

South Hams
Local Development Framework

Sherford Area Action Plan

Schedule of Possible Changes
arising from debate at the
Examination

Para / Policy	Possible Change
<p>7.41, 7.42 and new para 7.42a</p>	<p>In response to concerns raised by Devon County Council and to add clarity regarding the AAP's wind turbines proposals, amend para 7.41 and 7.42 to read:</p> <p>“Given the current understanding of the technologies available, including their effectiveness and viability, it is considered that the energy strategy for Sherford should include the following elements :</p> <ul style="list-style-type: none"> a) reducing demand for electricity and space heating via high building fabric standards and design codes; b) embedding renewable energy technologies, as appropriate, throughout the development, and c) subject to detailed impact assessment, providing for the development of wind turbines to the east of the new community <p>In current circumstances, wind based technology is considered to be the macro renewable energy supply most likely to enable the targets for on site renewable generation at Sherford to be met in the period to 2016. It is environmentally clean and has an established record of deliverability, cost effectiveness, efficiency and reliability. There would be significant benefits from a community share in the ownership of the wind turbines. Wind turbines within the valley area of the Sherford Community Park should therefore be investigated, in the general location indicated on the Proposals Map. This investigation should include formal consultations with all relevant bodies and detailed studies to inform an Environmental Impact Assessment”.</p> <p>And insert new para 7.42a to read:</p> <p>“Policy SNC5 therefore proposes that, subject to detailed assessment (including a satisfactory EIA outcome), the development of community wind turbines should be included as an integral part of the new community concept, with the first wind turbines to be installed and operational during phase 1 of new community development. In the event, however, that detailed assessments and consultations indicate that this provision is inappropriate, or that the scale of generation would be constrained, developers would be expected to investigate the potential for alternative technologies to contribute towards the on site renewable generation target,</p>

	<p>and, in consultation with the Local Planning Authority, modify the energy strategy accordingly. Similarly, the development of renewable energy technologies will be monitored as part of the overall monitoring regime for the AAP, and, should significant technological advances be identified, the overall energy strategy for Sherford would be subject to early review”.</p>
7.56	<p>In response to concerns raised by Devon County Council and to add clarity regarding the AAP’s housing provisions, amend para 7.56 to read:</p> <p>“Any levels of affordable housing that cannot be met on-site may create the opportunity for off-site delivery to assist the wider needs of <u>Plymouth and South Hams</u> ... “</p>
7.58	<p>Reference to “including provision of dwellings which meet Lifetime Homes Standards” might be enlarged upon and could include a target.</p> <p>Lifetime Homes (LTH) must incorporate 16 design features which together create a flexible blueprint for accessible and adaptable housing in any setting. The Lifetime Homes concept increases choice, independence and longevity of tenure, vital to individual and community well being. (Source – Sustainable Homes.org.uk)</p> <p>Evidence from the South Hams HMNA indicates that about 20% of households in the district include at least one person with some form of disability. A high proportion of these (48%) include someone with walking difficulties. The Plymouth HMNA indicates a slightly higher level of households (26.5%) and supports a strategic recommendation for a minimum 20% lifetime homes (LTH) requirement as included within the North Plymstock AAP.</p> <p>Government policy also supports an increased emphasis on the provision of LTH in communities. The Government’s Disability Equality Action Plan (December 2006) includes reference to a need for the 2008-10 National Affordable Housing Programme (NAHP) to achieve an improvement on the 23% LTH provided through the 2006-08 NAHP. The increased emphasis contributes toward an aim that most new build schemes shall meet the LTH standard by 2010.</p> <p>The Joseph Rowntree Foundation commissioned research into the cost of providing LTH. The research suggested that the additional costs of incorporating the standards should normally be between 0.5 per cent and 1 per cent of scheme building costs.</p> <p>Given the increased government emphasis on providing LTH</p>

	<p>and the findings of the HMNA and to provide consistence with the level set in Plymouth's North Plymstock AAP, it is suggested that a target level of 20% LTH be included in the supporting text of the AAP at para 7.58, thus:</p> <p>"A proportion of accommodation should be provided to the full Lifetime Homes Standard with a target level of 20% of homes distributed across all tenures."</p>
SNC7(10)	<p>For clarity, replace the words "improve upon" so that the policy states "Car parking levels and provision to be agreed ... and should <u>not exceed</u> the <u>maximum</u> standards set in PPG13".</p>
SNC17	<p>Include an additional clause to require submission of <u>a Flood Risk Assessment</u> with the planning application at outline stage.</p>