

Sherford New Community - S.106 Requirements Scoping Schedule

*This document is an incomplete working draft and will be subject to change and amendment through consultation and negotiation
The requirements set out are indicative and the LPAs reserve the right to amend their requirements at any time*

Topic	Item	Section 106 Agreement actions / requirements	Commentary
General	Information / Guidance / Support	a) Sustainable Travel Guidance Worker b) Resource and facilitate production of information packs/guidance videos/intranet resources for residents/employers/employees within the new community	Information and support for all residents regarding sustainable lifestyles, use of dwelling, community facilities and social opportunities
General	Monitoring and Review of s106	Adequate staffing and funding to ensure robust and adequate monitoring. Structured review process	
General	General - Index Linked	All financial contributions agreed shall be index linked	
General	General - Transfer of Land	All land to be transferred to the Councils shall be fully serviced and at no cost to the Councils and on the understanding that it will not attract abnormal construction costs. If during the course of the development such costs are identified then they shall be borne by the developer	
General	Key Stakeholders Involvement	Fund & facilitate regular monitoring meetings with key stakeholders	
General	General - Management	Management mechanism to accord with Public Realm Strategy	
General	Public Realm Strategy	Public Realm Strategy	Strategy to be agreed
General	General - Bonds	The developer shall provide bonds to guarantee funding for key infrastructure projects.	
General	Welcome Packs	The developer shall provide welcome packs for new residents on each new occupation. These packs shall be the source of information on resources such as travel, recycling, waste collection, community organisations and facilities etc. These packs shall be kept up to date and be corrected on a 6 monthly (minimum) basis	

Topic	Item	Section 106 Agreement actions / requirements	Commentary
Spatial Planning	Design Code - Lighting	100% of street lighting will energy efficient	
Spatial Planning	Employment Land provision	At least 18ha or equivalent	
Spatial Planning	Design Codes - Bicycle Storage & Parking	Bicycle storage for every house and bike parking for every building	
Spatial Planning	Control of Maximum Size of Employment Units	Control of maximum size of units and number of large units to avoid imbalance e.g. all 'large unit' employment floorspace taken up in only one or two units - leading to direct competition with Langage	
Spatial Planning	Design Code	Detailed Design Codes to be prepared in accordance with Town Code. Applications for Reserved Matters will comply with the Design Codes	
Spatial Planning	Town Code	Development and application for Reserved Matters to accord with Town Code	
Spatial Planning	Town Code	Development and Reserved Matters (Detailed Design Code) to accord with Town Code	
Spatial Planning	Master Plan	Development and Reserved Matters to accord with approved Master Plan Review of Master Plan prior to commencement of Phase 3	
Spatial Planning	Design Code - Definition	Full definition of Design Code to be Agreed	Process/timescales of Reviewing Detailed Design Codes to be agreed
Spatial Planning	Town Code - Definition	Full definition of Town Code to be agreed	
Spatial Planning	Detailed Design Codes	Fully fund, throughout the development period, the operation of a Design Review Body (DRB) whose composition will be agreed by the LPAs.	DRB to review and advise on Detailed Design Codes submitted by developers for each phase/sub-phase prior to reserved matters applications being submitted or considered. All Detailed Design Codes to be prepared in accordance with approved Town Code DRB to make recommendation to LPA on each Detailed Design Code
Spatial Planning	Public Art	Fund and implement Public Art Strategy incorporating; a) Artistic input to design, development and delivery of built & natural environment b) Public art projects and their maintenance c) Involvement of community in art projects and design	

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Spatial Planning	Master Plan	High Street will be fronted by; a) Town Hall b) Health and Wellbeing Centre c) Primary School Provision be made for public art champion and funds for public art initiatives	
Spatial Planning	Local Materials	Localised sourcing of bulk materials with 65% (35%min) by mass from within 50miles. Materials for the construction of roads and hard surfaces shall utilise 30% recycled content from local (50 miles) reclaimed or recycled resources	
Spatial Planning	Master Plan	Master Plan, Reserved Matters and Detailed Design Codes to follow land use plans, density mix, key fixes, etc as identified in outline permission.	
Spatial Planning	Master Plan	Noise Mitigation Strategy to ensure that no new noise sensitive development should take place on land which prior to development would fall into the NEC'C' designation	
Spatial Planning	Design Code - Sherford Review Panel	Prior to submission of any Reserved Matter, each Detailed Design Code shall be approved by Sherford Review Panel.	Membership of Panel to be agreed Funding of Panel to be agreed
Spatial Planning	Master Plan	Town Centre will include; a) A place of worship b) A supermarket c) a number of small shops for convenience goods and small specialist comparison units	Mechanism required to secure temporary arrangements, type and size of place of worship Mechanism required to secure size/ limit of shops during early phases.
Spatial Planning	Master Plan		
Spatial Planning	Design Code - Materials		
Spatial Planning	Design Codes - Refuse storage		
Spatial Planning	Design Code		
Spatial Planning	Design Code - Materials		
Spatial Planning	Distribution		
Spatial Planning	Town Code		

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Sustainable Development	Carbon Offsetting	70ha of managed woodland located in the Community Park Specification, Maintenance and Management to be agreed	
Sustainable Development	Carbon Neutral	Agree and implement a path to carbon neutral development beyond 2016	
Sustainable Development	Air Quality Monitoring	Air Quality Monitoring Station within High Street (NO2 and particulates) Prior to opening of Main St With real time output display for the public	
Sustainable Development	Sustainable Construction : BREEAM Excellent for all Non Residential Buildings	All non-residential buildings to achieve a BREEAM assessment of Excellent (or equivalent alternative)	
Sustainable Development	Monitoring : Climate Change Mitigation	CO2 Emissions Monitoring	
Sustainable Development	Monitoring : Density of Development	Density monitoring and review	
Sustainable Development	Wind Turbines	Details to be agreed Wind Turbines to be operational by commencement of Phase 2	
Sustainable Development	New forms of Construction	Development to adopt new forms of construction which minimise material usage, waste production and weather related delays	
Sustainable Development	Energy Strategy	Energy Strategy should include: a) reducing demand for electricity and space heating via high fabric standards and design codes; b) to provide wind turbines in the community park; c) to provide building embedded renewable energy technologies as appropriate throughout the development.	
Sustainable Development	Local Materials	Local materials purchasing standards to be agreed and monitored	
Sustainable Development	Potable Water Supplies	Potable water supplies to be provided throughout the community to EA guidelines. Commitment to investigate feasibility of Rainwater Harvesting.	

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Sustainable Development	Research and Development Facility	Provide site for construction of a Research and Development facility (0.25 ha fully serviced land) prior to the 300th occupation. Provision of at least one house in each phase available to the R&D facility for research purposes. Work with Universities to ensure funding and construction of R&D facility Implement findings which enhance sustainability in the new community	A collaborative venture with universities in the South West to ensure construction and operation of a research facility to enhance learning from the construction of the buildings and the development of the community
Sustainable Development	Renewable Energy Generation	Renewable energy generation required in phase with development	
Sustainable Development	Research and Development	Research & Development to include monitoring and review of construction practices [incl. construction waste management] to seek more efficient and sustainable methods/practices/standards New forms of construction to be utilised	

Topic	Item	Section 106 Agreement actions / requirements	Commentary
Sustainable Development	Sustainable Construction Standards	<p>Residential Phase 1 - Eco-Homes Excellent and Code for Sustainable Homes level 3 (but with clear identification of those parts of Code Level 4 that can also be achieved) Subsequent Phases - Code for Sustainable Homes level 4 and above following the Carbon Reduction Targets in Item "Reducing Energy Demand and Carbon Footprint".</p> <p>In addition: - each home to have water butt, space for recyclables, low energy lighting, bike storage, sprinklers and security lighting - all buildings to be fitted out with A+ rated appliances</p> <p>Non-Residential Phase 1 - BREEAM Excellent Subsequent Phases reviewed in line with revised standards to maintain Excellent status</p> <p>Review will take place prior to completion of 700th dwelling</p>	BRE's Eco-Homes assessment standards are now being replaced by Code for Sustainable Homes. The approach is intended to assist this transition whilst maintaining appropriate and viable advances in standards throughout the development phases
Sustainable Development	Waste Recycling	specific provision of storage for recyclables at all employment units.	
Sustainable Development	Reducing Energy Demand and Carbon Footprint	<p>To reduce the energy demand of dwellings by a minimum of 30% (kwh) from Building Regulations Part L 2006. Furthermore to progressively reduce the carbon footprint of every dwelling on construction according to the following table:</p> <p>0 – 1,000 dwellings a minimum of 25% below Building Regulations Part L 2006. 1,001 – 2,000 dwells 35% 2,001 – 3,000 dwells 50% 3,001 – 4,000 dwells 60% 4,001 – 5,500 Carbon Neutral</p>	An exemplar development must provide a lead in sustainable construction and reducing energy demand and carbon footprint are key to this. The progressive approach adopted allows viability to be maintained whilst pushing forward from advancing building standards.

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Sustainable Development	Wind Turbines	Wind turbines should deliver between 53-90% of renewable energy contributions on site from Phase 2	
Sustainable Development	Gas Supply		
Strategies	Construction and Environmental Management Plan	Detailed CEMP to be submitted in accord with Outline CEMP with, or before, each application for Reserved Matters Construction to accord with approved CEMP	This will provide the management framework needed for the planning and implementation of construction activities in accordance with environmental commitments identified within the Environmental Statement and any requirements of planning conditions or Section 106 legal agreements. Its purpose is to reduce the risk of adverse impact of construction on sensitive environmental resources and to minimise disturbance to local residents.
Strategies	Appropriate Assessment	Mitigation measures in line with Appropriate Assessment conclusions	
Strategies	Appropriate Assessment	Development and application for Reserved Matters to accord with the AA	
Strategies	Flood Risk Assessment	Development and application for Reserved Matters to accord with the FRA	
Strategies	Health Impact Assessment	Development and application for Reserved Matters to accord with the HIA	
Strategies	Strategies	Development and applications for Reserved Matters to accord with approved Strategies	Strategies form part of the Outline application and are still be agreed
Strategies	EIA	Development and applications for Reserved Matters to accord with EIA	
Strategies	Masterplan	Development and applications for Reserved Matters to accord with Master Plan	
Strategies	Retail Impact Assessment	Development and applications for Reserved Matters to accord with RIA	
Strategies	Transport Assessment	Development and applications for Reserved Matters to accord with TA	
Strategies	Construction Environmental Management Plan	Environmental investigations and monitoring to inform content of CEMPs and to evaluate the environmental effects of the construction process	
Strategies	Construction Environmental Management Plan	Method Statement controlling dust emissions	
Strategies	Construction Environmental Management Plan	Method Statement to control and monitor construction noise and vibration	

Topic	Item	Section 106 Agreement actions / requirements	Commentary
Strategies	Construction Environmental Management Plan	Prior to site commencement: a generic CEMP and site specific CEMP for main street	
Strategies	Construction Waste	Site Waste Management Plan to be adhered to and monitored to minimise construction waste SWMP to be submitted alongside CEMP	Agreed Site Waste Management Plan required in advance of development commencement. Control obligations will apply
Strategies	Construction Workers	Facilities for Construction Workers to be agreed	
Strategies	Phasing - Phasing Plan		
Strategies	Employment, Retail and Commercial Strategy		
Strategies	Energy Strategy		
Strategies	Infrastructure and Utilities Strategy		
Strategies	Integrated and Movement Strategy		
Education	Primary Schools	3 Primary Schools [land and buildings and fitting out] each for 420 pupils, with a pre-school/nursery and educare facilities + associated playing fields (2300sqm and 1.9ha) - one in each of the main neighbourhoods - in phase with housing development	Located as Key Fixes Specification to be agreed by DCC
Education	Primary School - Town Centre	Facilities to be available to community Temporary use of school for other services/facilities to be agreed.	Spec to be agreed by DCC
Education	Primary School - Western Neighbourhood	Facilities to be available to community Temporary use of school for other services/facilities to be agreed.	Spec to be agreed by DCC
Education	Primary School - Eastern Neighbourhood	Facilities to be available to community Temporary use of school for other services/facilities to be agreed.	Spec to be agreed by DCC
Education	Secondary School	Secondary School for 725 pupils, (7.2ha) but capable of expansion for 825 pupils (not less than 7,864sqm, 8.7ha), with associated playing fields and sports facilities - delivered in 2nd Phase of development	Located as a Key Fix Specification to be agreed by DCC

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Education	Secondary School - Temporary Provision	Temporary use of, and school bus provision costs to, a local facility (Ivybridge College) until Secondary School opens.	Specification to be agreed by DCC
Education	Forest School	Forest School within land at Sherford Quarry	Specification to be agreed by DCC
Education	Dual use of school facilities / Joint Use Agreements	Dual use of Schools facilities by community members for a wide range of learning, leisure, recreation and sport activities Management arrangements to achieve dual-use	Specification to be agreed SHDC, PCC, DCC and governing bodies to agree roles and responsibilities of a joint use agreement
Health	Health and Well Being Centre	Provide land and an appropriate contribution to the construction and fitting out of a Health & Well Being Centre in the Town Centre HWBC to include; 1) Children's Centre 2) 1no. 50 bed Extra Care Housing scheme 3) Adult Social Care Base	Specification to be agreed with LPAs, DCC and PCT
Health	Ambulance Facilities	Provision of Rest Area facilities for Ambulance Service [90sq.m.] in the Health & Well Being Centre	
Health	General Practitioner and Primary Care Services		
Health	Dental Services	Appropriate facilities for Dental Services	As specified by PCT as part of Health & Well Being Centre in Town Centre
Health	Social Services and Mental Health Facilities		
Health	Children's Centre	Delivery of a Childrens Centre as part of the Health & Well Being Centre in the Town Centre	Specification to be provided by DCC
Health	Pharmacies	At least one Pharmacy – retail space in the Town Centre to be made available at sustainable rent in phase with the Health & Well Being Centre	
Housing	Density	40-50 houses per hectare	
Housing	Density : Town Centre	50-60 houses per hectare in Town Centre	

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Housing	Housing Mix	<p>A mix of housing types to ensure a balanced community.</p> <table border="0"> <tr> <td>Size</td> <td>AH</td> <td>MH</td> <td></td> </tr> <tr> <td>1 Bed</td> <td>20%</td> <td>5%</td> <td></td> </tr> <tr> <td>2 Bed</td> <td>45%</td> <td>35%</td> <td></td> </tr> <tr> <td>3 Bed</td> <td>30%</td> <td>40%</td> <td></td> </tr> <tr> <td>4 Bed+</td> <td>5%</td> <td>20%</td> <td></td> </tr> </table> <p>NB. the 10% older persons provision is split equally between 1 and 2 bed units.</p> <table border="0"> <tr> <td>Unit Size</td> <td>Social Rent</td> <td>Homebuy</td> <td>TOTAL</td> </tr> <tr> <td>1 bed</td> <td>12%</td> <td>8%</td> <td>20%</td> </tr> <tr> <td>2 bed flat</td> <td>10%</td> <td>10%</td> <td>20%</td> </tr> <tr> <td>2 bed house</td> <td>10%</td> <td>15%</td> <td>25%</td> </tr> <tr> <td>3 bed</td> <td>20%</td> <td>10%</td> <td>30%</td> </tr> <tr> <td>4 bed</td> <td>5%</td> <td>-</td> <td>5%</td> </tr> <tr> <td>Total</td> <td>57%</td> <td>43%</td> <td>100.0%</td> </tr> </table>	Size	AH	MH		1 Bed	20%	5%		2 Bed	45%	35%		3 Bed	30%	40%		4 Bed+	5%	20%		Unit Size	Social Rent	Homebuy	TOTAL	1 bed	12%	8%	20%	2 bed flat	10%	10%	20%	2 bed house	10%	15%	25%	3 bed	20%	10%	30%	4 bed	5%	-	5%	Total	57%	43%	100.0%	
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Housing	Affordable Housing	50% Affordable Housing at Sherford																																																	
Housing	Affordable Housing : Delivery in each Phase	50% Affordable Housing in each Phase.																																																	
Housing	Affordable Housing : Tenure	<p>a) 20% Social Rented b) 15% Traditional Shared Ownership – The LPA suggest 15% traditional shared ownership in a more conventional Housing Corporation fundable form such as New Build Home-buy c) 15% Other Intermediate - It is suggested that the 15% other intermediate be provided as 5% “Sub-Market Rent” (aim for rents not to exceed 80% private market rent) and 10% PPS3 compliant “Discounted Sale”. (Must be PPS3 compliant)</p>	<p>RSL Selection to be agreed Housing Corporation requirements to be met including; a) Tenure Split b) Value for Money c) Funding d) Design and Quality Standards e) Code for Sustainable Homes Standards</p>																																																

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Housing	Affordable Housing : Clusters	a) All Affordable Housing is to be built tenure blind. b) Each block shall contain a proportion of Affordable Housing in line with the community wide proportion c) No clusters of Affordable Housing shall exceed 12 houses or 16 flats of a single tenure.	Control of design, distribution and cluster sizes are all required to ensure affordable housing ghettos are not created in parts of Sherford
Housing	Eco-Homes	All dwellings to be Eco-Homes Excellent (Housing Corporation requirements must be met in order to secure grant - currently CSH Level 3)	See also Sustainable Development Topic - Sustainable Construction Standards Item
Housing	Community/ Residents Liaison Group	Contribution towards financial and administration of group to be agreed.	
Housing	Lifetime Homes Standard	20% Lifetime Homes Standard across all tenures. Remaining 80% at 75% Lifetime Homes Standard. 10% Full Wheelchair Accessible Housing.	
Housing	Extra Care Housing	Extra Care Housing in two 50 unit schemes - delivering mixed tenures	1no. 50 unit scheme to be located with HWBC to be delivered in Phase 1
Housing	Phasing Housing & Employment Delivery	Housing delivery maintained in phase with employment delivery.	
Housing	Off-site contribution	If 50% on-site affordable housing can not be met, then off-site contributions should be considered.	
Housing	Maintain Affordable Housing Levels	Maintain Affordable Housing levels in Sherford in the long term through subsidy and recycling arrangements	Possibly through non-profit Community Interest Company or similar
Housing	Housing Requirements	Management of housing opportunities; a) Control of Second Homes; b) youth supported housing; c) Control of buy to let d) Supported Housing (dependant on Supported People Funding)	
Housing	Affordable Housing	Management standards for non-grant funded Affordable Housing provision to be agreed	
Housing	Monitoring and Review of Housing Stock	Mechanism to be agreed	

Topic	Item	Section 106 Agreement actions / requirements	Commentary
Housing	Housing Mechanisms	Mechanisms required to ensure a) Review of housing and affordable housing delivery b) Flexibility c) Intermediate Sales Cascade	
Housing	Affordable Housing	Shared Ownership receipts from Staircasing - sufficient levels of subsidy to be recycled in accordance with PPS3 i.e. the land value	
Housing	Affordable Housing : Key Workers	The level of Key Worker provision should be flexible and respond to identified needs and funding opportunities	
Housing	Affordable Housing : First Time Buyers	15% of intermediate affordable should be available to First Time Buyers.	
Housing	Private Care Homes		Spec to be agreed by DCC
Housing	Design Codes		
Housing	Housing Strategy		
Community Facilities	Community Facilities Strategy	Community Facilities Strategy implementation arrangements, including phasing and funding	
Community Facilities	Community Facilities - Schedule	Delivery of a full range of services and facilities. Schedule of accommodation /facilities required (prior to each subsequent phase of residential development taking place) together with management /maintenance / finance required.	Delivery of a full range of services and facilities for community welfare and self sufficiency appropriate to a town of at least 12000 in population.
Community Facilities	Community Facilities - Phasing	Early provision and appropriate phasing of local services and facilities will be required in phase with development and at locations accessible by sustainable transport and based upon a walkable community	Appropriate phasing of facilities to provide adequate support to residents whilst allowing sustainable lifestyle and movement patterns from the earliest stage.
Community Facilities	Temporary location for Health and Well Being facilities	Temporary arrangements to be agreed	

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Community Facilities	Community Trust	A Community Trust with: - a clear and robust business plan - a management structure capable of delivering necessary skills - a sustainable income stream incl. asset transfers - an agreed and phased timetable for inception, operation, responsibilities and income provision - capacity to manage community assets - suitable to support the community's ongoing development	Deliver an appropriate body to manage the community assets for the benefit of the community, promote sustainable living and support social networks within Sherford and with its neighbours (this will be through the actions of the Community Trust or a similar body) and demonstrate that sufficient sustainable sources of funding are available or can be generated to ensure the long term management and development of the community and its assets.
Community Facilities	Community Park	A cemetery/memorial gardens to be delivered along with suitable maintenance / management arrangements	
Community Facilities	Community Park	A club house/changing rooms associated with sport pitches	
Community Facilities	Community Park	A re-use/repair/recycling and composting site	See DCC Requirements
Community Facilities	Community Park	At least one café/shop in/adjacent to Community Park	
Community Facilities	Community Park	At least one public house in/adjacent to Community Park	
Community Facilities	Grounds Maintenance Depot	A depot for maintenance of public spaces within town and community park from offset sufficient to accommodate; a) all necessary staff; b) equipment; c) machinery; d) materials	Offered in the Masterplan at East Sherford Farm from Phase 1

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Community Facilities	Library and Information Centre	A library (400m2 + full contribution to fitting out costs) to be located in Town Hall or nearby, prior to occupation of the 700th dwelling	The Library is expected to be incorporated into the Town Hall, but it may be built in a separate central location subject to agreement with the County Council. If the developer is not delivering the facility, serviced land and a contribution of £1,050,000 will be provided to the County Council for the construction and fitting out of the library. From first occupation fund the provision of a mobile library facility until Library opens. Expansion space of an additional 190m2 of floorspace at ground floor level adjoining the main library once the settlement expands beyond 5500 homes.
Community Facilities	Public Toilets	A strategy for Public Toilet Provision to be agreed prior to commencement of development. Public Toilets to be provided in each of the 4 neighbourhood centres	These will be included within publicly accessible buildings and maintained by the buildings occupiers. They shall be clearly signed from the street as public toilets. The town centre shall have at least one public toilet available at any time 24hours/day. Maintenance and management arrangements to be agreed.
Community Facilities	Town Hall	A Town Hall of at least 2000 sq.m to be provided before occupation of 700th dwelling incorporating; - meeting spaces - facilities and offices for community development - community governance offices - asset management - space for community activities - a base and public access point for voluntary services - a base and public access point for public service providers - 14 parking spaces incl. 3 secure spaces for Police & 2 for Car Club	The Town Hall will house offices for Community Trust, Management Company, Town Council, Local Government Agencies, Police, Library & Information Centre, Museum, Voluntary Services (including CAB) and associated services provide by private enterprise. Including facilities for Community Development Worker, Job Centre, Credit Union, Learn Direct, Age Concern, Business Link, Connexions, Chamber of Commerce and Youth Services. Space required within the Town Hall for use by the community for large and small functions and meetings, both public and private. Also areas capable of accommodating public toilets, facilities for local authority "hotdesks" for up to 3 staff providing public access 'help-desk', access to phones, meeting rooms and facilities to be shared with other uses including voluntary services and a temporary place of worship and office for Church Development Worker.
Community Facilities	Youth Centre	A youth centre (700m2) and activity area close to and within Sherford Quarry; Provision of Youth Enquiry Service Contribution towards Youth Development Worker	Specification to be agreed by DCC

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Community Facilities	Allotments	Allotments (4ha) Proportionally within the mixed use neighbourhoods. Residual within Community Park	Details of design, implementation, maintenance and management to be agreed prior to commencement of phases. Implementation from the start of Phase 1 Completion by the end of Phase 4
Community Facilities	Cinema/ Theatre	Community Theatre and Cinema Facilities required within or adjacent to the Secondary School. Delivered in phase with the Secondary School. Management and maintenance agreement required	Suitable facilities within, or adjacent to, the Secondary School to be used as a Theatre and as a Cinema for the Community on a regular basis. To enable community theatre productions the facility must be capable of serving community and school use from day to day during theatre productions
Community Facilities	Recycling/ Waste	Community Trust to facilitate reduction in waste collection and improvements on Recycling targets	
Community Facilities	Multi-Use Facility	A Multi-Use Facility (300-400sqm) (0.3ha) prior to occupation of 4000th dwelling 10 Parking spaces Capable, amongst other community uses, of being used by a variety of faiths as a place of worship To be held and managed by the Community Trust	
Community Facilities	Community Intranet	Establishment of Community Intranet, to be managed by Community Trust to include support for: a) provision of hardware and software b) resources for set up and maintenance	
Community Facilities	Community Reuse, Repair and Recycling Centre	Full waste management facilities. Personal and community composting facilities and a repair/reuse/recycling facility (0.5ha) and contribution to construction	To enable waste reductions to exceed LA targets. Community involvement to be facilitated by Community Trust See DCC requirements
Community Facilities	Community Involvement	Fund and facilitate continuation of community steering group and future residents liaison groups	Liaison with residents of the new community and with neighbouring communities will be of importance during the development phase

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Community Facilities	Community Buildings	Provision of community buildings with: <ul style="list-style-type: none"> - Fully fitted provision (total capital costs) - Design Code/layout/specification/provision of equipment for each building - Revenue contributions to staffing and other costs - Phasing and triggers - Early introduction of community support/development worker - Review mechanisms - Management plan with performance outcomes e.g. social inclusion and access. 	
Community Facilities	Town Hall	Specification for Town Hall to correspond to the specification for similar facilities provided in Ivybridge at the Town Hall and new Watermark(?) Centre	
Community Facilities	Public Houses	Public Houses - at least one in each Town / Neighbourhood Centre - delivered in phase with housing	Spec to be agreed
Community Facilities	Public House	Premises within the Town Centre core area to be secured prior to development on Phase 2 land.	Spec to be agreed
Community Facilities	Community Support Services	Support for provision of community/ charitable groups	
Community Facilities	Church Worker Housing	Temporary dwelling from 100th dwelling completion for Church Worker to assist Community Development (House providing 3 bedrooms and 2 reception rooms) Fully serviced site (freehold) for permanent dwelling (200sqm) with 4 bedrooms, 2 reception rooms and ground floor study	
Community Facilities	Temporary Church Facilities	Temporary Office and storage space together with use of space suitable for meetings. Prior to 300th occupation	

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Community Facilities	Place of Worship : Town Centre Facility	A site (0.5ha) for a dedicated place of worship (600-700sqm) Site available from occupation of 700th dwelling Car Parking for 10 cars Contribution towards construction to ensure quality design	
Community Facilities	Police : Town Centre Facility	A police station in shop front (90sqm) + additional shared facilities (approx. 60sqm) within Town Hall or Shop Front premises on High Street Prior to 700th occupation 3 secure parking spaces Temporary Facility on site from commencement of development	
Community Facilities	Police : Main Facility	0.4ha of fully serviced freehold land for construction of a Type 2 Police Station (700sqm) 55 car parking spaces Land to be identified prior to 700th occupation Contribution to cost of construction prior to occupation of 2300th dwelling	
Community Facilities	Police : Staffing	Contributions prior to occupation of 300th dwelling to support; 2 full time Police Officers for first two years; Police Architectural Liaison and Crime Prevention Officer for two years	
Community Facilities	Post Office		
Community Infrastructure	Community Infrastructure Phasing	Physical and Community Infrastructure to be phased in accordance with Phasing plan	
Community Infrastructure	Energy Supply	25% of total energy demand to be provided on site during Phase 1	
Community Infrastructure	Wind Turbines	Additional provision of Wind Turbines to be investigated	

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Community Infrastructure	On-Site Renewable Energy Generation	Deliver 50% minimum of overall energy requirements from on-site renewable energy sources by completion of phase 4. Deliver between 53-90% of energy demand from on-site renewable energy contributions during phase 2	Renewable electrical energy generation must be connected by private wire to new community Renewable energy generation expected primarily from the macro source of two wind turbines located in the community park. Other sources will include smaller scale wind turbines and embedded micro generation facilities. Early phases need to deliver high levels of on-site generating capacity for usage during later phases.
Community Infrastructure	Gas Pipeline	Diversion to existing Kenn to Wixenford 500mm Gas pipeline, subject to consent, prior to commencement of housing	

Topic	Item	Section 106 Agreement actions / requirements	Commentary
Community Infrastructure	Communications Infrastructure and Intranet Servers	<p>Provision of high bandwidth communications infrastructure into every building.</p> <p>Provision and maintenance of a community wide intranet server facility hosting</p> <p>a) a Sherford Business website providing information, support and trading facilities for Sherford based businesses and service providers</p> <p>b) a Sherford Community website providing information and interaction for residents on topics, including:</p> <ul style="list-style-type: none"> • Sustainable Transport options • Local services • Local events • Recycling and waste collection • Health • Education <p>And host content for stakeholders, service providers and the community itself; including:</p> <ul style="list-style-type: none"> • Community Trust • Town Council • Voluntary Services • Community Groups • Local Authorities <p>The content and interactive services to be set out in a media and communications strategy to be agreed by the LPAs. The Server facility and its maintenance will, at a time to be agreed, be passed to the Community Trust to manage and operate together with sufficient assets to provide a reliable and sustainable income for its</p>	<p>Deliver communications infrastructure, in the form of ducts and fibre optics, terminating within every building (together with appropriate termination equipment) throughout the development area to ensure that each building has cabling for 'Hi-band' high bandwidth communications to enable a full range of media service delivery (current and emerging) including phone, television, video, internet and interactive services.</p> <p>The content and interactive services to be set out in a media and communications strategy to be agreed by the LPAs. The Server facility and its maintenance will, at a time to be agreed, be passed to the Community Trust to manage and operate together with sufficient assets to provide a reliable and sustainable income for its maintenance and development in line with the needs of the community and an agreed statement of purpose.</p>
Community Infrastructure	SUDS	Sustainable Urban Drainage Scheme will deliver run-off levels equivalent to current levels Monitoring, any future remediation and ongoing management arrangements to be agreed and funded	Specification to be agreed by LPAs and Environment Agency

Topic	Item	Section 106 Agreement actions / requirements	Commentary
Community Infrastructure	Electricity Supply	The supply of locally generated electricity by private wire should be investigated as well as the management of all energy generation, purchase and usage by an ESCO.	If proved viable then it needs to be considered comprehensively rather than on Reserved Matters scale. Remit of Community Trust to be considered.
Community Infrastructure	Wind Turbines - Alternatives	To consider alternative solutions to achieving 50% on-site target should Wind Turbines be found unviable/ inappropriate	
Community Infrastructure	O/H Line diversion	Undergrounding of existing O/H electricity lines, subject to consent, prior to commencement of housing	
Community Infrastructure	SUDS		
Community Infrastructure	Foul Drainage		
Community Infrastructure	Water conservation		
Community Infrastructure	Wind Turbines		
Economy	Retail Use - Western Neighbourhood	10% of total A1 floorspace (1300sqm) within Western Neighbourhood In small units	
Economy	Retail Use - Eastern Neighbourhood	10% of total A1 use (1300sqm) in Eastern Neighbourhood Centre In small units.	
Economy	Commercial Services Use - Eastern Neighbourhood	20% of total A2-A5 floorspace (750sqm) in Eastern Neighbourhood Centre In small units	
Economy	Commercial Services Use - Western Neighbourhood	20% of total A2-A5 floorspace (750sqm) within Western Neighbourhood In small units	Split between A2,A3,A4,A5 required
Economy	Business Use - Western Neighbourhood	25% of total B1 use (1600sqm) within Western Neighbourhood In small units	
Economy	Retail Use - Southern Neighbourhood	5% of total A1 floorspace (650sqm) within Southern Neighbourhood In small units	
Economy	Commercial Use - Southern Neighbourhood	5% of total A2-A5 floorspace (200sqm) in Southern Neighbourhood In small units	Split between A2,A3,A4,A5 required

Topic	Item	Section 106 Agreement actions / requirements	Commentary
Economy	Business Use - Southern Neighbourhood	5% of total B1 use (1600sqm) in Southern Neighbourhood In small units	
Economy	Business Use - Town Centre	5000m2 (15%) of business use units B1	
Economy	Commercial Services Use - Town Centre	60% of A2-A5 floorspace (2200sqm) within Town Centre Units will be small	Split between A2,A3,A4,A5 required
Economy	Retail Use - Town Centre	70% of total A1 floorspace (9000sqm) within Town Centre Units will be small	
Economy	Retail and Employment floorspace	90% in units under 250sqm. Size and number of larger retail units to be agreed	
Economy	Business Support	Business Support and Managed Workspace Facility located at, and delivered in phase with Southern Neighbourhood Centre	To assist local and new businesses to establish and flourish in Sherford
Economy	Local Employment and Training	Developer to work with local education and skills training establishments to train local people for employment in the development. Monitor outcomes	
Economy	Business Support	Facilitate community/ social enterprise opportunities including Community Interest Companies (eg through discounted rents).	
Economy	High Bandwidth	High bandwidth fibre optic cable should be connected to every building in Sherford Use of community website to 'top up' smartcard.	
Economy	Business Support	Implementation of a training strategy including facilitating close links with local training establishments	
Economy	Business Support	Marketing Strategy for employment activities in Sherford.	Links to 'Our Sherford' website. Growth opportunities for local businesses to stay within Sherford, including advantages for local business and flexibility by provision of a range of tenures. 'Sherford' Branding
Economy	B2 Support	Provision/ Funding for B2 uses to support the needs of Sherford (eg. Car Repairs, Exhausts, Vehicle Depots, Waste and Recycling etc).	

Topic	Item	Section 106 Agreement actions / requirements	Commentary
Economy	Retail and Commercial Provision	Retail and associated services up to 16800m2 gross Commercial and employment uses up to 67000m2 gross There will be a 5% allowance to these	
Economy	Business Support	Support should be given to an electronic marketplace to assist small businesses to take advantage of advanced commercial opportunities.	Links to provision of community intranet server
Economy	Local Employment and Training		
Economy	Design Code - Materials		
Economy	Town Code - Town Centre	Small Units	
Public Space, Sport and Recreation	Community Park	207ha of Community Park to include	
Public Space, Sport and Recreation	Public and Civic Spaces and Urban Parks	5ha of high quality street scene, public spaces, civic spaces and urban parks as defined in the Public Realm Strategy to include sites at; 1) Town Hall b) South of High St c) Eastern Primary School d) Northern Avenue e) Knob Hill f) Secondary School g) and all other civic spaces/parks/ public gardens as shown on Landscape Strategy (Masterplan Addendum p21 Fig2)	Details of design, implementation, maintenance and management to be agreed prior to commencement of phases. Implementation from the start of Phase 1 Completion by the end of Phase 4

Topic	Item	Section 106 Agreement actions / requirements	Commentary
Public Space, Sport and Recreation	Community Park	<p>A 207ha multi-purpose Community Park developed and managed to a clear overall strategy and including at least;</p> <ol style="list-style-type: none"> 1. Café/shop 2. Public house 3. Grounds maintenance depot 4. 2.5ha Cemetery/memorial garden 5. Residual allotment provision 6. Strategic landscape setting 7. Cycle routes 8. Footpaths 9. Bridleways 10. Trim trails 11. Informal and formal play (including one NEAP) 12. Formal and informal recreation 13. Links to N.Plymstock 14. Community organic farm (subject to viability study) 15. Wildlife Corridors, Wildlife Roosts, Habitats and Foraging areas 16. Trees and woodlands 17. Measures for cultural heritage conservation 18. Water features (SUDs) 19. Pavilion and Toilet facilities 20. Car and cycle parking 21. Follies 22. Meeting points and shelters 23. Signs 24. Furniture, gates and stiles 25. Boundaries 	<p>Provide a viability study/ business plan for the organic farm incorporating:</p> <ol style="list-style-type: none"> a) land management - which provides for involvement of the community b) relationship to the community - which brings community benefits in terms of training, education and purchase/consumption of the produce from local outlets and in Sherford's health and education facilities <p>Details of design, implementation, maintenance and management to be agreed prior to commencement. Implementation from the start of Phase 1 Completion by the end of Phase 2</p>

Topic	Item	Section 106 Agreement actions / requirements	Commentary
Public Space, Sport and Recreation	Greenways	A network of greenways through the community that; a) are based on existing ecological features; b) promote pedestrian and cycle movement; and c) provide a green corridor from the Community Park around the development into a future greenway linking with the grounds of Saltram House.	Details of design, implementation, maintenance and management to be agreed prior to commencement of phases. Implementation from the start of Phase 1 Completion by the end of Phase 4
Public Space, Sport and Recreation	Local Areas for Play	A network of high quality Local Areas for Play a) nominally within 100m of each dwelling b) imaginative use of other public spaces to avoid a plethora of small sites As per submitted details.	Details of design, implementation, maintenance and management to be agreed prior to commencement of phases. Implementation from the start of Phase 1 Completion by the end of Phase 4
Public Space, Sport and Recreation	Semi-natural Space	Accessible semi-natural greenspace to be; a) nominally within 300m of each dwelling; b) linked by a network of pedestrian and cycle ways; and c) accessible to mobility impaired users. To include at least the following sites; a) West Sherford Wood; b) Sherford Kiln Wood c) Vealeholme Wood d) East Sherford Farm e) Elburton Edge Park f) and all other semi-natural green space as shown on Landscape Strategy (Masterplan Addendum p21 Fig2)	Details of design, implementation, maintenance and management to be agreed prior to commencement of phases. Implementation from the start of Phase 1 Completion by the end of Phase 4
Public Space, Sport and Recreation	KGV Compensation	Compensation for loss of KGV playing fields, if necessary, and available for use at the time of the loss, and to include; a) relocation b) new car parking c) new changing facilities shared with the sports hub d) ball stop fencing e) improvement to the existing play area adjacent to Haye Road.	

Topic	Item	Section 106 Agreement actions / requirements	Commentary
Public Space, Sport and Recreation	Elburton Edge Park/ Green Buffer Zone	Delivery to be agreed	
Public Space, Sport and Recreation	Adventure Zone	Details of an Adventure Zone in Sherford Quarry and its management to be agreed pursuant to submitted criteria.	
Public Space, Sport and Recreation	Locally Equipped Area for Play	LEAP within 400m of each dwelling as per submitted details.	Details of design, implementation, maintenance and management to be agreed prior to commencement of phases. Implementation from the start of Phase 1 Completion by the end of Phase 4
Public Space, Sport and Recreation	Neighbourhood Equipped Area for Play	NEAP within 1000m of each dwelling, incorporating (floodlit) MUGA's, as per submitted details.	Details of design, implementation, maintenance and management to be agreed prior to commencement of Phase 2. Implementation from Phase 2. Completion by the end of Phase 4
Public Space, Sport and Recreation	Courts and Bowling Green	Phased access to courts, bowling green and associated changing and parking facilities of at least the quantity set out in submitted details.	The precise composition, arrangement and layout of the courts and bowling green to be agreed. Details of design, implementation, maintenance and management to be agreed prior to commencement of phases. Implementation from the start of Phase 1 Completion by the end of Phase 4
Public Space, Sport and Recreation	Outdoor Pitches and Running Track	Phased access to not less than 30.08ha of Outdoor Sports Provision starting at Phase 1. This shall consist of a) not less than 15.45ha of Pitch provision (NPFA and Sport England specifications); b) not less that 4.05ha of training areas; c) not less than 10.58ha of ancillary outdoor sport land; and d) associated changing and parking facilities.	The precise composition, arrangement and layout of the pitches, training areas and ancillary outdoor sport land to be agreed. Details of design, implementation, maintenance and management to be agreed prior to commencement of phases. Implementation from the start of Phase 1 Completion by the end of Phase 4

Topic	Item	Section 106 Agreement actions / requirements	Commentary
Public Space, Sport and Recreation	Sports Hub	Prior to the 2,300 occupation, to provide an indoor sports centre containing the following; a) Reception and administration accommodation b) Four court sport hall c) Four lane 25m indoor heated swimming pool d) Wet and dry changing facilities to accommodate users of the Sports Centre and all users of the associated outdoor pitches (i.e a 6 changing room facility as per the east) e) Gym and fitness rooms f) Treatment rooms g) Multi function room/ Crèche h) Car parking for 120 cars and secure cycle parking	Details of design, implementation, charging, maintenance and management to be agreed prior to commencement of Phase 2. Completion by the end of Phase 2
Public Space, Sport and Recreation	Life Centre	Proportionate contribution to be given towards the Life Centre at Central Park.	PCC to advise
Public Space, Sport and Recreation	North Plymstock Countryside Park	Proportionate contribution towards off-site provision of North Plymstock Countryside Park	PCC to advise
Public Space, Sport and Recreation	Skatepark	Skatepark Details to be agreed but to include at least 8 pieces of appropriate equipment.	Details of design, implementation, maintenance and management to be agreed prior to commencement of Phase 2.. Implementation from the start of Phase 2 Completion by the end of Phase 4
Public Space, Sport and Recreation	Dual Use / Joint Use Agreements	The facilities at all education, leisure and community buildings to be available for all of community for learning, sport and social purposes.	Specification to be agreed SHDC, PCC, DCC and governing bodies to agree roles and responsibilities of a joint use agreement
Public Space, Sport and Recreation	Management and Delivery		
Public Space, Sport and Recreation	Organic Farm		

Topic	Item	Section 106 Agreement actions / requirements	Commentary
Public Space, Sport and Recreation	Public Space, Sport and Recreation Strategy		
Landscape, Biodiversity and Cultural Heritage	Design Codes	Detailed schemes for specific urban blocks will include garden designs and refer to ponds and wetlands, wildflower planting, native shrub and tree mixes.	
Landscape, Biodiversity and Cultural Heritage	Archaeology - Display and Interpretation	Make a collection of visual and aural records and artefacts of cultural/historical value from the site and its residents, past residents and neighbours prior to development and also of the development process itself	Required in order to create a resource which enables future residents to gain a sense of place and identity
Landscape, Biodiversity and Cultural Heritage	Strategic Landscaping	On-site of strategic landscaping is part of landscape strategy. Off-site strategic landscaping fund to facilitate strategic planting and management relating to; a) A38; b) KGV Playing Fields; c) Higher Hareston; d) Sherford AAP Green Buffer Zone; e) Saltram House	
Landscape, Biodiversity and Cultural Heritage	Management of SAC and SPA impacts	Proportionate contribution towards managing off site recreational impacts within the Plymouth Sound and Estuaries SAC and Tamar Estuaries SPA.	PCC to advise
Landscape, Biodiversity and Cultural Heritage	Archaeology	To carry out an archaeological assessment/evaluation of the site and a programme of protection/recording of any important historic or archaeological features in accordance with a scheme agreed prior to the commencement of any development	Required in order to glean archaeological and historic information from the site before it is lost or made inaccessible and to create a resource which enables future residents to gain a sense of place and identity
Landscape, Biodiversity and Cultural Heritage	Archaeology - Display and Interpretation	Provision within the new community of a facility for the display and interpretation of archaeological and historical features, artefacts and records relating to the site and its environs.	Required in order to create a resource which enables future residents to gain a sense of place and identity

Topic	Item	Section 106 Agreement actions / requirements	Commentary
Landscape, Biodiversity and Cultural Heritage	Wildlife Corridors	Wildlife Corridors, Wildlife Roosts, Habitats and Foraging areas from Phase 1	Details of design, implementation, maintenance and management to be agreed prior to commencement of phase 1.
Landscape, Biodiversity and Cultural Heritage	Wildlife Protection, Mitigation, Conservation and Creation	Wildlife Corridors, Wildlife Roosts, Habitats and Foraging areas from Phase 1.	Details of design, implementation, maintenance and management to be agreed prior to commencement of phase 1.
Landscape, Biodiversity and Cultural Heritage	Historic Environment		
Landscape, Biodiversity and Cultural Heritage	Landscape, Biodiversity and Cultural Heritage Strategy		
Landscape, Biodiversity and Cultural Heritage	Management and Delivery		
Landscape, Biodiversity and Cultural Heritage	Public and Civic Spaces and Urban Parks		
Buffer Zones	Green Buffer Zone & Wildlife Corridor	Delivery details and arrangements for management / maintenance to be agreed	
Buffer Zones	Minerals Buffer Zone	Delivery details and arrangements for management / maintenance to be agreed	
Buffer Zones	Noise Buffer Zone & Wildlife Corridor	Delivery details and arrangements for management / maintenance to be agreed	

Phasing	Phasing - Phasing Plan	Development and Reserved Matters application to accord with Phasing Plan	Plan to be agreed
Phasing	Temporary and Interim Sites and Land Use Strategy	Development to accord with Strategy	Strategy to be agreed Strategy will include a specification for provision of temporary facilities including their location, nature and funding where the delivery of permanent facilities lags behind the commencement of the development
Phasing	Phasing - Blocks	Development to be built by blocks	
Phasing	Phasing - Blocks	Development to radiate from neighbourhood centres. Development to accord with CEMP to protect amenity of users adjacent to construction works	

Topic	Item	Section 106 Agreement actions / requirements	Commentary
Phasing	Phasing - DLJ to Stanborough Cross	Early provision of High Street during development	
Phasing	Phasing - Temporary Use of Buildings	Early provision of Town Centre and retail and employment units.	Limit/number of Retail and Employment units for temporary residential use to be agreed
Phasing	Phasing - Community Infrastructure	Early provision of; <ul style="list-style-type: none"> a. Main street linking to the A38 at Deep Lane Junction and to the A379 at Stanborough Cross from the commencement of development; b. A38 Park and Ride Interchange c. High quality high capacity Public Transport system phased from the commencement of development; d. Health facilities; e. Town centre primary school; f. Secondary school; g. Renewable energy generation including the community wind turbines; h) Key Fixes 	STW to be agreed
Phasing	Phasing - Town Centre	Establishment of Key Building	

Topic	Item	Section 106 Agreement actions / requirements	Commentary
Phasing	Management and Delivery Structure for Public Space (including Community Park)	Management Structure to include; <ul style="list-style-type: none"> a) Structure b) Business Plan c) Staffing d) Partnerships e) Assets f) Revenue g) Trading h) Facilities i) Events and activities j) Charging k) Vehicles and equipment l) Monitoring and review m) Phasing of responsibilities n) Timing o) Relationship to Council's) and Management Company p) Promotion role q) Hub club r) Education links s) Health links t) Arrangements to use Grounds Maintenance Depot 	
Phasing	Distribution	Phased provision with housing delivery. Mechanism to ensure delivery of employment as well as housing on land in mixed use areas. Pepperpotting of employment uses.	
Phasing	Phasing - Town Centre	The town centre and a substantial part of its neighbourhood as the first stage of development	
Phasing	Phasing - Town Cente	Town Centre Neighbourhood to constructed from Phase 1 Temporary Facilities to be agreed in full CEMP to safeguard land against detrimental effects caused by construction	Phase 1 community benefits and temporary uses as listed must be secured/delivered prior to commencement of Phase 2 development. Sufficient commuted sums for maintenance will be required
Phasing	Phasing - Western Neighbourhood Centre	The western neighbourhood centre and a substantial part of its neighbourhood as the second stage of development;	

Topic	Item	Section 106 Agreement actions / requirements	Commentary
Phasing	Phasing	Western Neighbourhood Centre to delivered after Town Centre Neighbourhood Development on Phase 2 not to begin until completion of 54 High Street Units	
Phasing	Phasing - Southern Neighbourhood	The southern neighbourhood centre and substantial parts of its neighbourhood as the third stage of development	
Phasing	Phasing - Eastern Neighbourhood	The eastern neighbourhood centre and substantial parts of its neighbourhood as the fourth stage of development	
Phasing	Phasing	Eastern Neighbourhood Centre to be delivered as part of the last Phase. Retail units to be delivered prior to residential units	
Phasing	Phasing - Employment		
Phasing	Phasing - Housing		
Phasing	Phasing - Infrastructure and Employment		
Phasing	Phasing - Neighbourhoods		
Phasing	Phasing - Schools		
Phasing	Phasing - Future expansion	Design of the infrastructure at Sherford must consider the potential for further expansion to the west, towards Plymouth city centre	
Professional Services	Community Development, facilities and services.	Arrangements for long term support and management to be agreed.	
Professional Services	Community Development Worker	Community Development Worker From prior to commencement until 1 year after development completed	
Professional Services	Legal & Professional Costs	Full costs in relation to the negotiation and completion of the S.106 Agreement and other associated costs	Costs to include legal and professional advice necessarily sought regarding the S.106 agreement and the planning application and its determination.
Professional Services	Monitoring Development / Compliance with S.106 / Enforcement	Full costs of maintaining a monitoring and enforcement facility for the development	Costs of monitoring development delivery and compliance with / enforcement of conditions imposed, together with S.106 delivery monitoring to be paid for by the developer to the District Council via annual payments throughout the development period (plus one further year) at a total cost no greater than 5% of the gross value of the S.106 Agreement.

Topic	Item	Section 106 Agreement actions / requirements	Commentary
Professional Services	Viability Assessment costs	Full professional costs in relation to the preparation or review of a full viability assessment of the development proposal	A Viability Assessment is required to ensure the development is deliverable and the obligations placed upon it are reasonable
Professional Services	Sustainability Assessment Costs	Fully fund independent Sustainability Appraisal updates and reviews to an agreed timetable	To ensure the development remains at an exemplar status during construction and to monitor progress against the original Assessment. BRE (or equivalent independent review body) to independently review the sustainability merits of the overall scheme including comparisons with other sites at intervals to be agreed by the LPAs, both during construction and when completed.
Professional Services	Town Centre Management	Mechanism to fund/facilitate Town Centre Manager	
Professional Services	Transition Support for Parish / Town Council	Provide revenue funding for Brixton Parish Council during transition period and provide early stage funding / set-up costs for the creation of a new Town Council for Sherford	
Professional Services	Council Services - Capacity Provision	The local authorities capacity requirements in : a) Development Control Service - 1 Senior Development Control Officer (£43,197 per annum for 5 years) b) Landscape & Recreation Team - cost of providing additional capacity to assess, approve, monitor and manage work associated with the implementation of landscape, leisure, recreation and ecological strategies during development c) Urban Design - (half time post) to assess, manage, monitor and review Design Codes and their implementation throughout development period	The level of work required to maintain consent processes without causing delay to the delivery timetable requires additional resources not covered by application fees. This will be achieved by the provision of funding to backfill posts diverted on to Sherford work where required.

Topic	Item	Section 106 Agreement actions / requirements	Commentary
Transport	Public Transport	1. Staged payments to DCC/PCC as appropriate to fund: a) HQPT from P&R to City Centre through Sherford b) Other services through Sherford Development c) Contribution to bus link to Derriford and Langage (and other appropriate destinations) 2. these staged payments to be calculated so as to: a) provide HQPT at first occupation or opening of P&R, whichever is sooner b) provide other services as development proceeds c) provide a service in accordance with a given daily timetable of services d) allow for smartcard technology (including appropriate funding and incentives) 3. these contributions shall be calculated so that a) no financial burden falls upon the public purse b) an allowance is made for the needs of/ effect of/ contributions from other developments such as Plymstock Quarry c) any vehicle used on the HQPT shall be to a stated standard at given times and shall not be more than 3 years old 4. these contributions shall run until the service is viable (or until 5 years after completion whichever is sooner) 5. shall be subject to review if modal shift targets	DCC/PCC to advise
Transport	Park & ride	1000 space P&R interchange site (with ability to extend to 2000 spaces) before completion of 1st dwelling. An unimpeded HQPT service will run from the P&R prior to first completion to the City Centre through Sherford.	Ownership and management to be agreed

Topic	Item	Section 106 Agreement actions / requirements	Commentary
Transport	HQPT	Unimpeded HQPT from Deep Lane P&R, through Sherford to Plymouth City Centre, with a phased delivery from commencement of development. A link between the Interchange and Langage will also be established, the success of which will inform any extension.	DCC/PCC to advise
Transport	Deep Lane Junction		DCC/HA to advise
Transport	Cycle Link	A pedestrian cycle link along the north of Elburton to Haye Road.	Contribution or delivery to be agreed
Transport	Bus Stops	Along the HQPT will be three stops at north, central and south neighbourhood centres providing sheltered, secure and well maintained waiting areas, real time bus information and cycle parking	DCC/PCC to advise
Transport	Car Parking Strategy	Car Parking Strategy to be implemented and monitored / reviewed at agreed intervals	DCC/PCC to advise
Transport	Off-site mitigation	Commitment or contribution towards safeguarding amenity of existing residential properties at Haye Road from adverse harm caused by the sports facilities	DCC/PCC to advise
Transport	Off-site links to PROW, Bridleways & Cycle Networks	Contribution to off-site improvements to ensure Cycle Network, Footpath and Bridleway connections through Sherford linking to existing Cycle Network, PROW and Bridleways.	DCC/PCC to advise
Transport	Off-site mitigation	Contribution towards improvements to public transport services in Plymstock	PCC to advise
Transport	On-site footpaths and cycle links	Contribution towards maintenance of on-site footpaths and cycle links	DCC/PCC to advise
Transport	Off-site mitigation	Improvements to Stanborough Cross Contributions towards off-line routing of HQPT	PCC to advise

Topic	Item	Section 106 Agreement actions / requirements	Commentary
Transport	Cycle Parking	Integral cycle parking/storage needs to be provided in both residential and non-residential buildings Appropriate provision of facilities for cyclists and pedestrians (e.g. showers, cycle parking) at all major trip-generating uses Use smartcards for gaining access to cycle parking at key destinations	DCC/PCC to advise
Transport	Sustainable Travel	Introduction of incentives to reduce car dependency includes; Marketing campaigns, travel websites and travel plans and car club; Travel Plans for Schools, community and leisure facilities, health centre and retail outlets Car Club with provision for a central office facility with storage parking and customer collection/return. Car Club space will be available across the development with smart card access system.	DCC/PCC to advise
Transport	Bus Provision	Local internal bus services will commence from an early stage and deliver a phased provision of services to the community neighbourhoods, with frequent stops	Greater frequency / routes will be added as development progresses
Transport	HGV's	Management of HGV's to be agreed	DCC/PCC to advise
Transport	Bus Provision	Mechanism to ensure bus provision during construction to be agreed.	DCC/PCC to advise
Transport	Sustainable Travel Strategy	Mechanisms to reduce car dependency to be agreed and will include; a) marketing campaigns b) travel websites c) travel plans for schools, community and leisure facilities;	DCC/PCC to advise
Transport	Integrated and Movement Strategy	Monitoring and Management of travel and transport patterns	DCC/PCC to advise

Topic	Item	Section 106 Agreement actions / requirements	Commentary
Transport	Off-site link to Saltram House	Proportionate contributions towards securing a green route allowing access for pedestrians, cyclists and horse riders to and from Sherford and Saltram House.	PCC to advise
Transport	Off-site mitigation	Proportionate contributions towards wider transports links including; HQPT; Other Public Transport Services; Highway Infrastructure Improvements (Haye Road/Laira Bridge/Vinery Lane etc) Other A38 Junctions	PCC/HA to advise
Transport	Bus Provision	Provision of new, and extension / enhancement of existing local bus services [including Plymstock to Plympton/ Langage], in order to link the new community to surrounding communities and major destinations for leisure and employment purposes	DCC/PCC to advise
Transport	Smartcard Technology	Smart Ticketing Infrastructure to be provided on all HQPT services Provide smartcards within 'welcome packs' and with appropriate credit for x number of bus journeys Smartcards to be given to all occupiers of new dwellings Developer to fund smartcard technology Smart tickets to be provided to all dwellings and service occupiers with discounts funded by developer Smartcards to allow entry to P&R car parks Develop a credit or rewards scheme for using the smartcard Use smartcards to book cars and access cars within Car Clubs Proper marketing and branding (e.g. Sherford Card) - A potential user will need to know the benefits in advance	DCC/PCC to advise

Topic	Item	Section 106 Agreement actions / requirements	Commentary
Transport	Sustainable Transport Links	Sustainable transport links (incl. public transport) to Plymouth, Plympton, Plymstock, Elburton, Brixton, Ivybridge and the nearby villages of the western South Hams.	DCC/PCC to advise
Transport	Off-site mitigation	Traffic Management measures into Plympton St Maurice, Plymstock and Brixton	DCC/PCC to advise
Transport	Sustainable Travel	Travel Monitoring	DCC to advise
Transport	Sustainable Travel	Travel Planning	DCC to advise