

## NA10 Opportunity Area: Bradley Lane

The Bradley Lane area will perform an important role in providing enhanced employment opportunities close to Newton Abbot town centre reducing the need to travel and boosting the daytime population in the area. It will:

- a) deliver around 15,000 square metres of B-use classes, community and public uses;
- b) deliver at least 170 homes with a target of 20% affordable homes;
- c) seek to retain buildings that make a positive contribution to the physical environment and diversity of uses on the site;
- d) investigate the potential to provide a link road through the site from Totnes Road/Wolborough Street to Bradley Lane/Highweek Street;
- e) enhance links between Bakers Park and the remainder of the town centre – including flood risk management that will ensure that the town centre will be safe from flood risk;
- f) take advantage of its gateway location and seek to reconnect with the remainder of the town centre through delivering very high quality urban design; and
- g) Provide some short stay car parking.

In addition:

- h) any retail floor space shall be ancillary in scale and shall not have an unacceptable impact on town centre vitality and viability. Comparison goods floor space in particular will be discouraged; and
- i) other town centre uses will be considered on their merits and subject to an impact assessment.

Note: Item D was presented to the Executive in 2019 and a preliminary plan presented which following initial design would have reduced the developable area significantly resulting in the majority of the site being taken up for road in addition to a capital cost in excess of £10m.

It was recorded in the minutes that this item be excluded from the Bradley Lane development brief.