

Kingsbridge Quayside Welcome



Introduction

Over the last 12 months South Hams District Council have been reviewing the potential to develop and improve the Quayside area in Kingsbridge. We have identified these key regeneration aims:

- ✓ To support the local community by providing housing, employment, car parking, leisure facilities and improve the public realm
- ✓ To promote positive regeneration of the town centre and encourage visitors to stop in the town
- ✓ Improve traffic management and access between the town centre and estuary

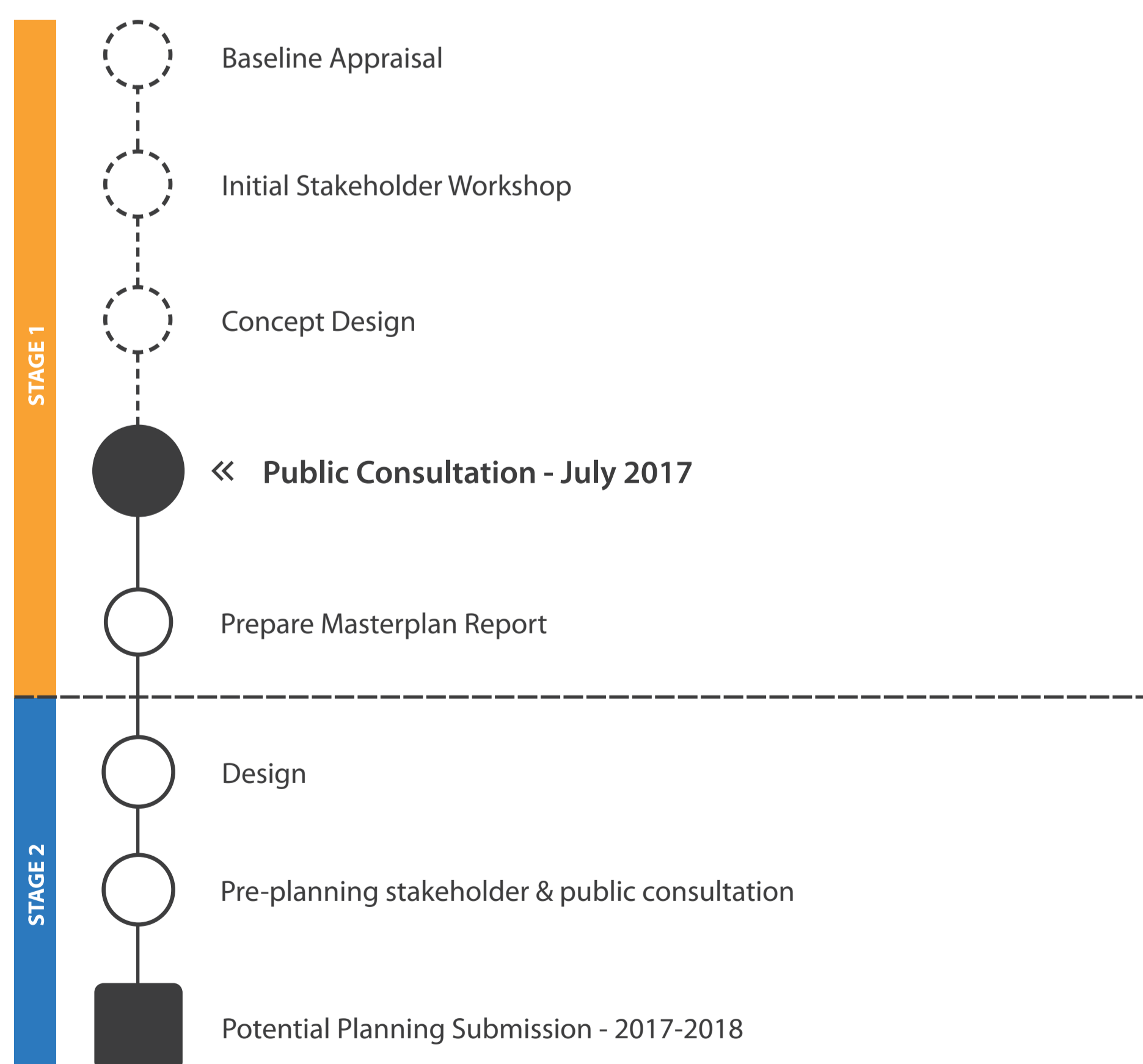
Why are we proposing to develop Kingsbridge Quay?

Kingsbridge Quayside is identified as having potential for development that will enhance the town's attractiveness to visitors and benefit the local community.

Policy TTV13 of the emerging Joint Local Plan (JLP) 2014-2034 identifies the potential for housing, shops and leisure facilities, car parking and public realm improvements within this area.

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 Kingsbridge to help us shape the emerging plans.

www.southhams.gov.uk/kingsbridgequayside



The Evolving Masterplan

An opportunity to reshape the heart of the Town

The Site

The Quayside site includes a number of areas and existing land uses which have been assessed as part of the masterplan.

The areas which offer potential for regeneration and development are:

- 1 Town Square & Bus Station**
(including adjacent highway areas)
- 2 Quayside Car Park & Leisure Centre**
- 3/4 Cattle Market Car Park & Adjoining Development Sites**



Factors Shaping Development

Ecology

Key issues including the relationship to the Salcombe to Kingsbridge Estuary Site of Special Scientific Interest, potential bat roosts & flight routes and other protected species.

Landscape Setting

The site is within the South Devon Area of Outstanding Natural Beauty and work is being undertaken to understand the effects of development on the visual amenity, setting, and character of the Town and surrounding countryside.

Heritage and Archaeology

Design and consultation work will identify the potential for archaeology remains and will need to be sympathetic to the setting of the quay in the Kingsbridge Conservation Area.

Quayside Infrastructure & Flooding

Much of the Quayside areas are subject to the risk of tidal flooding and development has to be designed to manage future flooding risk. Work is also needed to stabilise and improve the existing quay wall.

Ongoing Studies

A number of studies are ongoing, which will feed into proposals within stage 1 & 2;

- Concept design development including development massing and character
- Viability Appraisal
- Landscape & Visual Appraisal
- Ecological Surveys
- Public Realm & Access Strategy
- Car Park Strategy
- Tree Surveys

Question 1 - What are the priorities which we should consider in developing proposals for Kingsbridge Quay?

Area 1 Highways & Public Realm

An exciting opportunity to create a public space linking Fore Street and the Quayside

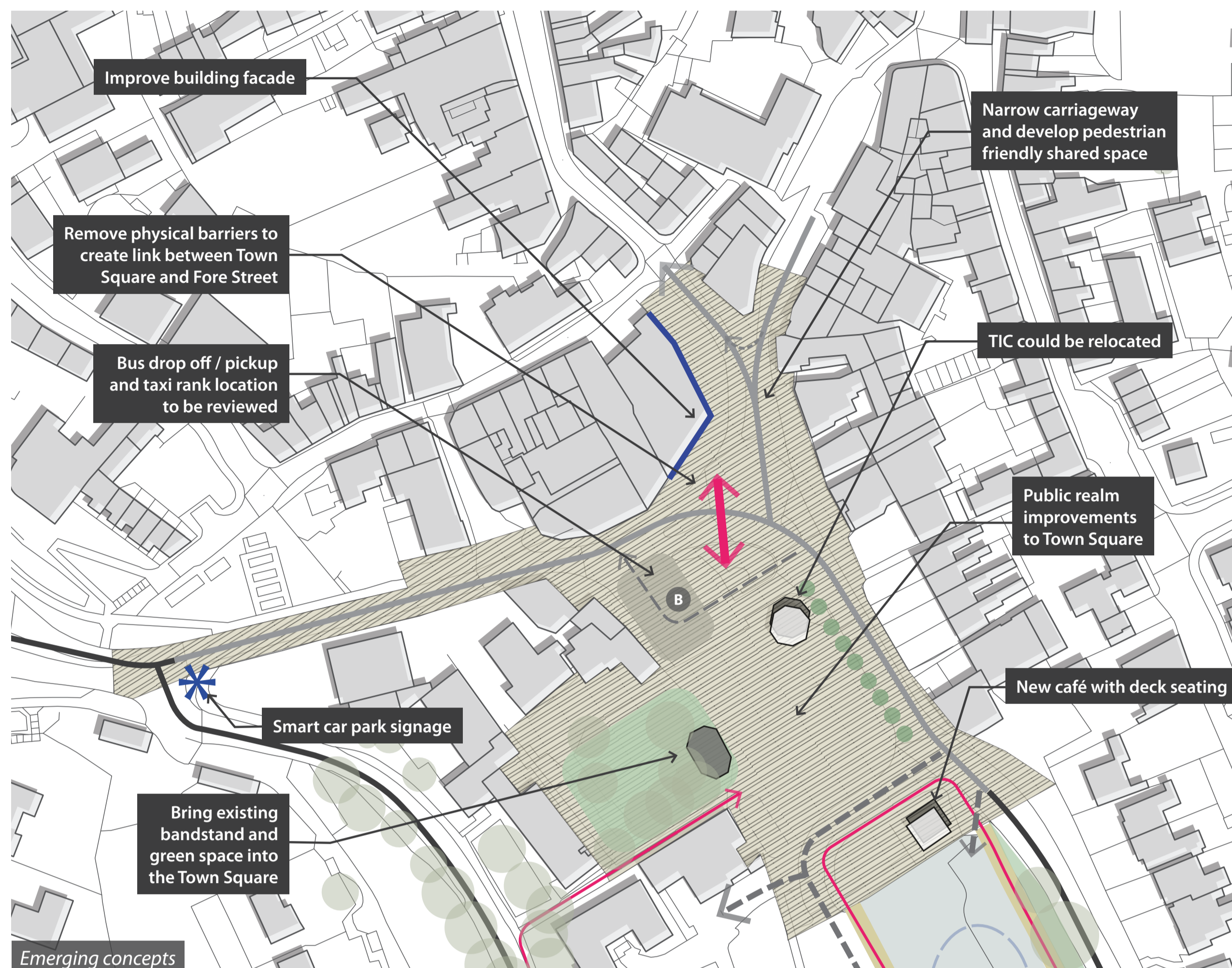
Traffic passing through Kingsbridge Town Centre creates a barrier to the connection of the Quay and the Fore Street shopping area. We are seeking to identify options that could redefine this space, ease traffic flows and improve connectivity and road safety.

Parking, Highways & Circulation

As part of this study we are looking at proposals to improve the highway design and public realm including relationship between private vehicles, bus, taxis and pedestrian circulation.

Car parking is a key requirement for shoppers, visitors and local residents. Preliminary studies indicated that overall levels of car parking in the Town are adequate. However, there is pressure on the most popular car parks, such as the Quayside car park at peak times, whereas other public car parks such as at the Cattle Market are less well used.

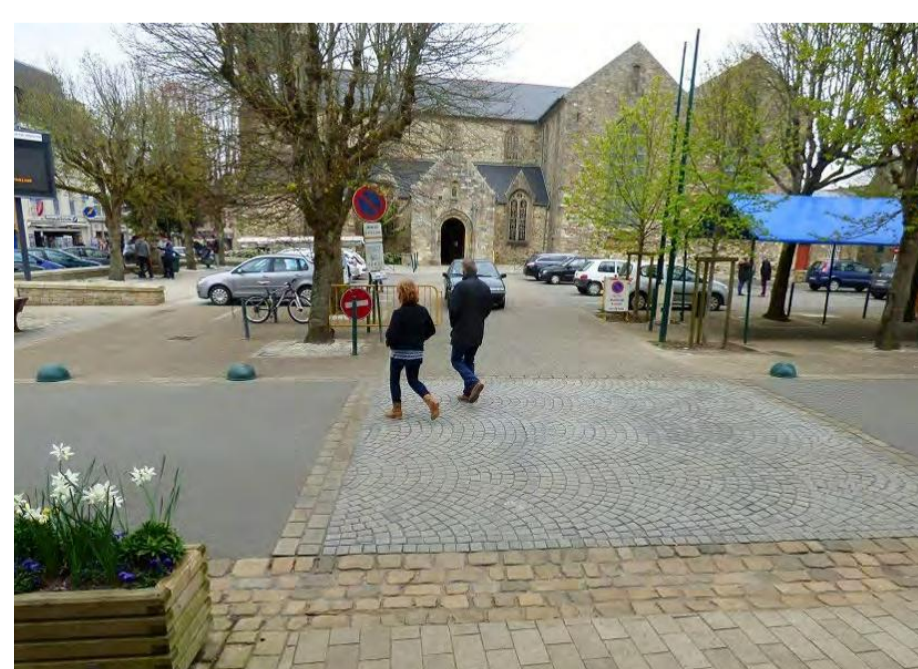
Development of the Quayside is likely to result in some parking loss. Based on our current proposals there would be an estimated loss of 57 of the 374 car parking spaces currently provided in both the Quayside and Cattle Market car parks. Through improved management it would be the intention to focus use of the Quay car park on visitors and shoppers and the use of Cattle Market for residents and permit holders.



Existing Fore Street roundabout



Artist's impression of potential highway & public realm improvements



Question 2 - What do you think would improve the Town Square and links between Fore Street and the Quayside?

Area 2

The Quayside, Leisure Centre & Visitor Car Parking

An imaginative mixed-use development on the Quayside.

The quay has potential to become an exciting and vibrant place that attracts visitors to Kingsbridge and provides a place for the local community to enjoy the waterfront.

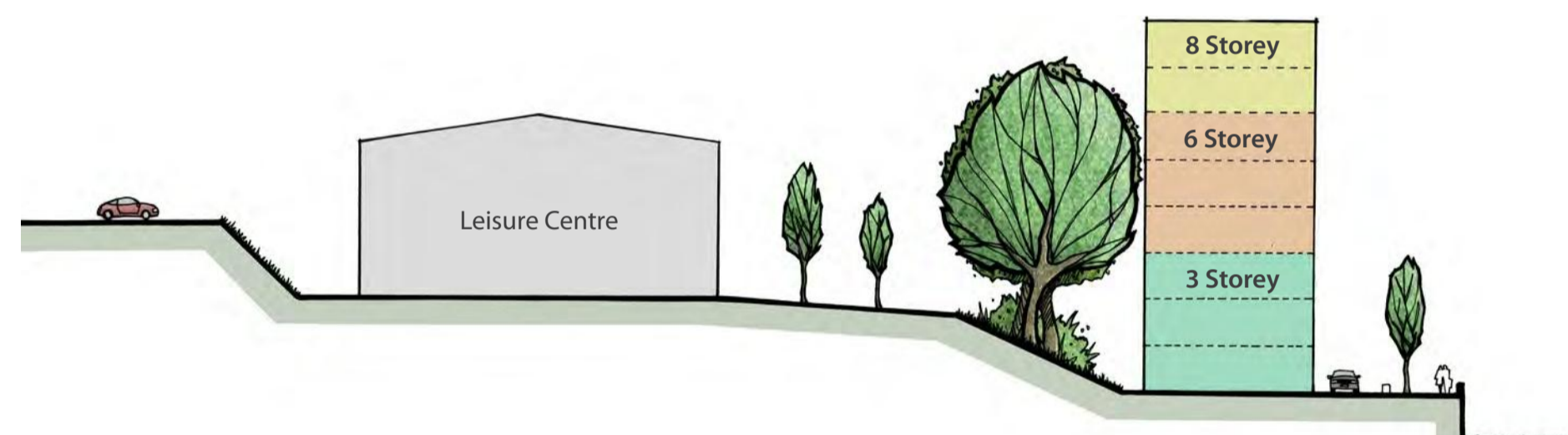
Our initial proposals include:

- ✓ Approximately 50 new residential apartments with allocated parking
- ✓ A new bridge or pontoon link from the Southern End of the Quay to the Embankment
- ✓ Improved pedestrian links between the Quayside, Cattle Market car park and the Leisure Centre
- ✓ New opportunities for cafes and restaurants along the waterfront, and increased activity on the water

Question 3 - What activities could be provided on the Quay to create a more attractive place for local people?

Scale

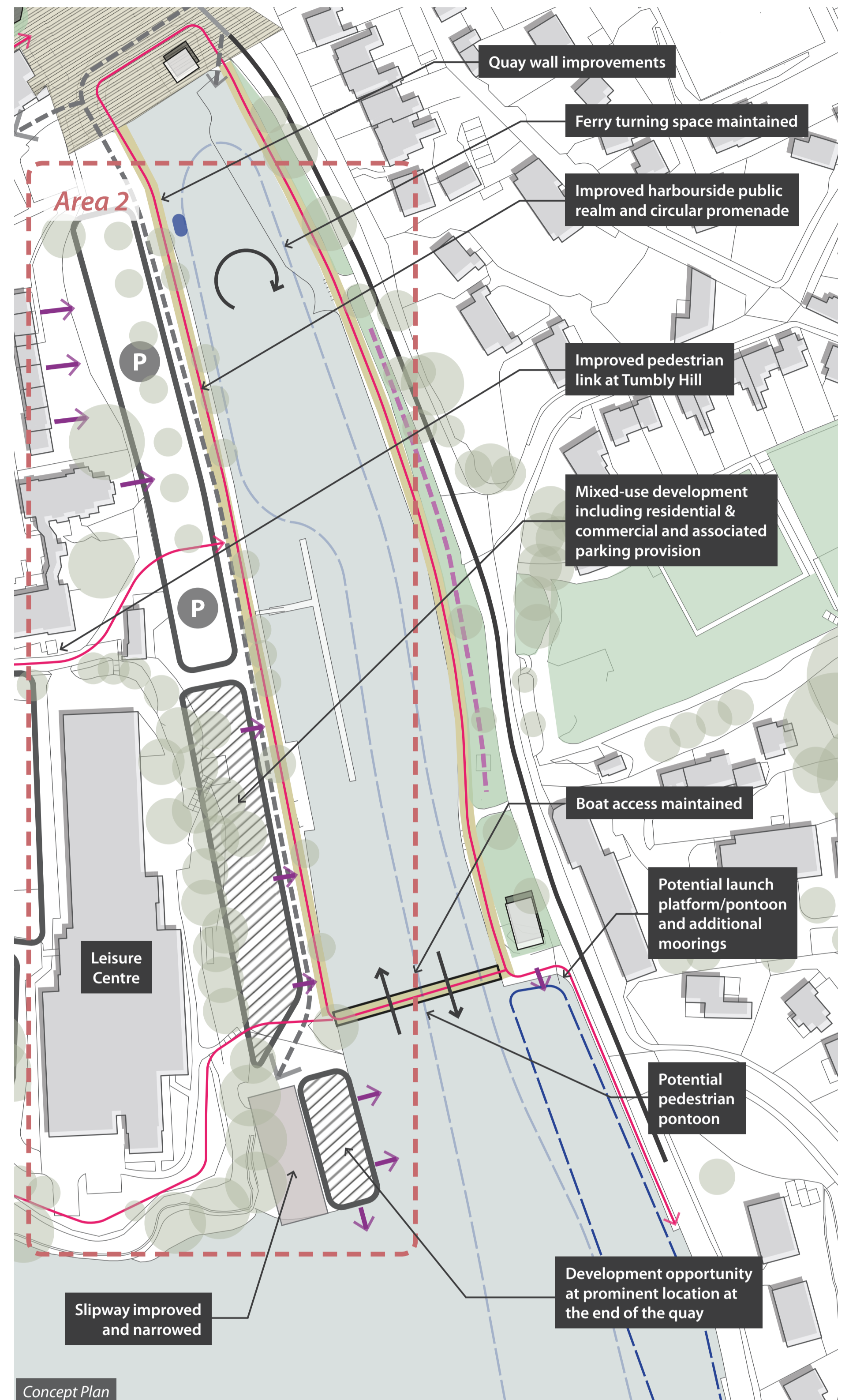
The sketch below shows indicative scales of development in relation to the existing leisure centre.



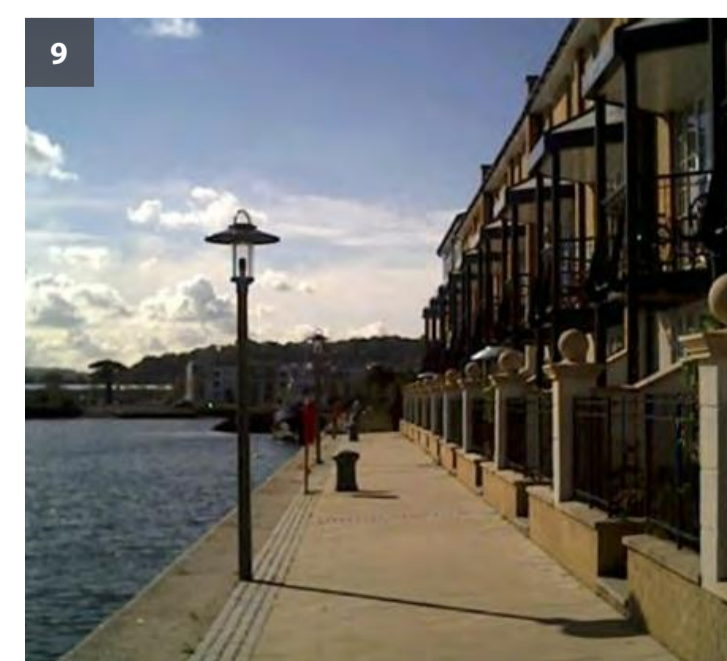
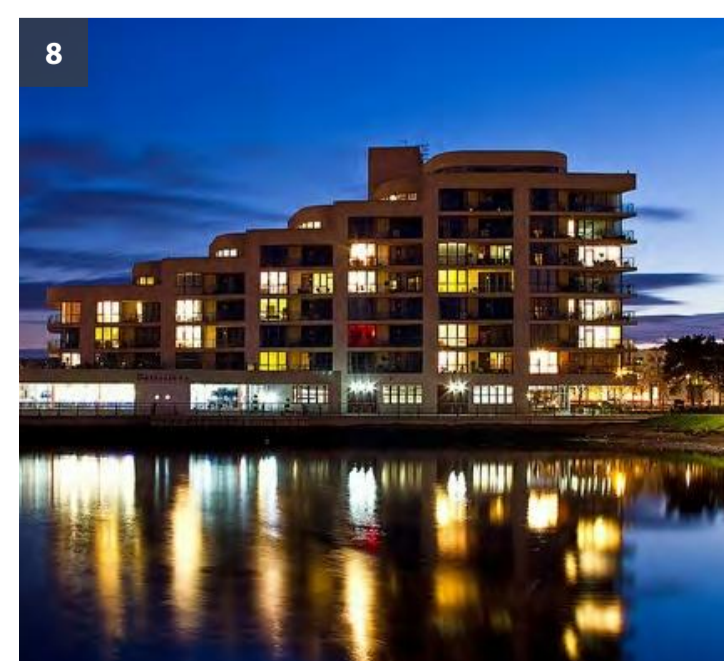
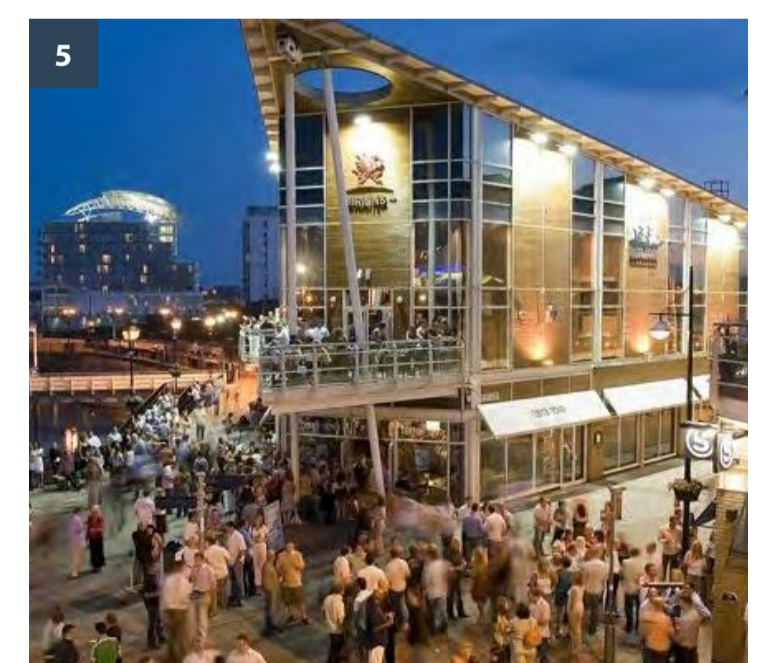
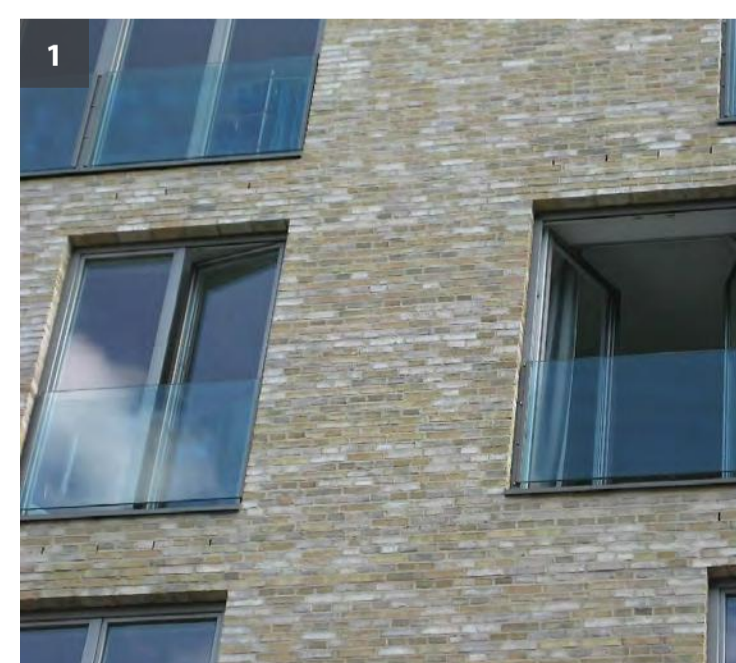
Question 4 - What scale of development do you think is appropriate in this location?

Design

We appreciate that good design is essential to ensure that proposals for the development of the Quayside balance a wish to respect the character of Kingsbridge with a desire to make a positive visual impact that will inspire & define a new and exciting place.



Question 5 - Which of the images below best captures what you would like to see at Quayside?



Indicative precedent images

Area 3/4 Housing for the Local Community

Our proposals include:

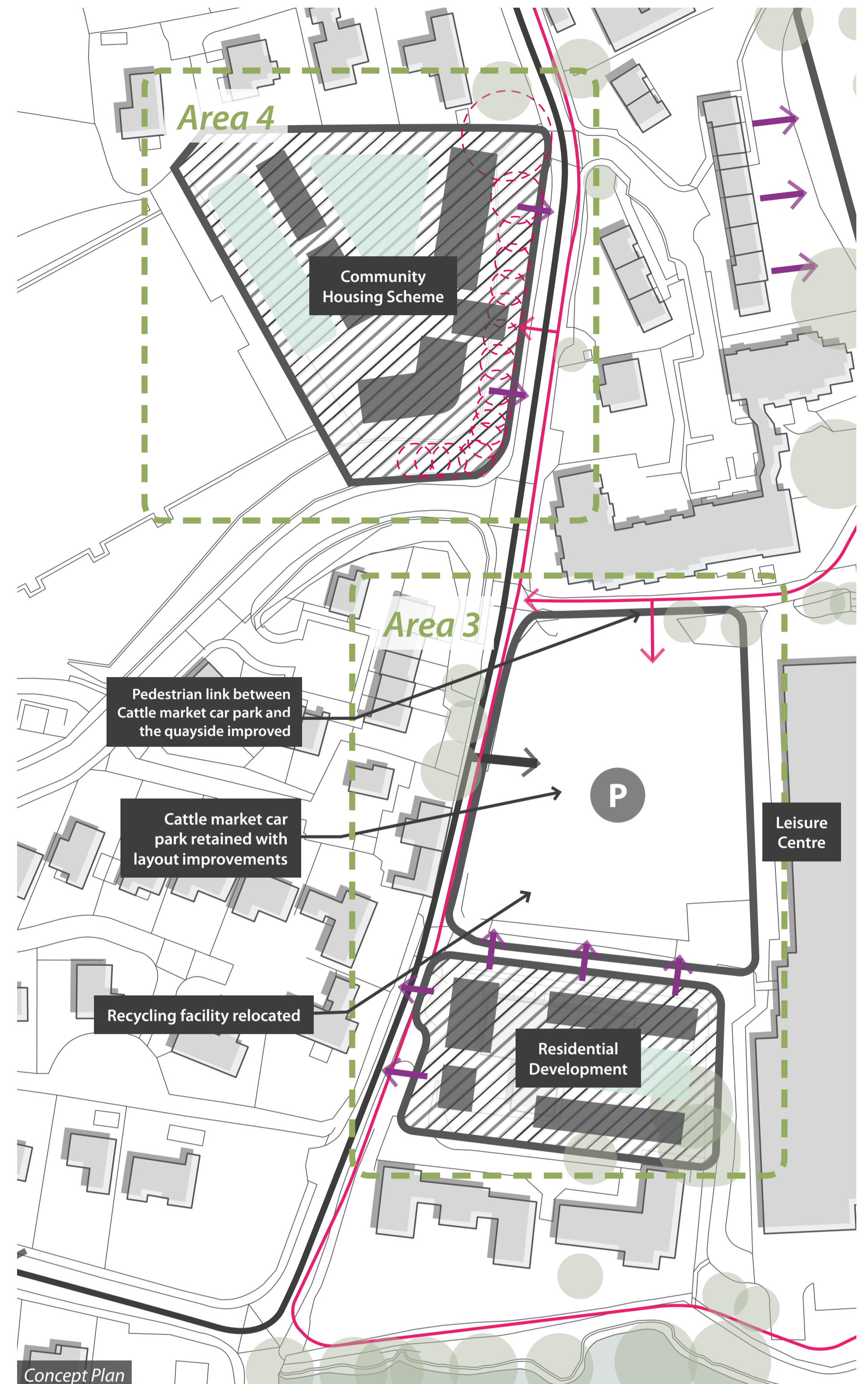
- ✓ Around 40 new affordable homes
- ✓ A new community housing scheme built in partnership with the local community
- ✓ Accessible lifetime homes and sustainable buildings that offer a high level of energy efficiency and affordable heating
- ✓ Improvements to Cattle Market Car Park

Improvements to Cattle Market Car Park

The Cattle Market car park would be improved to provide additional parking spaces (increasing the capacity from approximately 118 to 150 parking spaces), with 2 coach parking spaces and recycling facilities relocated to a more accessible location within the town centre.

The pedestrian route between the Cattle Market Car Park and the Quayside along Tumbly Hill will be improved, with access maintained to the leisure centre.

A review of the Council's parking permit scheme may enable more focused management control of Town Centre parking arrangements to allow visitors and shoppers to have priority use of the Quayside parking area.



Indicative precedent images

Question 6 - Should the scheme prioritise provision of affordable housing for the local community?

Question 7 - Do you think that the proposals achieve the right balance between improvements and retaining car parking within the town centre?

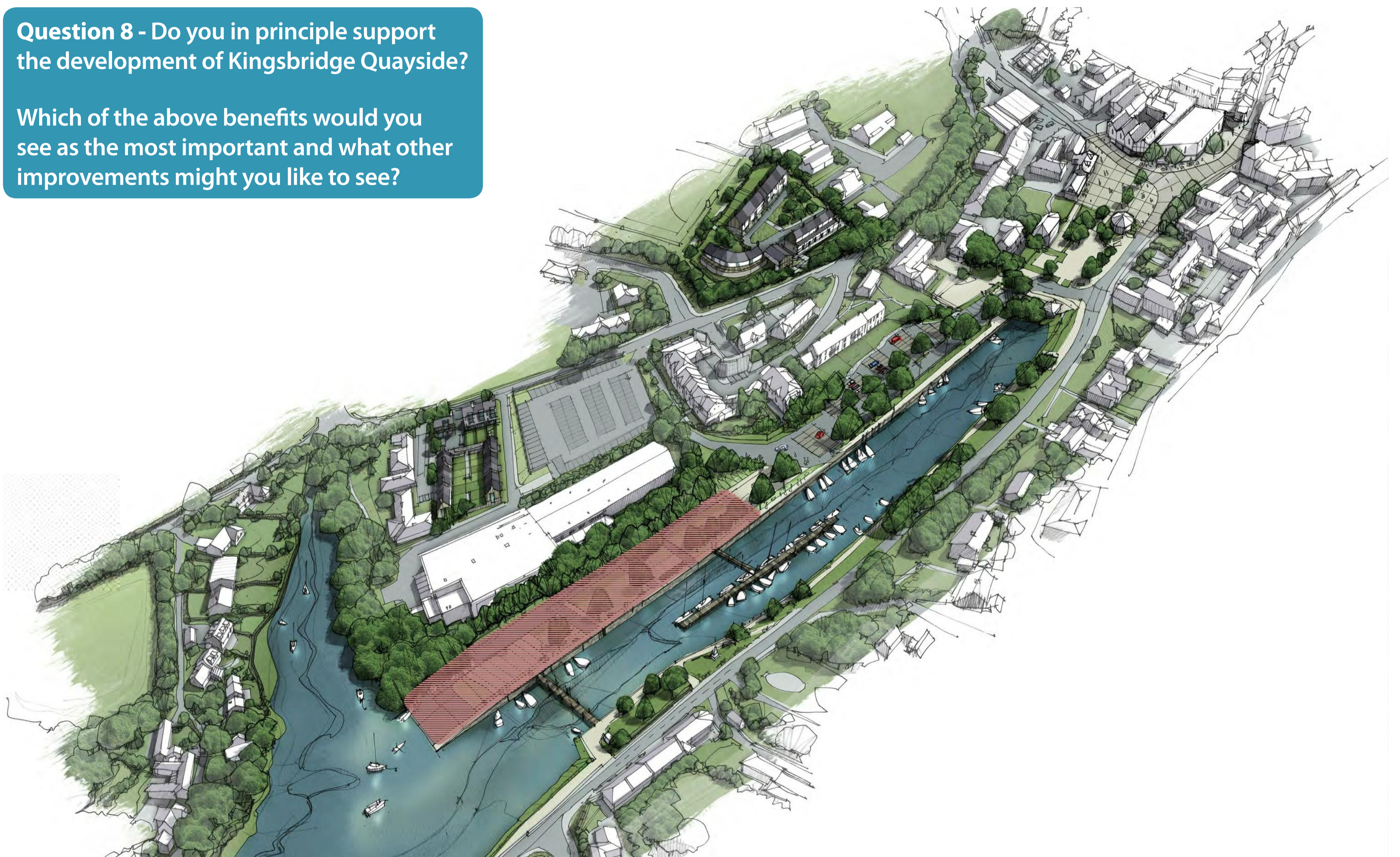
Summary & Next Steps

The development of Kingsbridge Quay could:

- ✓ Enhance the character of Kingsbridge and its attractiveness to visitors, supporting the economic viability of the town centre;
- ✓ Improve connectivity between the Quay and Fore Street;
- ✓ Introduce new leisure activities on the Quay and waterfront;
- ✓ Provide high quality, sustainable affordable housing to meet local community needs;
- ✓ Enhance town centre car parking management and bus/taxi facilities;
- ✓ Deliver infrastructure improvements including quay wall repairs and improvements to the slipway.

Question 8 - Do you in principle support the development of Kingsbridge Quayside?

Which of the above benefits would you see as the most important and what other improvements might you like to see?



Next Steps

We will use your feedback to inform the design of the development proposals, which will be included into the final masterplan report and form the basis of any future outline planning application.

Have Your Say

Thank you for taking part in this consultation.

We would be grateful if you could take time to submit a feedback form to tell us what you think.

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 online feedback form which can be found at www.southhams.gov.uk/kingsbridgequayside

Completed responses must be returned by **Sunday 9th July**.