

South Hams
Local Development Framework

Sherford Area Action Plan

Schedule of Suggested Possible
Change and Minor Amendments

Para / Policy	Possible Change
SNC6 (2)	In order to achieve conformity with the RSS: Amend clause (2) to read "... achieving an overall net density of 40-50 dwellings/ha" and amend the Monitoring Framework to match.

Para / Policy	Possible Minor Amendments																					
6.4 (a) and SNC1 (2)	In order to establish a measurable indicator for 'walkability' in the Monitoring Framework, set the 5 minute walking distance at 400m.																					
6.6 (a)	In response to representation from DCC: In order to avoid giving equal place to the private car, delete the phrase 'where pedestrians, cyclists and drivers are made equally comfortable'.																					
7.26	In response to representation from DCC: In order to improve the plan's clarity, delete 'except where this leads to ... '																					
7.28 and SNC4	For consistency, include reference to the 'Community Facilities Strategy' in SNC4 and amend para 7.28 to read 'A Community Facilities Strategy' in line with Policy SNC17(6)(b).																					
Para 7.29	In response to representation from the D&C Constabulary: Insert new clause (h) 'Type 2' Police Station in the Eastern Neighbourhood Centre (700 sq m) (0.4ha), and renumber following clauses, and Change newly numbered clause (i) to amend floorspace of police station shop front unit from 600 to 150 sq m.																					
7.58	In response to PPS3 and representation from GOSW: Include in the reasoned justification an indicative mix of size for market housing alongside that for affordable housing, as follows: <table border="1" data-bbox="506 1457 1248 1778"> <thead> <tr> <th>Size of unit</th> <th>Affordable housing</th> <th>Market housing</th> </tr> </thead> <tbody> <tr> <td>1 Bedroom</td> <td>10%</td> <td>5%</td> </tr> <tr> <td>2 Bedroom</td> <td>35%</td> <td>35%</td> </tr> <tr> <td>Older Persons (1 or 2 bedroom)</td> <td>10%</td> <td>*</td> </tr> <tr> <td>3 Bedroom</td> <td>30%</td> <td>40%</td> </tr> <tr> <td>4 + Bedrooms</td> <td>15%</td> <td>20%</td> </tr> <tr> <td>All sizes</td> <td>100%</td> <td>100%</td> </tr> </tbody> </table> <p><i>*Market housing may also provide some 1 or 2 bedroom homes for older people (eg extra care provision)</i></p>	Size of unit	Affordable housing	Market housing	1 Bedroom	10%	5%	2 Bedroom	35%	35%	Older Persons (1 or 2 bedroom)	10%	*	3 Bedroom	30%	40%	4 + Bedrooms	15%	20%	All sizes	100%	100%
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SNC8 (1)	For clarity, specify that the retail and associated service floorspace figure (16,800 m ²) is gross.
SNC9 (1)	To improve clarity, move text in brackets out of policy and add to the reasoned justification.
7.99	There is no specific reference in Policy SNC11 to the mix of convenience and comparison floorspace. For consistency, remove the word “limited” in reference to the number of small specialist comparison shopping units.
SNC11 (5)	In response to representation from DCC: Insert ... ‘at least’....between ‘average’ and ‘50 – 60 dwellings’ at Policy SNC11
SNC12, 13 and 14	The Neighbourhood Centre Policies each, in clause (1), refer to “providing <u>almost exclusively</u> a range of convenience goods”. However, comparison goods retailers also play an important role in serving the daily needs of residents. To improve the plan’s clarity, replace the term “almost exclusively” with “predominantly”.
SNC14	In response to representation from the D&C Constabulary: Add new clause (6) ‘Type 2 Police Station (700 sqm) (0.4ha)’.
7.109 (b) and SNC16 (1)	For added clarity, amend to explain that ‘delivery of the whole town centre’ in clause (1) refers to the buildings but does not require the units to be fully occupied for retail at the first stage of development. The completed units will be gradually taken up to provide for the retail needs of residents in phase with development. The balance will be used to provide temporary accommodation for a range of services pending permanent premises being completed.
Para 8.7	Correct typographical error: reinsert “missing” year: ‘2009 – 300 dwellings’.
9.3	In the light of experience, particularly through the Core Strategy Examination, add new paras 9.4 and 9.5, as follows: 9.4 - Implementation of the policies contained in the Sherford AAP will require concerted action by a range of public, private and voluntary sector bodies working in partnership. The Council has neither the powers nor the resources to implement the Sherford Area Action Plan alone. The document’s role is to provide a clear and robust framework for development in order that investment and action can be co-ordinated and geared to efficient and effective delivery. 9.5 - Should annual monitoring of the key indicators set out in Appendix 2 reveal any significant failure(s) to meet targets, the Council will take action to rectify the situation as soon as possible. This will include a review of one or more of the policies or, if necessary the whole AAP. In the event of a

	material deficit arising in the delivery of new dwelling completions against the district housing trajectory, the Council will bring forward suitable sustainable / alternatives sites as soon as possible via the area specific DPD's and/or the development control process to meet the requirements of the adopted Core Strategy, Devon Structure Plan and the emerging Regional Spatial Strategy.
Appendices	Add new Appendix 2: Monitoring Framework (as attached to Topic Paper 5 – Other Issues).
Glossary	<p>In response to PPS3:</p> <p>Amend the definition of Affordable Housing, replace “constrained market housing” with “discounted sale” and</p> <p>Amend the definition of Intermediate Housing, replace “constrained market housing” with “discounted sale”, and add “sub-market rented”</p> <p>In response to representation from DCC:</p> <p>Add definition of ‘Health and Social Care Centre’ - ‘A focus within the community for health and social care, enabling provision of outpatients and diagnostics, pre-operative assessment, minor procedures and simple day case surgery and intermediate care beds plus benefits advice etc. Health and Social Care Centres will deliver care closer to home, prevent avoidable admissions and facilitate early discharge and active rehabilitation post discharge. They will support a return to normal community based living wherever possible’.</p>
Diagram 4	Correct omission to show scale (1:14,500) on Diagram 4: Sherford Proposals Map
PPS3	Update references to PPG3 with regard to new PPS3.
Other Strategies	Update where necessary to reflect current position on other strategies (e.g. LDF Core Strategy, Regional Spatial Strategy and Community Strategy).

For more explanation, the possible change and minor amendments are also referred to in the Topic Papers and Response Papers submitted to the Examination by the Council.