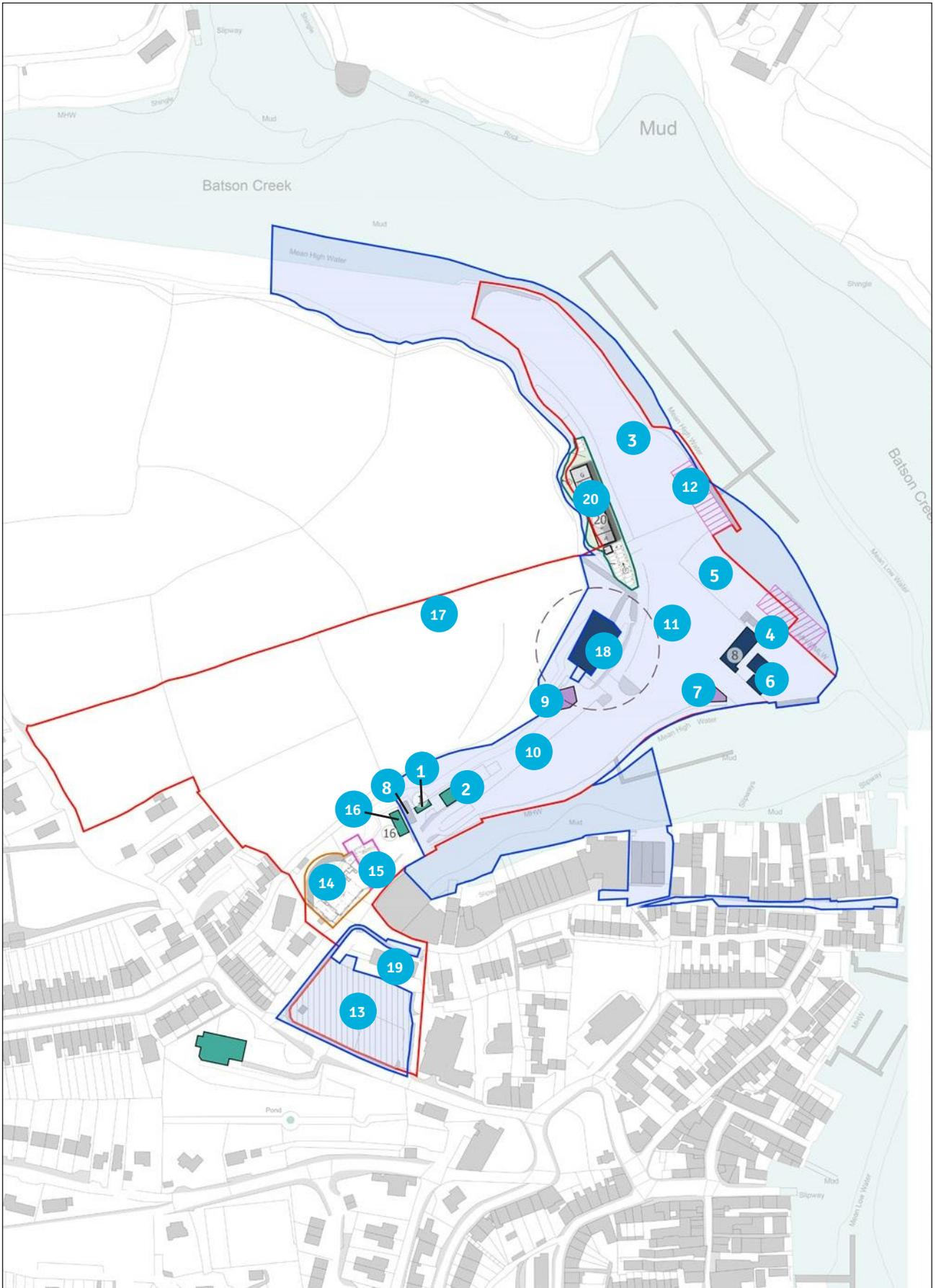
### SHDC (Ownership)

- 1 Public Toilets
- 2 Beehive Nursery
- 3 Trailer Park
- 4 Fish Quay and commercial slipway
- 5 Harbour compound
- 6 Crab Shed (store)
- 7 Crab Shack (restaurant)
- 8 Bangers Boat Builders
- 9 Salcombe Rowing Club
- 10 Gould Road
- 11 Car parks
- 12 Slipway
- 13 Shadycombe car park

### OTHER (Outside Ownership)

- 14 Gas works site
- 15 Site adjoining Gas Works
- 16 Fire Station
- 17 Adjacent Landowner
- 18 SWW (balancing tank)
- 19 Salcombe Dairies, Island Street
- 20 Marine Industrial Unit Application





Land use plan

## 3. GROUP DISCUSSION ON LEVEL OF ASPIRATION AND VISION

The participants were divided into pre-arranged groups on four separate tables. Group discussions were then held at each of the four tables. People were asked what their particular interest or concerns were with the regeneration of Batson Quay and Shadycombe car park. Their comments have been listed below under topics:

### Vision ideas

- » Celebration of Salcombe heritage
- » Gateway to the marine environment
- » Wider Salcombe picture
- » Character

### General Concerns

- » Viability of infrastructure changes
- » Quayside could do with more width towards Batson
- » NDP against café /restaurants on the quay – not destination
- » Management of the whole quay area
- » Intensification of land use needed
- » Marine management organisation involvement
- » Mix of uses results in fumes and noise

### Uses

- » Clarity on quayside and hillside uses
- » Improvement to location of uses
- » Make visitors welcome
- » Link parking to uses
- » Island Street too expensive
- » Possible better locations for the Fire Station and nursery
- » Rowing clients
- » Marine office

### Facilities Needed

- » Employment units need to be affordable
- » Marine related affordable workshops
- » Secure storage 'business lockers', not too big and good access, container of smaller
- » Arts and crafts
- » Business hub
- » No retail or supporting retail
- » Public open space
- » Efficient waste management
- » Row of crab sheds along quay edge

### Fish Quay

- » Important focus
- » Should have priority
- » EMFF funding / coast and community
- » HGV's

## Boat Storage

- » Increase dry stack
- » Potential Cliff House garden as storage
- » Many boats with masts are not stackable

## Slipways

- » Overcrowded
- » Split motor/sailing busy
- » Widen existing or build a second slipway
- » Dredging channel in Batson Creek

## Flood Risk

- » Flood risk and climate change
- » Residential 5m AOD limit
- » Commercial and water compatible development
- » Quay area sinking - potential to rebuild
- » Land fill to Quay
- » Flood defence/improved quayside infrastructure
- » Mud in creek could be contaminated historically

## Landscape Setting

- » AONB – be aware of planning guidance
- » Designation of estuary as SSSI
- » Impact of Listed Buildings

## Housing

- » Community at tipping point as 60% second homes
- » Social housing needed
- » Devon covenant
- » If major development note limitations and need evidence

## Transport and Movement

- » Safe pedestrian access across/through the site
- » Traffic on Gould Road and pinch points on approach
- » Integrated transport plan
- » Park and ride
- » More buses
- » Circulation problematic
- » Make use of ferries
- » High pedestrian footfall
- » Station

## Parking

- » Strategy for delivering parking day/week uses
- » Relocate as much as possible from Batson Quay
- » Commuter v holiday makers
- » Important to retain existing number of spaces
- » Multi-storey car park good use of land
- » Taxi rank at park and ride
- » Car parking electric car chargers
- » Separate long term/short term parking
- » Affordable parking for staff/employees

## 4. KEY OUTPUTS FROM THE GROUP SESSION ON IDEAS AND CONCEPT PRODUCTION

Breakout sessions were then held at each of the four tables - Yellow, Blue, Green and Red - to discuss topic based ideas and concept production.

The participants were given base plans, tracing paper and coloured pens. They were asked to consider whether the current uses on the two sites could be re-distributed in order to accommodate the proposed uses and whether to use the adjacent landowner's land on Crofts Hill. Summarised on the following pages are the key discussions and outputs together with the plans produced by each group.



*Yellow Group*



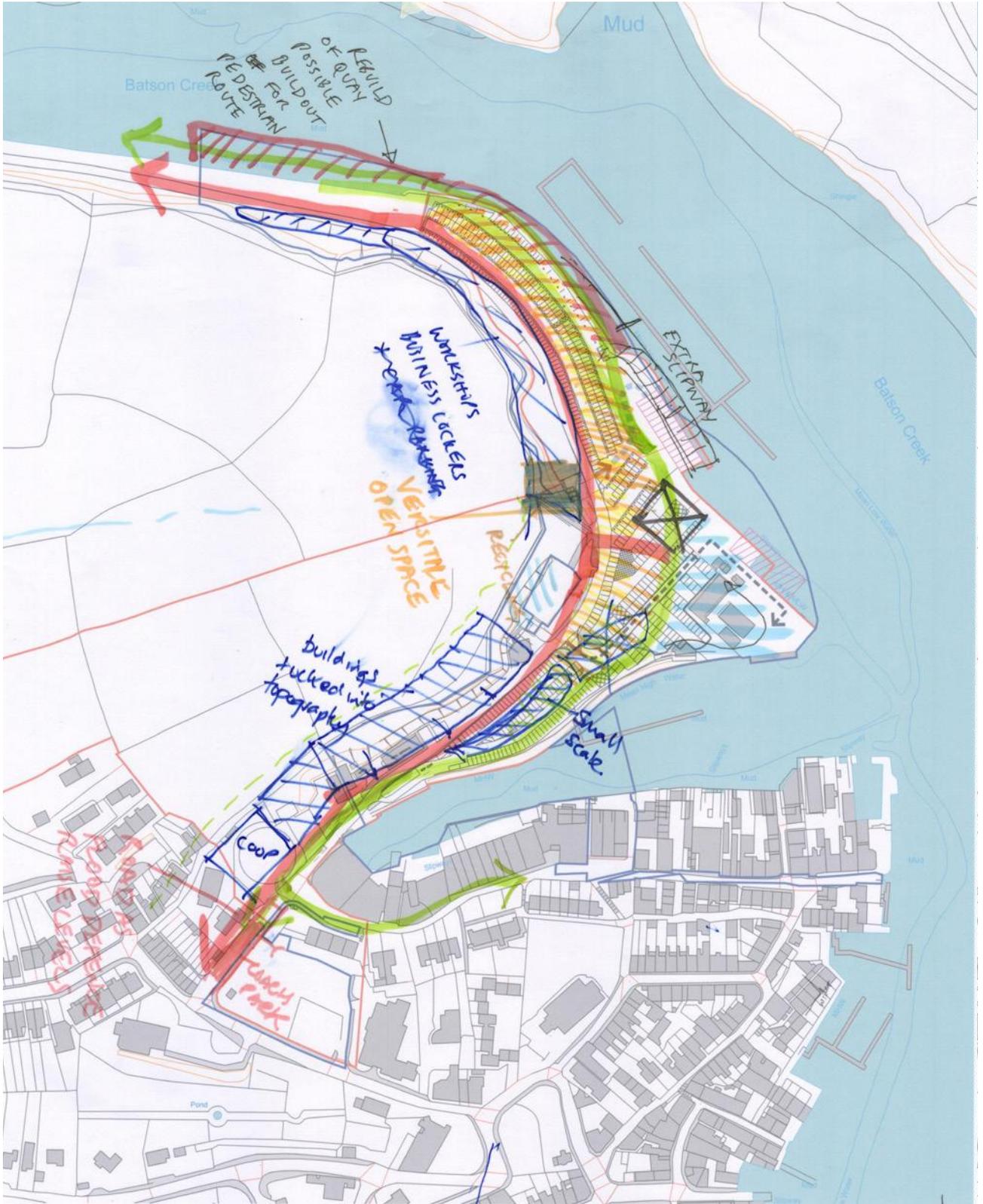
*Feedback from workshop session*



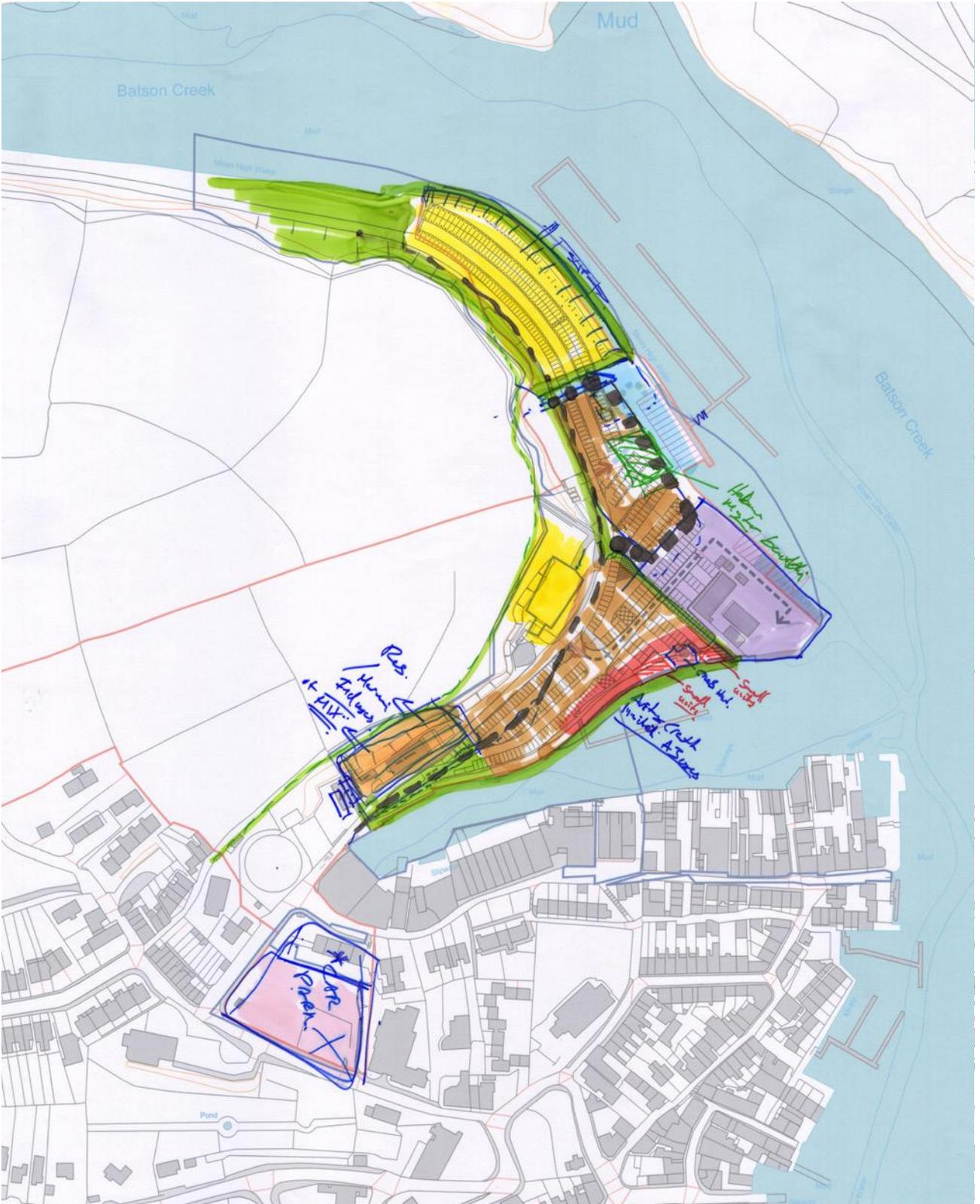
Blue Group

Key Points of Discussion		Tables which raised key point			
		Yellow	Blue	Green	Red
1	Shadycombe car park to be reconfigured to include multi storey building with car parking and possibly residential. Should not impinge on views from adjacent housing.				
2	Proposed buildings along the southern quayside for community and leisure use, to include commercial units to allow small marine traders to have a base on the Quay and expansion of arts and crafts and A3 units to augment the offer provided by the Crab Shack.				
3	Locate proposed harbourmaster building on eastern quayside in a direct view line from the western vehicle access on Gould Road and make a landmark building viewed from Batson Creek. This could include rowing club facilities.				
4	Existing boat parking on north of Quay to remain where it is and could be divided in to areas defined as a secure boat compound, boat/trailer parking and access/preparation area. Permanent boat parking to the north and seasonal boat or car parking in southern area.				
5	An area on Crofts Hill to the west could provide community/ affordable housing.				
6	Gould Road could be moved south to allow more space at the back of quay for a building to be built into the hillside as a continuation of the Coop site extending beyond the ownership boundary.				
7	The proposed development at back of quay could combine ground floor garages and marine work spaces with flats on first and second floors.				

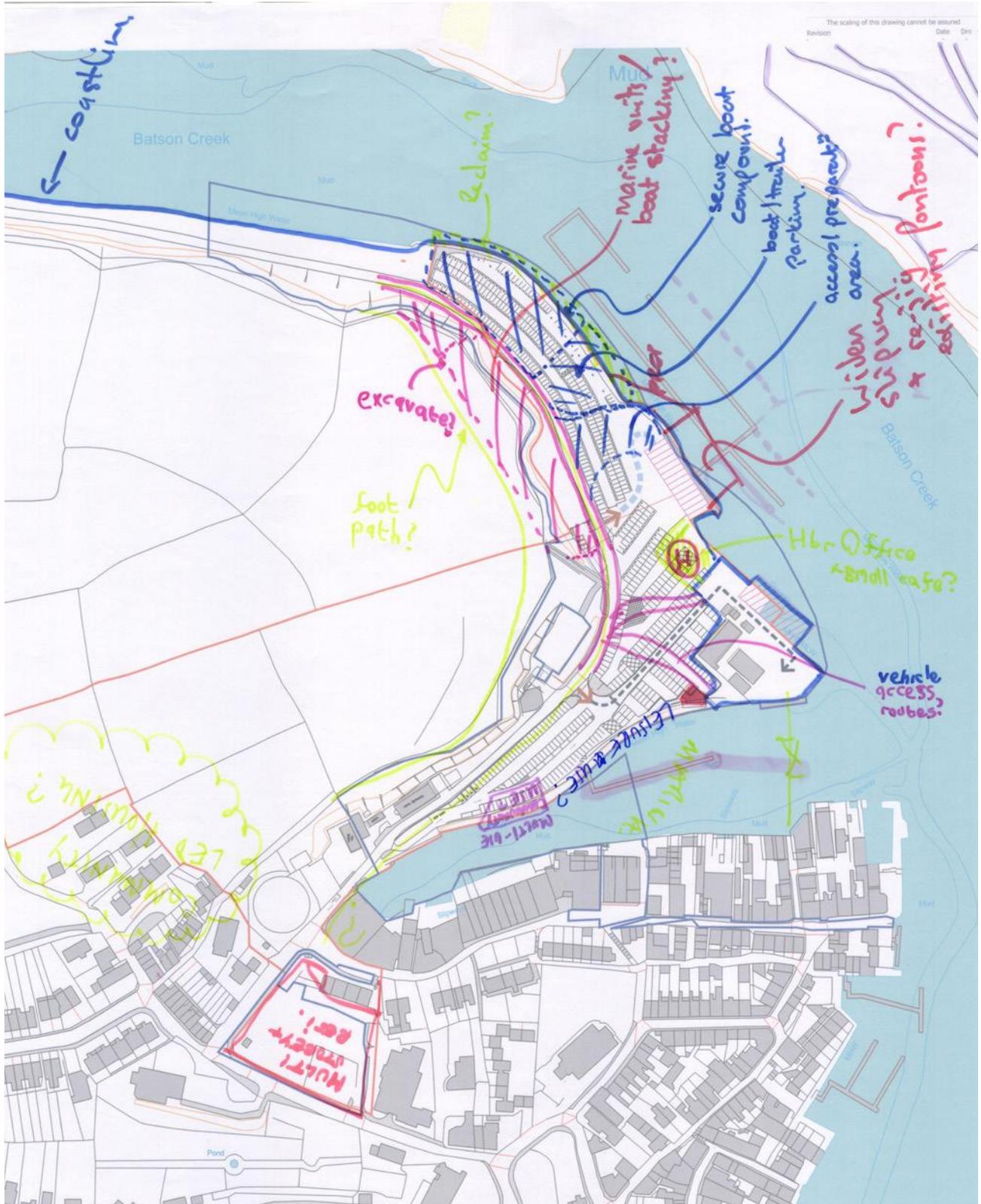
		Yellow	Blue	Green	Red
8	The Quay wall on the north-eastern side could be rebuilt to incorporate more boat parking and a board walk which would provide a footpath which would continue along the edge of the creek.				
9	The existing slipway for the public could be widened to provide more space for sailing and motor boats and the pontoons to be re-jigged.				
10	Add another public slipway on eastern edge of Quay north of the existing public slipway.				
11	Importance of the Social Value Act 2013/14 to secure social, economic and environmental benefits.				
12	The existing Public Right of Way to remain where it is.				
13	Retain route for HGVs to Fish Quay.				
14	Opportunity to have seasonal uses on the Quay.				
15	Retain small car park at southwestern most tip of Quay.				
16	Concern about pinch points on southwestern corner of Shadycombe car park at junction with Church Street;				
17	Consider access to coastline and views.				



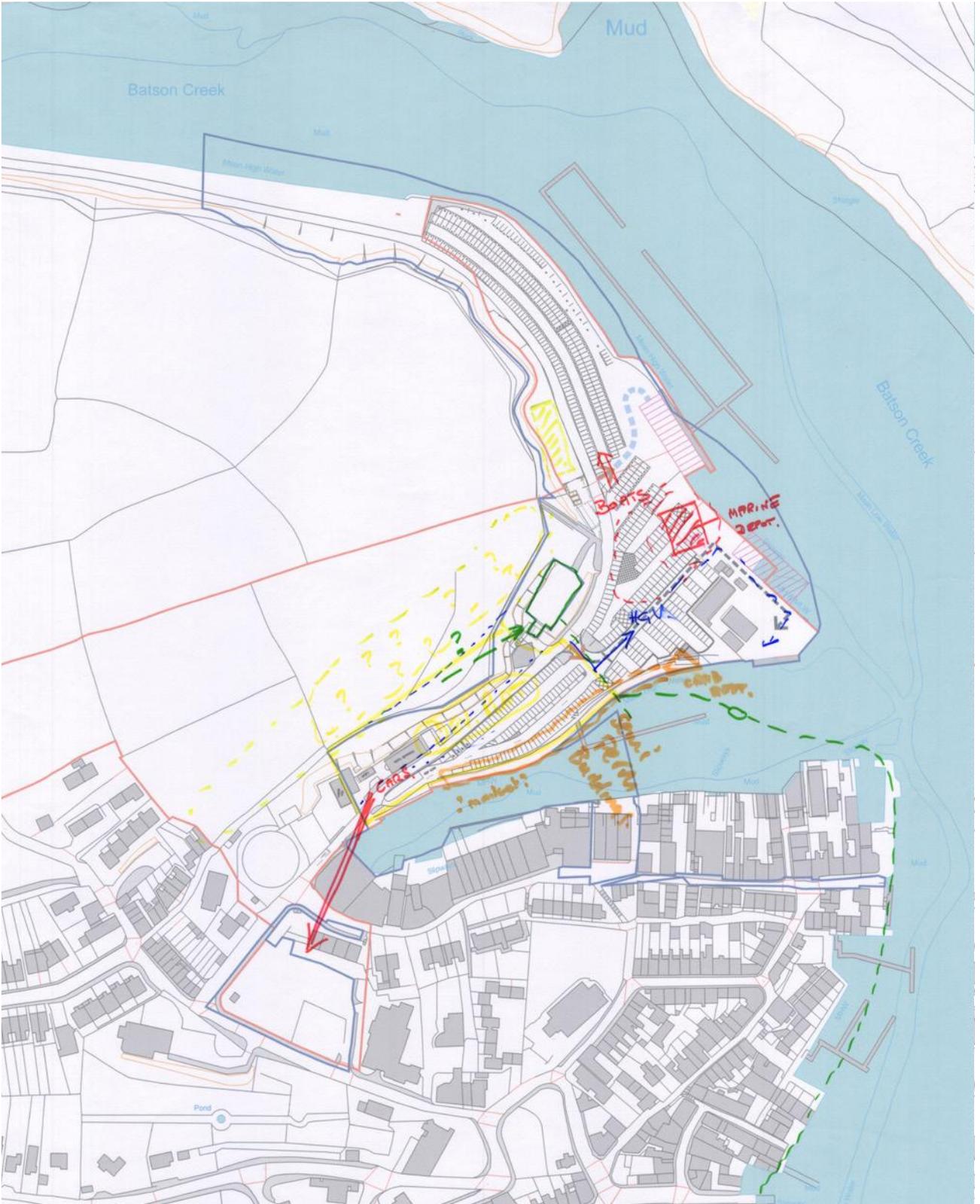
Concept plan by Yellow Group



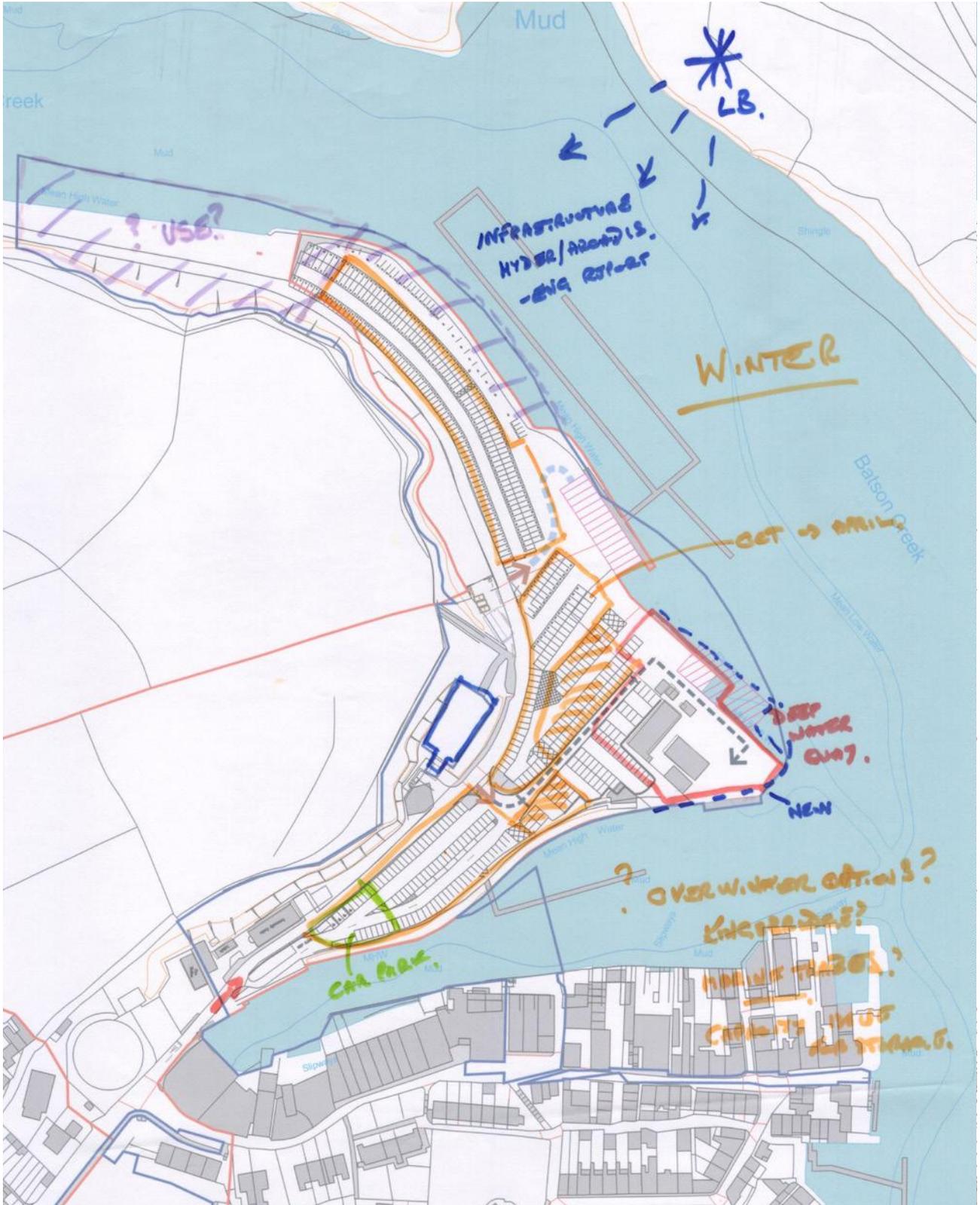
Concept plan by Blue Group



Concept plan by Green Group



Concept plan 1 by Red Group



Concept plan 2 by Red Group



Concept plan 3 by Red Group

# 5. KEY FINDINGS AND PRINCIPLES

In summarising the key findings, the following five development areas are identified:

## 1 Back of Quay

- 1a** Potential for 3 storey development of back of Quay with ground floor commercial/marine units, 1st and 2nd floor residential and parking to the rear;
- 1b** New marine units. PP No. 0784/16/FUL. Possible resi on top.
- 1c** SWW plant with dinghy storage over remains in situ.

## 2 Front of Quay

- 2a** To the south, adjacent to the Crab Shed, commercial or A3/marine uses, possible nursery?
- 2b** To the southeast, retention of Fish Quay and improvement of its accessibility and facilities to ensure its longevity;
- 2c** To the east, the harbourmaster building, 'the Hub', to include rowing club facilities and public toilets.

## 3 Operational Platform

- 3a** Surrounding the Hub for car parking, boat storage, boat maintenance, dinghy trailer park and slipway;
- 3b** Explore opportunity for repairing/improving infrastructure and extending the Quay to increase boat storage. Consider boat stacking and additional slipway for dinghies;
- 3c** Re-configured slipway access.

## 4 Shadycombe Car Park to be reconfigured to provide increased parking.

## 5 Land off Shadycombe Lane/ Crofts Hill. Consider whether this area might support community housing providing landscape impact is minimised.

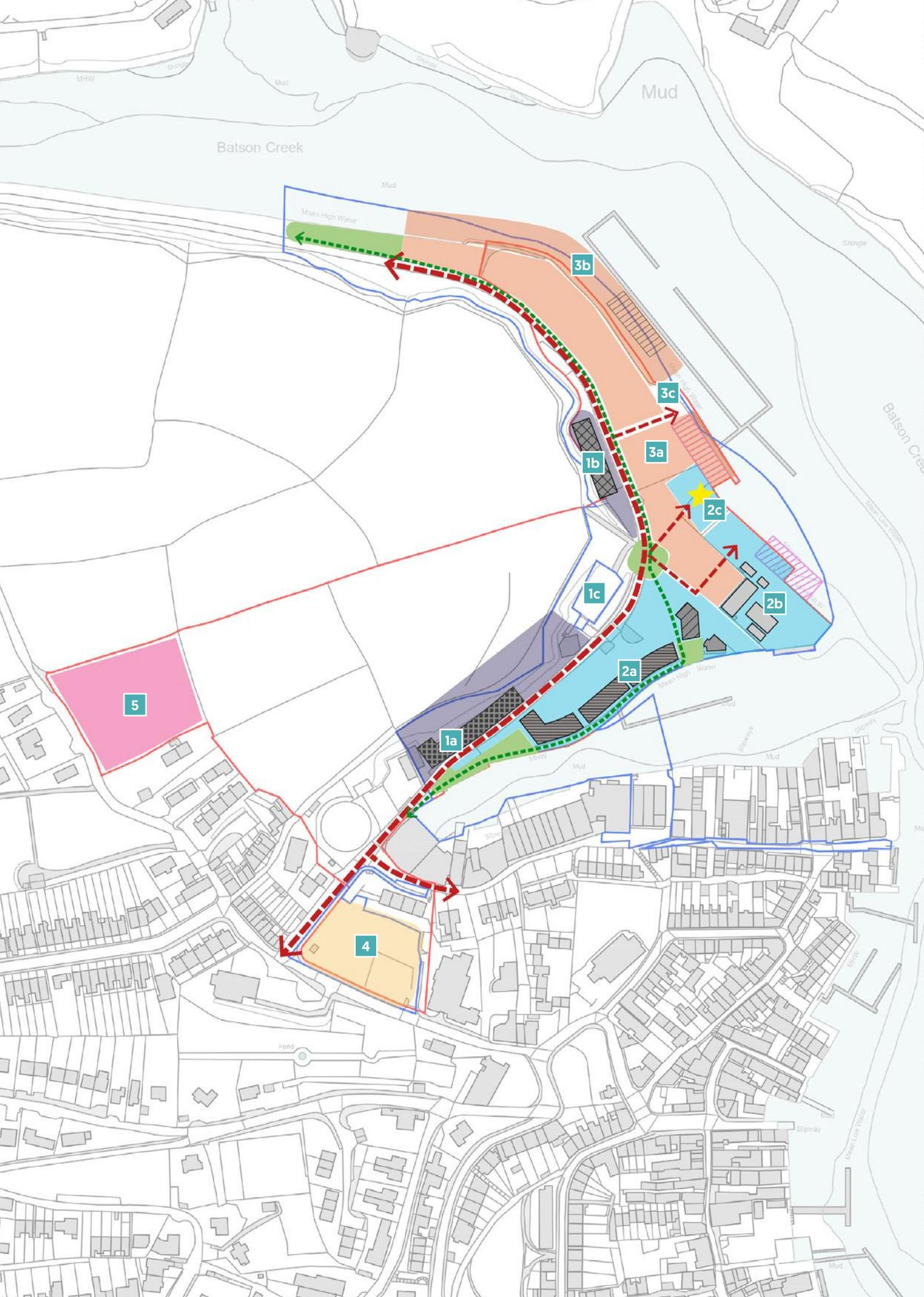


Public open spaces arte linked by a pedestrian and cycle route

-  Gould Road and accesses
-  Pedestrian and cycle route
-  Public open space either natural or hard surfaced

### Existing and Proposed Buildings

-  Fish Quay buildings and Crab Shed
-  Crab Shack
-  Small marine traders' units/lock ups
-  2 storeys with ground floor commercial with A3 uses and nursery and 1st floor residential
-  3 storey with ground floor parking and 1st and 2nd floor residential
-  Marine industrial unit application



**BARTON  
WILLMORE**

