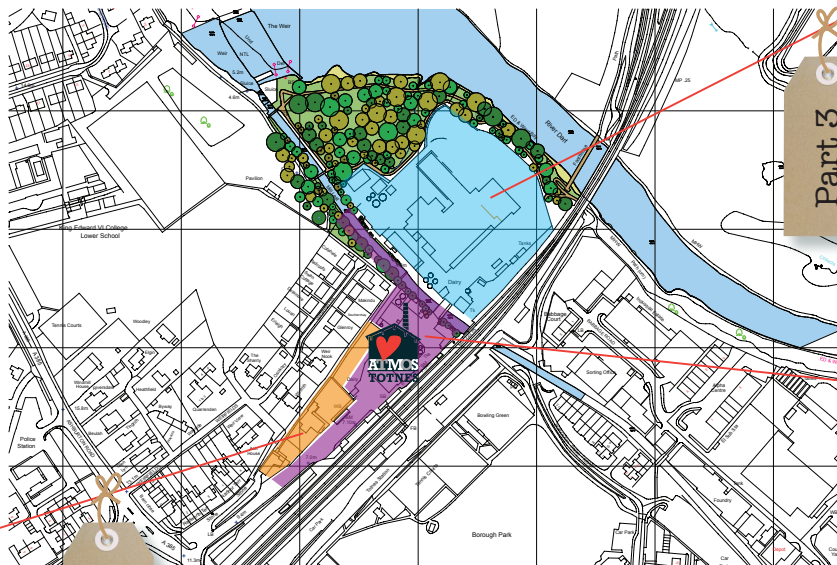


the Atmos opportunity

what's the situation? what can we affect on the site?

In brief... in 2007 the Dairy Crest site closed, and valuable jobs in our community were lost. Around that time, Atmos Totnes, initially as the 'Sustainable Business Park Group', began as a community campaign with the intention of working to bring the site into community ownership and to put the community in charge of what happens here. On 18th August 2014 an agreement was signed by Totnes Community Development Society (TCDS), Dairy Crest, and McCarthy & Stone that will define the future of this site.

The agreement sees the site in three parts:



Part 1

Part One will be purchased from Dairy Crest by McCarthy & Stone, and will be built to feature housing for older people. McCarthy & Stone will work with TCDS in their development of this area of the site.

Part 3

Part Three of the site is the most complex, but ultimately will be designed through community consultation. TCDS have an Option Agreement for this part of the site. Once planning is approved Totnes Community Development Society will most likely exercise their Option Agreement and purchase the site. The final value of the site will be determined by the planning consent and the costs of the remediation and development works.

Part 2

Part Two will be purchased from Dairy Crest by the community of Totnes for the sum of One Totnes Pound. This footprint includes the historic Brunel building.

How will Atmos Totnes use the Community Right to Build Order?

The 2012 Localism Act gives communities a number of significant new powers, one of which is a Community Right to Build Order (CRtBO). This allows communities to design the development they wish to see and gives them a new route to planning. Totnes Community Development Society (TCDS) will be engaging the community in creating a masterplan for the whole site, including our proposals for a development of specialist housing for older people on this site.

TCDS will aim to submit a Community Right to Build Order for Parts 1 & 2 in May 2015. This means that what is built, as well as how it's built and to what standards, will be determined by this community. To the best of our knowledge, this has never happened before, anywhere. There will also be opportunities for the community to **invest in the initiative**, in particular through a community share launch, most likely next year.

As a **national first**, it offers the potential to showcase a whole new approach to development, one based on community support, sustainability, a new economic model that builds and nurtures local economies, social justice, creativity, the arts and culture and meeting the needs of this town rather than, as is so often the case, the needs of developers and distant investors. For a town currently under siege from developers, demonstrating such a model could not be more timely.

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Decisions taken to get us this far

The community (through Totnes Community Development Society) will be engaged and consulted on the masterplanning principles for the whole of the site, including the McCarthy and Stone development.

McCarthy and Stone will develop part of the front of the site with **homes for older people**.

The whole of the site needs to be **a site for development** (a space for homes, jobs and community facilities) and needs to be financially viable.

The **Brunel Building** needs to be financially viable and that the best way to do that is to have a building attached that can be **revenue generating**.

We will develop financial return for the community and for Dairy Crest at the back of the site by **creating more homes and jobs** for people living and working in Totnes.



This community has shown many times that it is creative, brilliant and happy to lead through new and practical ways of envisioning the future.

May a thousand brilliant ideas flourish.

With thanks...

At this point, Totnes Community Development Society would like to thank Dairy Crest for seeing that the future of the site should lie in the hands of local people. We'd like to thank McCarthy & Stone for engaging with such openness and integrity in what will be a groundbreaking process which will take them into unfamiliar yet thrilling territory. We'd like to thank our Patrons for their commitment and support. We would like to thank our MP, Dr. Sarah Wollaston, for her unflinching support. We'd like to thank all of those who have given considerable time to getting us this far. And finally, we'd like to thank the community of this remarkable town for supporting Atmos Totnes over the last 7 years, this is a remarkable place, and what unfolds on this site will be a correspondingly remarkable. - Directors of Totnes Community Development Society: Frances Northrop, Ed Vidler, Rob Hopkins, Dave Chapman and Anna Lodge, 17 October 2014