

Development Policies DPD Examination Sherford New Community Fact Sheet – 26th February 2010

DISCLAIMER: Planning permission has not yet been issued, and the terms of the s.106 are still being discussed. The information contained within this note reflects the information that is currently within the public domain.

Introduction

1. It may be helpful to provide some context to the following Fact Sheet about the Sherford New Community.
2. The details of the Sherford AAP (and the planning application for Sherford) arose from work carried out by the Council together with a wide range of stakeholders and the developers at a series of Enquiry by Design events led by the Prince's Foundation in 2004 and 2005. The AAP was adopted in August 2007 and (following adoption of the Core Strategy in 2006) was the first DPD to be adopted in South Hams – indeed it was one of the first in the country. Consequently the AAP needed to contain a complete suite of policies to deal with all aspects of the development including sustainability.
3. A small part of the proposed new community development lies within the Plymouth City Council's (PCC's) boundary. That part of the development features in Plymouth's North Plymstock AAP which was prepared, examined and adopted concurrently with South Hams Sherford AAP.
4. The timeline for major developments from conclusion of studies through policy adoption and on to determination of applications and to delivery can be a long one and it would be difficult to unpick integrated strategies at a late stage of the process even if emerging policies may seek new requirements.
5. A wide ranging holistic approach was taken to sustainability rather than focusing on one or two topic based targets. Focusing on a limited range of goals can reduce the viable reach of developments to deliver the costly extra 1% when efforts could be better spent on a wide range of approaches all yielding easier outcomes and a higher overall sustainability.
6. The fabric of the development is intended to allow and encourage sustainable behavioural choices by its inhabitants and visitors whilst reducing the level of CO₂ generated from buildings and transport.
7. A BRE Sustainability Appraisal found the application to be exemplar at the time of submission and the first in the country to achieve this level.

Commitments (planning permission)

8. Outline permission has been sought for up to 5,500 dwellings; up to 67,740sqm of business and commercial space; up to 16,700sqm of mixed retail accommodation; community and open space facilities; three primary schools; one secondary school; health care centre; community park; two community wind turbines; park and ride interchange; together with details of the Main Street link.

9. Permission sought for the various types of land use to be provided within the community is attached.
10. The application is considered to be broadly in accordance with the proposals set out in both the adopted Sherford New Community AAP and adopted North Plymstock AAP, save where material considerations justified otherwise. Details can be found in the Committee Reports.
11. The Development Control committees of both SHDC and PCC considered the application in the summer of 2009 and resolved to grant outline consent subject to the completion of a s.106 based upon the scale and nature of the Heads of Terms presented to Members at those meetings.
12. The final terms of the agreement are still being negotiated, and as such, planning permission has not been issued. Until such time, there are therefore, no “commitments” at Sherford.

a. Programming

- One single outline application has been submitted to the LPAs as a response to the proposed development envisaged by the AAPs. The current application envisages construction to take place over 12 years and to be built out over 4 phases.
- There are four neighbourhood centres proposed at Sherford, and the planning permission will encourage build out of those centres early in the construction of each neighbourhood/phase.

b. Number of Developers

- The single application has been submitted by one developer; “Red Tree (2004) LLP”. Red Tree have promoted themselves as the ‘Town Developer’, but who, or how many individual developers, will actually build out the site has not been disclosed to the LPAs.

c. Affordable Housing

- The Sherford New Community AAP proposes a target of up to 50% Affordable Housing to be provided across a mixed range of tenure types. The economic downturn has significantly affected the site’s ability to viably deliver this level and members were asked to consider this effect when considering the application last summer.
- In order to secure an early start on site Members effectively authorised that permission be granted on the following basis:
 - i. that 25% affordable housing, utilising £8.6m of HCA funding, be delivered in the first 700 dwellings; and
 - ii. that affordable housing in the remaining 3 phases be delivered against tracked and measured improvements in the market. This “clawback” arrangement was developed with the assistance of ATLAS and deemed an appropriate way of allowing development to go ahead (at a time when the viability assessments suggested that the scheme could deliver no affordable housing), without significantly sacrificing

policy objectives. It thereby takes into account the variation in the financial cycles the scheme is likely to experience over its 12 years or more of development.

The terms of the Clawback are still being finalised, and therefore (together with future performance of the market) it is not possible at this time to set out the proportion of affordable housing Sherford is expecting to deliver.

Delivery

13. One application has been submitted in order to deliver the 5,500 dwelling new community anticipated by the AAP. This has been lodged by a single applicant who will act as the Master developer, although it is expected that a number of developers will actually build out the site.
14. The Masterplan accompanying the application, as well as the indicative layout and Key Fixes diagram are considered to accord with the development envisaged by the AAP.
15. The Council is expecting to deal with a multitude of Reserved Matters applications of differing development sizes and at different sites across the development. However, developers will be required, through conditions or the s.106, to demonstrate within Detailed Design Codes and Regulating Plans (as well as the Reserved Matters themselves) that the Masterplan and outline Design Strategy (the Town Code), as well as phasing requirements, have been adhered to.

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16. Sustainable Construction

- a. Red Tree's application explains that all dwellings will be provided to Eco-Homes 'Excellent' standards and all non-residential buildings will be provided to BREEAM 'Excellent' standards.
- b. This is completely in accordance with the requirements of the AAP and was considered a high standard at the time of examination of the AAP. Conditions will be attached to the permission to ensure this is delivered.
- c. Members were asked to consider whether compliance with certain levels of the Code for Sustainable Homes should be pursued, but this was considered to differ from the AAP objectives and was considered unnecessary given the site-wide proposals for sustainability. These include a permeable layout to encourage walking and cycling, at least 80% of dwellings within a 5 minute walk of a neighbourhood centre providing for all daily needs, a high quality high speed bus connecting to the city centre, a mixed use development allowing reduced travelling, high thermal insulation and carbon reduction targets and a requirement for 50% on-site renewable energy generation delivered via two 1.8MW wind turbines and other embedded renewables technology.

17. On-site Renewable Energy generation

- a. The AAPs seek a minimum level of 50% on-site renewable energy generation to be provided at Sherford. In response to this requirement, Red Tree's application proposes to meet this 50% target by providing two

large community wind turbines and small scale renewables technologies embedded throughout the development.

- b. The means of securing this target through mechanisms set out in the s.106 are still being finalised.

18. Lifetime Homes

- a. 20% of all dwellings at Sherford will be delivered to 100% of Lifetime Homes standards. This will be secured via planning condition.

Building Standards (eg BEDZed)

19. In terms of the outline planning permission, the developers will be expected to deliver the requirements of the s.106. Given the size and complexity of the development, and the known viability constraints, negotiations have focused upon setting an acceptable benchmark and framework for the entire development. The developers will also be expected to comply with any changes to the Building Regulations.

20. Discussions at the Reserved Matters stage in terms of higher standards will be expected during the pre-app stages and depending upon the circumstances of that particular development parcel.

CHP

21. Detailed investigations of the potential for CHP and District Heating were carried out by specialists at the time of preparation of the AAP. The conclusions at that time were that there was not an appropriate balanced heat load to make such a scheme viable. Instead small scale CHP for individual large scale buildings, such as schools, were identified as having some potential.

22. There are no specific proposals to deliver CHP under the current application, although it would be permitted under the terms of the permission.

23. CHP may be an alternative to delivering the on-site targets should Wind Turbines not be provided.

24. CHP schemes will be considered on a case by case basis.

District Heating

25. Similarly, there are no specific proposals for District Heating schemes currently envisaged in the current s.106 given the scale and complexity of the whole development. However, ongoing dialogue with future developers during the detailed planning stage may facilitate schemes on a case-by case basis. It is probable that technologies and viability of schemes, as well as grant funding, will change significantly during the development period at Sherford and later neighbourhoods may see implementation of sustainability approaches not envisaged or not viable at the commencement of the scheme.

***Paul Tyler and Ian Sosnowski
Major Developments team - SHDC***

Table 1: Sherford Proposed Floorspace Provision			
Class	Description	Notes	Sq m
A1 Food	Superstore, discount food, confectionary/tabacconist/newsagent (corner shop), off licence		5,580
A1 Non-Food – comparison	Clothing and footwear, furniture, carpet, household textiles, electrical, recreational goods		6,138
A1 Non-Food – non comparison	Travel agents, ticket agent, hair dresser, dry cleaners, show repairs		1,116
A2 Financial and Professional	Banks, building society, estate agent		1,116
A3 Food & Drink	Cafe, restaurant		1,488
A4 Drinking Establishments	Bar, public house		930
A5 Hot Food	Takeaway		372
Total A Class			16,740
B1	a) Offices (other than those permitted in class A2), b) research and development, c) light industry – any industrial process being a use which can be carried out within a residential area but without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, soot, ash, dust or grit.	90% <235sqm	42,210
		10% >235sqm	4,690
B2 (10%)	Carrying out of an industrial process, other than one falling in class B1	90% <235sqm	6,030
		10% >235sqm	670
B8 (20%)	Storage or distribution	90% <235sqm	12,060
		10% >235sqm	1,340
Total B Class			67,000
C1	Hotel / boarding house / guest house where, in each case, no significant element of care is provided.		5,590
C2	Provision of residential accommodation and care for people in need of care (excluding those within class C3), hospital or nursing home, residential school, college or training centre.		15,800
Total C Class			21,390
D1	Any use, not including a residential use for: a) provision of medical or health services, except the use of premises attached to the residence of the consultant or practitioner, b) a creche, day centre or day nursery, c) provision of education, d) the display of works of art (other than for sale or hire), e) a museum, f) a public library or public reading room, g) a public hall or exhibition hall, h) in connection with public worship or a religious institution.		43,250
D2	a) cinema, b) a concert hall, c) a bingo hall or casino, d) a dance hall, e) swimming bath / skating rink / gymnasium / or other area for indoor or outdoor sports or recreations, not involving motorised vehicles or fire arms.		6,040
Total D Class			42,290
Sui Generis	Includes: nightclubs, motor car showrooms, retail warehouse clubs, taxi or vehicle hire businesses, launderettes, amusement centres, petrol stations, hostels, theatres.		930
TOTAL			155,350