

Introduction

Torrige District Council has been actively seeking to acquire a site to consolidate its Operational Services facility since 2015. Various attempts have been made to secure sites and bring schemes forward in the intervening period, the majority of which have failed for technical or financial reasons

The Council has a statutory commitment to collect waste and recycling from all residents in the district. However, the current provision is not suitable for the demands on the Operational Service teams. We currently operate across four dated and poorly serviced sites that pre-date our responsibility to collect recycled material. A new purpose-built site will ensure that service provision will be improved for the district for many years to come.

Purpose:

The new site will act as the main hub for all our facilities and employees working in Operational Services for Torrige District Council.

The proposed centre will provide office space for employees working in waste and recycling, street cleansing, CCTV, harbour services and grounds maintenance. The site will include vehicle workshops and parking for our vehicle fleet. Keeping our vehicles in a safe and serviceable condition is a priority for our team. We are now required to maintain modern vehicles with computerised operating systems and electric vehicles that need a completely different type of maintenance facility. In addition, there will be an educational resource centre, which will be available to local school children.

This will not be a Waste Transfer Station as there will be no black bag domestic waste or processing of recycled material on site.



Artistic impression of new site



Current Operational Depot, Westcombe



Temporary Depot, Devonshire Pine

Why:

Torrige District Council has long outgrown the existing site and facilities at our depot in Westcombe Lane, Bideford. To improve operational efficiency and create a safer, more modern working environment for our employees. A new site is required which will enable all divisions to come together in one location.

What does the Operational Services team do?

Find out the services they provide by scanning the QR code.



Where:

Cleave Wood, East-the-Water, Bideford – opposite Alverdiscott Road Industrial Estate



Proposed Site

Building for the future: Improving Operational Efficiency

What's included at the new site:

- Office space for employees working in waste and recycling, street cleansing, CCTV, harbour services and grounds maintenance.
- Vehicle maintenance workshop and parking for our Operational Services vehicles.
- An educational resource centre.
- A new public trail and wildlife area.
- Improved cycle and pedestrian walkway.



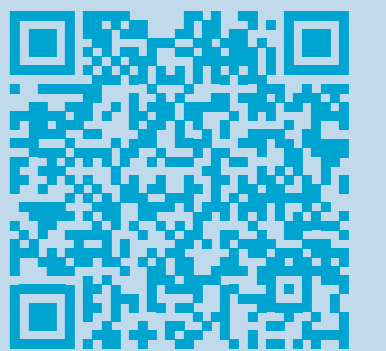
What's not included:

- Provision for the handling or storage of black bag rubbish.
- Provision for handling or storage of food waste.
- Provision for processing recycled materials on site.



What happens to your waste and recycling?

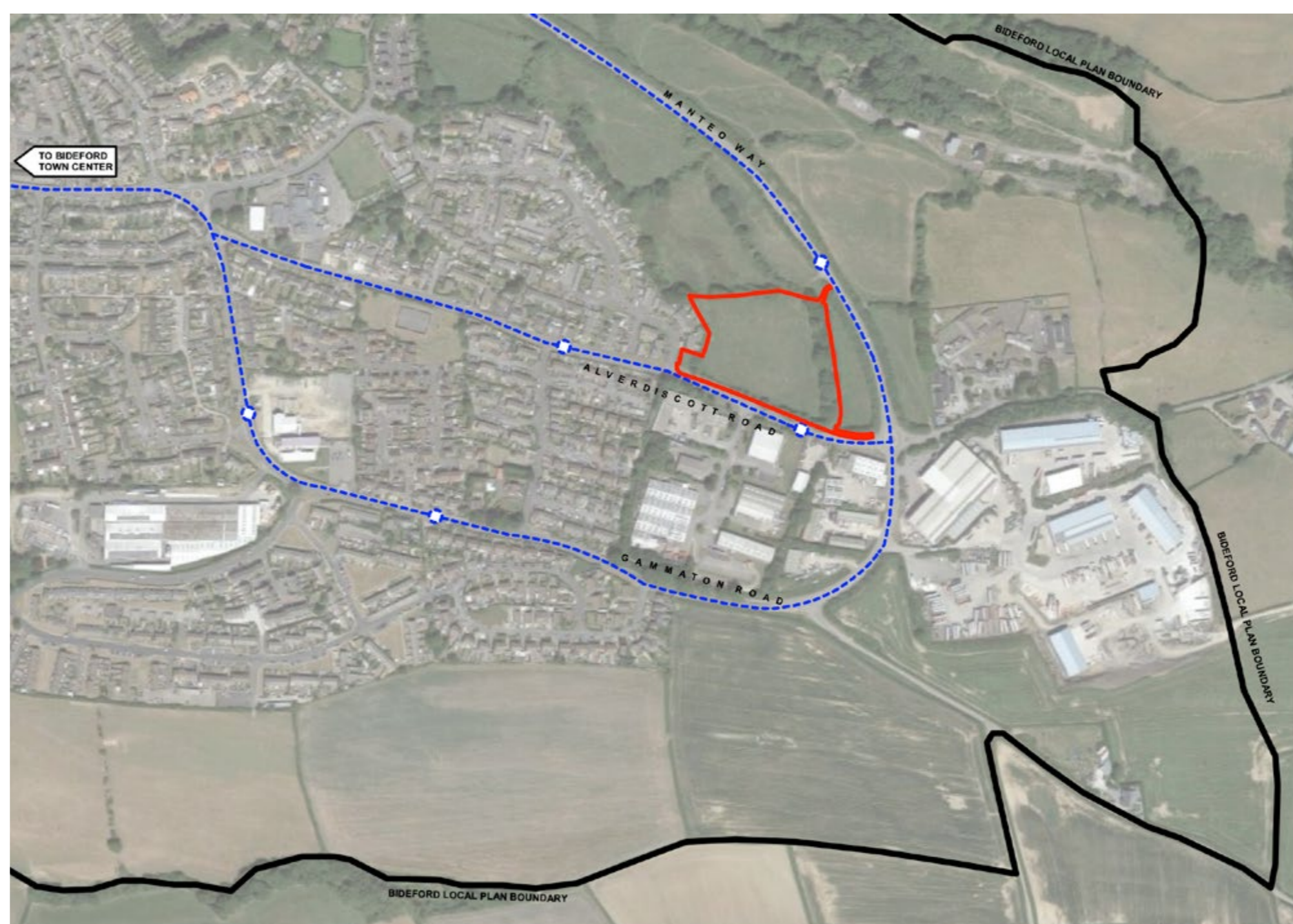
Everything collected at the kerbside has to find a reprocessing market, with most of the collected material sent to UK based reprocessing sites. In Devon, the majority of waste that isn't reused, recycled or composted is sent to one of two energy recovery facilities either in Exeter or Plymouth. To find out more please scan the QR code for Torrige District Council Recycling Page.



Why here?

The proposed site is already owned by Torrige District Council and comprises 4 acres of land off Alverdiscott Road and is part of a larger land holding to the west of Manteo Way in the East-the-Water, Bideford.

50 percent of the waste, recycling and green waste requirements for the whole of the Torrige district are within a 10 miles radius of the proposed site. In addition, the site is situated close to the Instow Junction of the A39, offering good connectivity and direct access to the material processing facilities in Brynsworthy, Barnstaple and Deepmoor, Great Torrington. Although we have one of the better recycling rates in the UK, it is vital that we are situated within the Bideford area to further improve our operation efficiencies in the collection of household material and create capacity for the future growth of the District.



Key

- The Site
- Bideford Local Plan Boundary
- Bus Route (main connections to Bideford and neighbouring areas)
- Bus Stop (5B / 15C routes)



Artistic impression of Operational Services Building

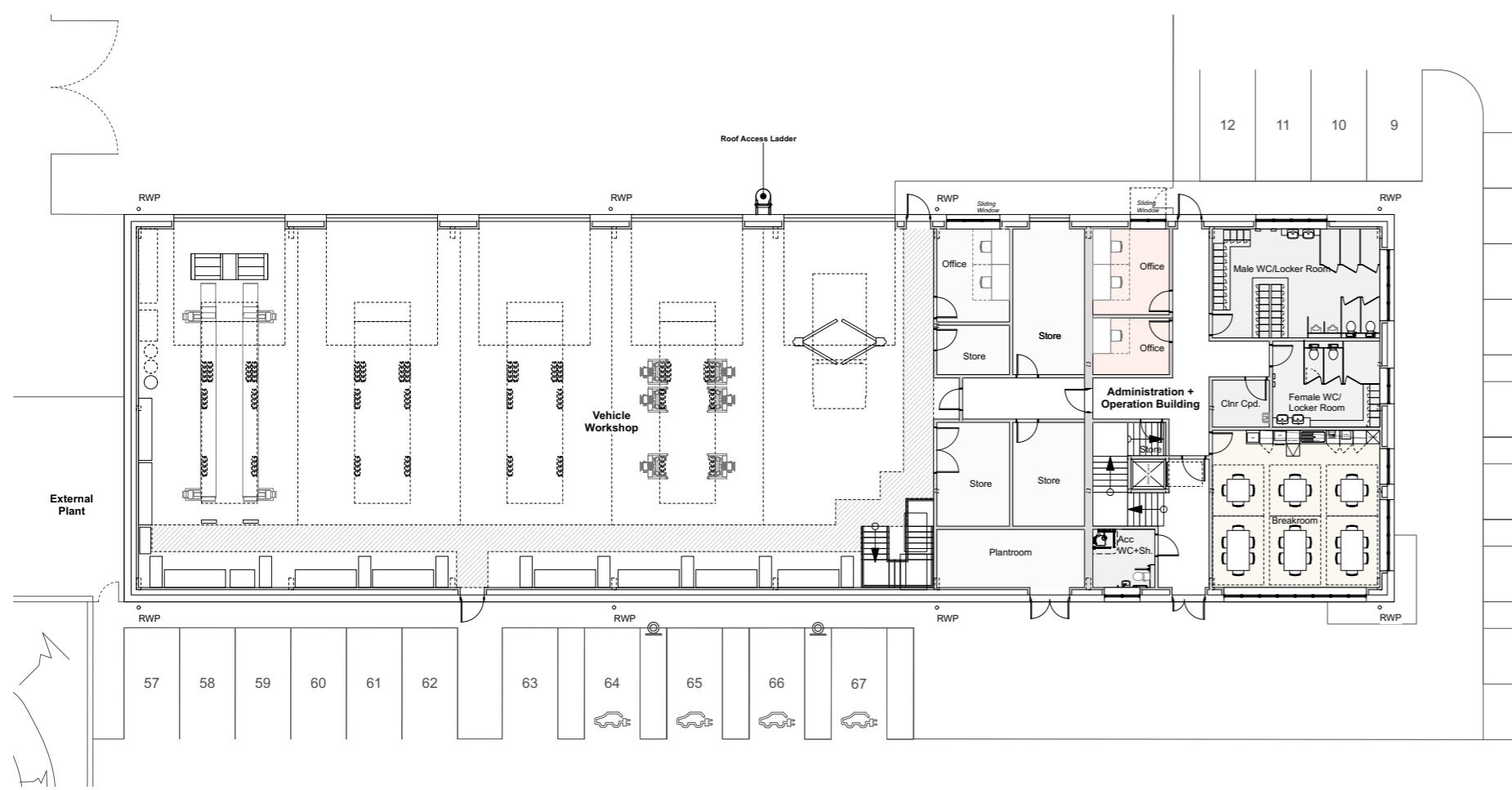
Proposal

Key

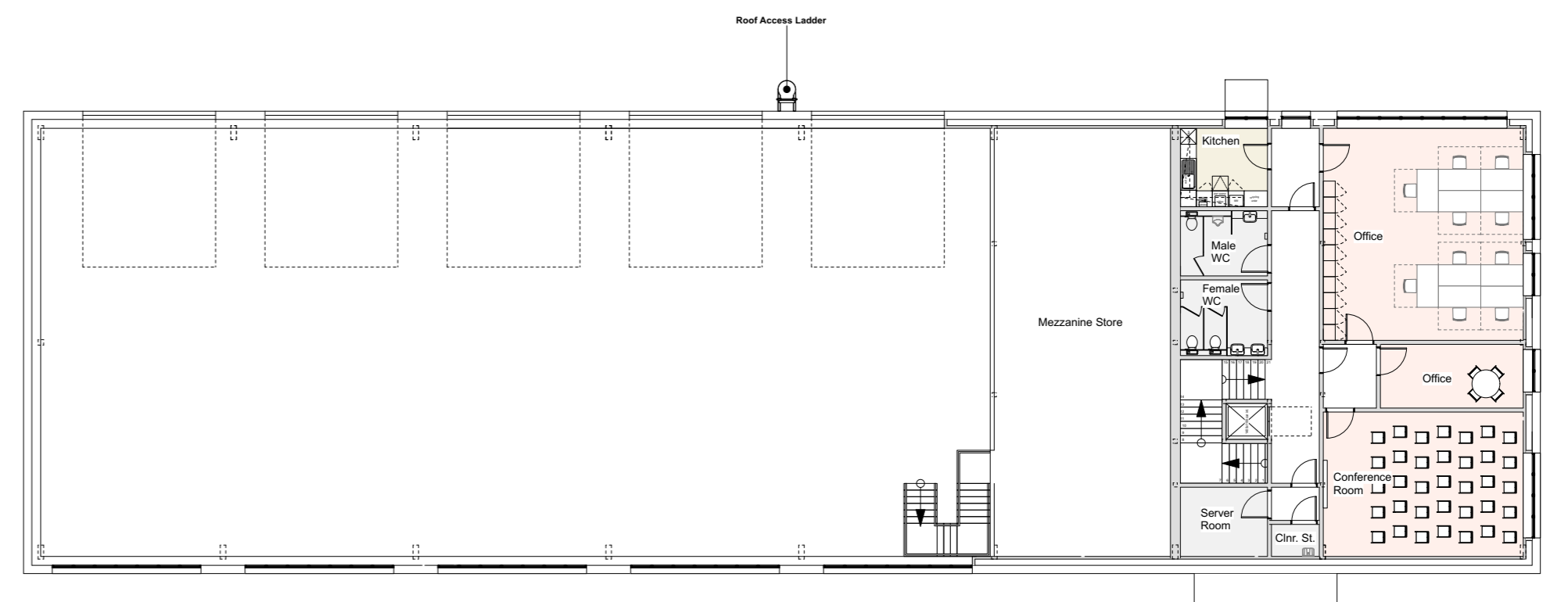
1. Operational Services Building
2. Staff parking
3. Operational services vehicle parking
4. Workshop yard
5. Improved cycle / pedestrian walkway
6. Public trail and wildlife area
7. Refuelling station
8. Cycle store
9. Smoking shelter
10. EVCP parking
11. Plant area
12. Vehicle maintenance bay and skip
13. External office bin store
14. Grounds maintenance wood chipping compounds
15. New Household container storage
16. Wash down area
17. SUD / drainage basin
18. Staff parking access off highway
19. Yard access off highway



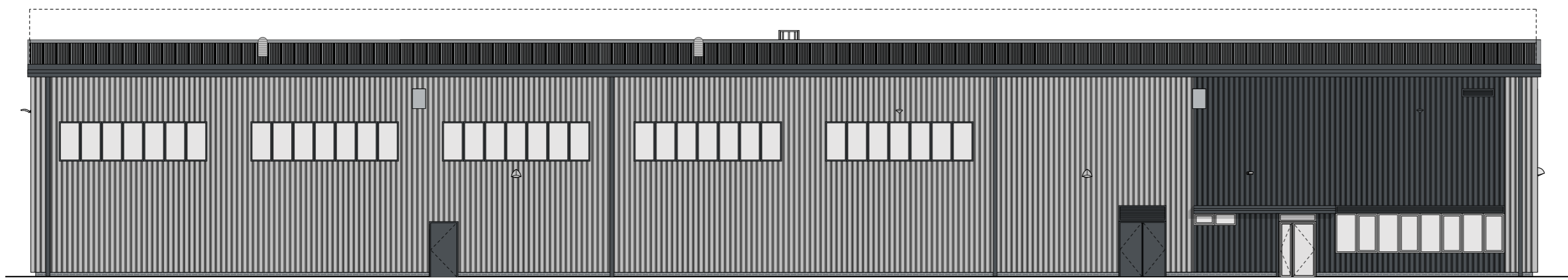
Proposed Site Plan



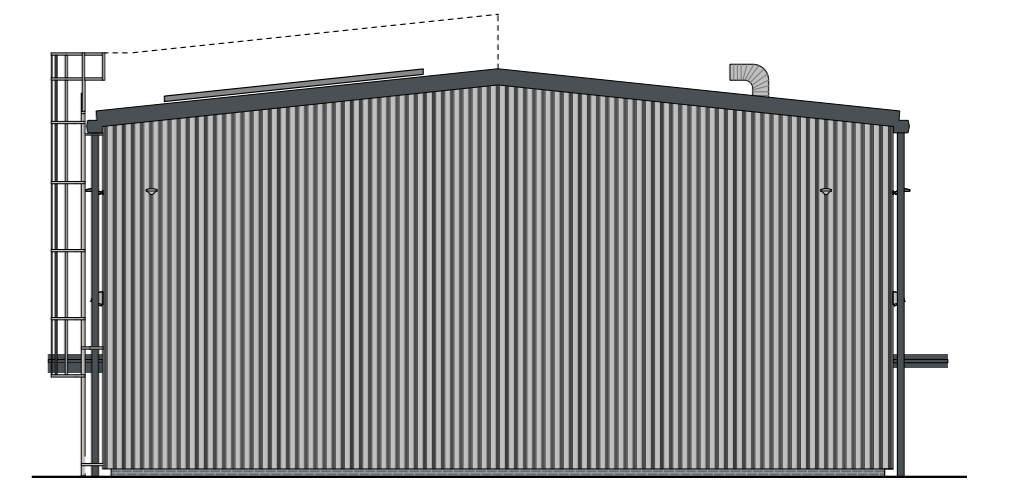
Proposed Ground Floor Plan



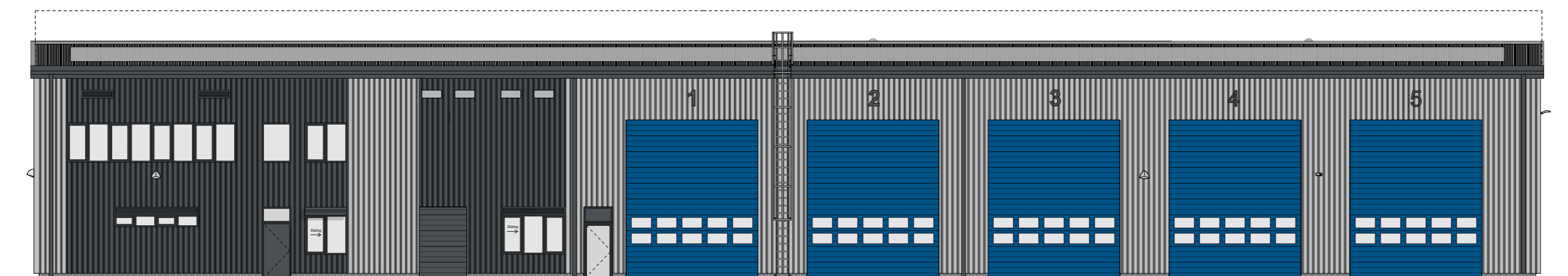
Proposed First Floor Plan



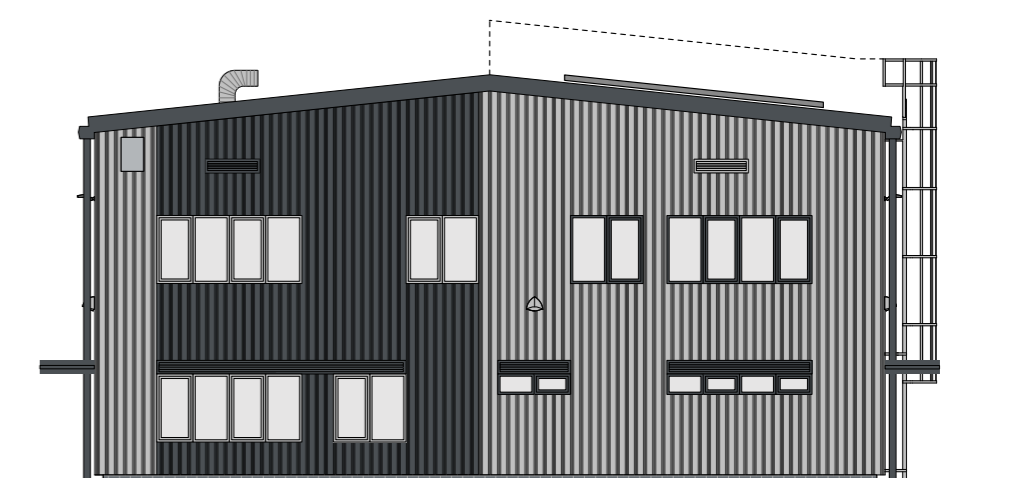
Proposed West Elevation



Proposed North Elevation



Proposed East Elevation



Proposed South Elevation

Proposed Elevations

Proposal Atmosphere



Above: Artistic impression of the view from Alverdiscott Road – Staff Entrance

Right: Artistic impression of the view from Alverdiscott Road – Yard Entrance

Below: Artistic impression of the Wildlife Trail



Proposal Landscaping



Attenuation pond open to local school children for pond dipping

Wooded nature trail connecting to Manteo Road to the east



Linear bund along the western boundary featuring an insect hotel



Drovers Trail retained to the east, connections made to Manteo Way and enhanced with edible hedgerows

