

# Sherford Sustainable New Community 2017 to 2026 (Long Term)

Note1: Each Key Settlement to have a table completed **plus a table for the rest of the District** that can capture the investment that might be more difficult to be place-specific about at this stage - eg; private sector housing, rural affordable housing programme, gypsy & traveller site investment.

**TOTAL Affordable Housing Investment Requirement to 2017 - 2026 = £63M**

Note3: Source / Evidence Base and links to strategic priorities to be described in a 'written' overview of each District - eg: LDF, Infrastructure Delivery Plan, Economic Development or Prosperity Plan.

Sherfo	Type of Investment 5 <i>Investment types may need to change / evolve as partners complete the templates</i>	What will happen	Local Priority 6 <i>To be completed by LA</i>	Plan Priority 7 <i>To be completed later</i>	Funding Required 8 <i>Funding assumptions to be agreed</i>	Funding Sources	Funding Gaps	Responsible Delivery Organisation
	<b>Housing</b> <i>(includes: Market Housing Affordable Housing Private Sector Extra Care)</i>	2,800 Dwellings – 40% affordable housing  Extra care housing	Strategic allocation in Core Strategy  Proposals in published Sherford AAP		1260 affordable. X £50K = <b>£63M</b>  <b>TOTAL Investment Requirement 2026 = £63M</b>  SHDC can support this by drawing on its Affordable Housing Fund (commuted sum receipts based on adopted policy)	HCA  SHDC commuted sums  Developer subsidy	tbc	RSL Developer

	Type of Investment	What will happen	Local Priority	Plan Priority	Funding Required	Funding Sources	Funding Gaps	Responsible Delivery Organisation
	<b>Economic Development and Regeneration</b> <i>(skills &amp; training, jobs, worklessness, tourism)</i>	<p>1) Total of 18ha of employment land to 2026.  - 3,348 m<sup>2</sup> of Retail space to 2026; and  - 41,540 m<sup>2</sup> of commercial and employment space to 2026</p> <p>Phased delivery of 67,000 m<sup>2</sup> of business and commercial workspace and 16,740 m<sup>2</sup> mixed retail space</p> <p>2) Skills Training</p> <p>3) Local Employment Opportunities and support for business growth</p>	<p>Strategic allocation in Core Strategy and emerging RSS</p> <p>Proposals in adopted Sherford AAP</p> <p>Regionally strategic delivery of sustainable new community</p>		<p>Estimate (as part of complete package for Sherford) based on Arup's formula = £339M</p>	<p>Developer + additional inputs from private and public sector</p>	<p>2) Pump primed contribution from developer will require topping up to achieve far-reaching and fully-integrated training for both construction workers and residents</p> <p>3) Developers will encourage and market opportunities to ensure take up of units etc;  Additional external funding to subsidise or intervention in the market may be required</p>	<p>Developer</p> <p>Local Training / Education establishments</p>

	Type of Investment	What will happen	Local Priority	Plan Priority	Funding Required	Funding Sources	Funding Gaps	Responsible Delivery Organisation
	<b>Transport and connectivity</b> <i>(road, rail, bus, cycle, pedestrian, Broadband)</i>	1) Upgrade of Deep Lane Junction 2) HQPT infrastructure to Plymouth City Centre including Park & Ride 3) HQPT service including links to Langage 4) Modal Shift and opportunities for sustainable transport modes	Strategic allocation in Core Strategy and emerging RSS  Proposals in adopted Sherford AAP		DfT RFA for the Eastern Corridor Major Scheme Bid using public funding together with Developer Contributions from Sherford and other sites to deliver transport infrastructure to facilitate development in the Plymouth New Growth Point]	Developer + S106 contributions DfT Developer Contributions from Sherford and other sites in the Eastern Corridor area		Developer HA DCC PCC

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	Type of Investment	What will happen	Local Priority	Plan Priority	Funding Required	Funding Sources	Funding Gaps	Responsible Delivery Organisation
	<b>Schools and Education</b>	One Primary School (420 places) with Nursery accommodation [other 2 Primary Schools and Sec School provided in short term]	Strategic allocation in Core Strategy and emerging RSS  Proposals in adopted Sherford AAP		Calculated in accordance with DCSF calculator	Developer + inputs by LEA and other sources	Developers contribution is determined by DCSF calculator; evidence suggests that this determined level of fees may not be enough. The shortfall would be met by LEA in the absence of any other funding. The population triggers for the third primary school may not be sufficient to warrant a full contribution from the developer – the shortfall to create a 420 place school may be met by LEA if still required.	DCC + schools promoter

	Type of Investment	What will happen	Local Priority	Plan Priority	Funding Required	Funding Sources	Funding Gaps	Responsible Delivery Organisation
	<b>Healthcare and Social Care facilities</b> <i>(acute &amp; primary)</i>	All principal Health and Social Care facilities at Sherford are expected to be provided prior to 2016	Strategic allocation in Core Strategy and emerging RSS  Proposals in adopted Sherford AAP					

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	<b>Landscape &amp; Open Space</b>	1) 200ha Community Park 2) 5ha Urban and Civic Parks 3) Wildlife Corridors 4) Semi-Natural Open Space 5) Areas of Play 6) At least 19.36ha of Outdoor sport pitches and Courts [along with dual use of school facilities] 7) Grounds Maintenance facility	Strategic allocation in Core Strategy and emerging RSS  Proposals in adopted Sherford AAP and adopted North Plymstock AAP  Green Infrastructure Plan		1) Developer funded 2), 3) & 4) Developer funded Implementation will be design led to achieve outcomes set out in Town Code 5) Developer funded 6) Delivered to agreed specification 7) Developer funded  (all provided up to 2026)	1) Developer 2) Developer 3) Developer 4) Developer 5) Developer 6) Developer 7) Developer	1) Additional grant could facilitate additionality to specification or management regime  (2+3+4+5+6) Additional grant could facilitate additionality to specification or management regime  7) Developer contribution is sufficient for Sherford's need.	Developer
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	<b>Community Infrastructure</b> <i>(libraries, leisure and community facilities, crematoria &amp; burial, collection &amp; waste)</i>	<p>1) Principal community facilities will be delivered before 2016.</p> <p>2) Community Website</p> <p>3) Second Community Wind Turbine</p>	<p>Strategic allocation in Core Strategy and emerging RSS</p> <p>Proposals in adopted Sherford AAP</p>		<p>2) Ongoing maintenance costs</p> <p>3) Developer funded</p>	<p>2) Developer + Community Trust</p> <p>3) Developer and commercial investor or grant funding</p>	<p>2) Unknown at this point</p> <p>3) Only provided if Commercially Viable or Grant aided</p>	<p>2) Developer</p> <p>3) Developer</p>
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	<b>Emergency Services</b> <i>(Police, Fire &amp; Rescue, Ambulance, Coastguard)</i>	Type 2 Police Station [if not delivered in short term]	<p>Strategic allocation in Core Strategy and emerging RSS</p> <p>Proposals in adopted Sherford AAP</p>		<p>Land provided by Developer.</p> <p>Construction costs fall to be found by Police</p>	Police Authority	The cost of providing a Type 2 facility	Police Authority
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	<p><b>Other</b> <i>Drainage and Flood Risk management?</i></p> <p><i>Carbon Offset</i></p>	<p>1) Community Trust</p> <p>2) Sustainable Construction to AAP targets  - 0 – 1000 @ 25% above Building Regulations  1001 – 2001 35% above BR  2001 – 3000 50% above BR  3001+ 60% above BR</p>	<p>Strategic allocation in Core Strategy and emerging RSS</p> <p>Proposals in adopted Sherford AAP</p>		<p>1) set up contribution + service charges on Sherford properties + entrepreneurial enterprises</p> <p>2) Additional cost of delivering to elevated standard @  0 – 2300 25% above BR  2301 - 4000 35% above BR  4001 – 5000 50% above BR  5001+ 60% above BR</p>	<p>1) Developer</p> <p>2) Developer</p>	<p>1) May be insufficient funds to truly allow CT to sustainably exist</p> <p>2) Additional funding to achieve AAP targets rather than Consented targets</p>	<p>1) Developer and LAs to instigate Trust</p> <p>2) Developer</p>
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