

IMPLEMENTATION AND DELIVERY

4

4a

LAND USE BUDGET AND KEY FIXES

Sherford AAP Policy SNC1 identifies strategic requirements for Sherford, summarised as follows:

- masterplan for 5,500 new dwellings
- provision of a town centre and three neighbourhood sub-centres with at least 80% of all dwellings located within a 5 minute walk of one of these centres
- achievement of high degree of self-sufficiency at each phase of development, including with the early phasing of community infrastructure
- definition of the eastern margin of development
- ability to grow north-westwards, back towards Plymouth
- well-related to adjoining communities;
- provision of retail and employment space;
- creation of high quality life styles
- delivery of appropriate, community-based management of assets

All these are incorporated in the Town Plan, the resultant land use budget for which is summarised below.

LAND USE BUDGET

The planning application describes the overall 'red-line' planning application site area as 490 hectares (Ha).

The overall disposition of land use is shown in Table 1.

KEY FIXES

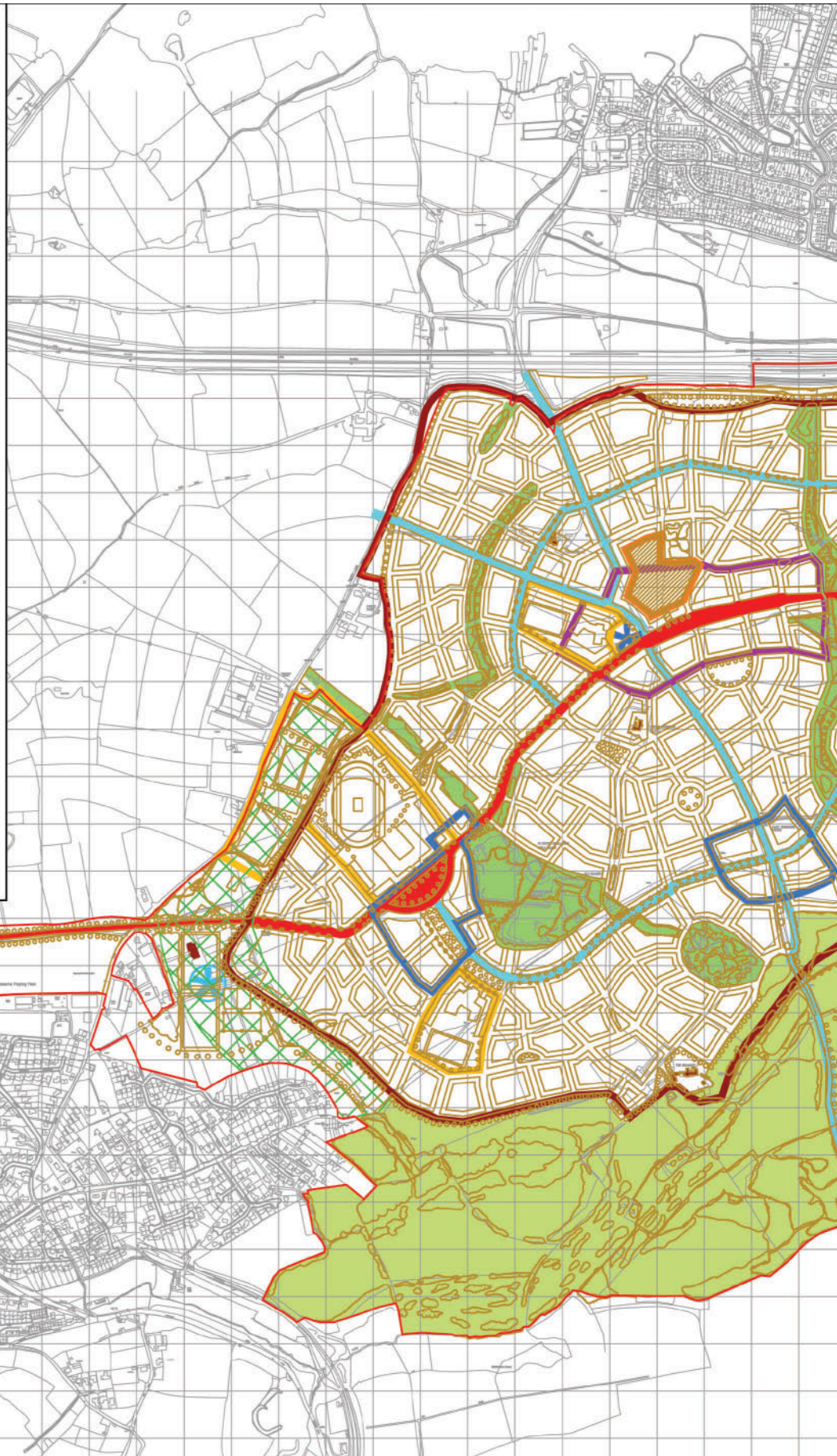
Through the design and consultation process various Key Fixes have been identified. These are scheduled below and are expressed in Figure 1.

These elements of the plan range from development boundaries to infrastructure, to retained landscape features, to the location of community buildings. They also vary in levels of prescription or spatial fix from absolute, for instance the existing buildings or the main street alignment, to limited parametric, for instance the alignment of the two distributor roads (Northern and Southern Avenues).

Table 1: Land Use Budget		
	Hectares	Acres
Core Development Area*	217.3	536.9
Community Uses		
Secondary School and Playing Fields	8.0	19.8
Primary Schools (3)	6.0	14.8
Health Centre	2.0	4.9
Elburton Edge, inc, Sports Hub (ex KGV)	12.0	29.7
King George V Playing Fields	7.5	18.5
Sub-total	35.5	87.7
Infrastructure		
Deep Lane Junction	19.9	49.2
Park and Ride Interchange	4.0	9.9
Other Parking Areas	4.0	9.9
Primary/Secondary Roads/Streets (within development)	21.3	52.6
Link to Haye Road/Stamborough Cross	3.8	9.4
Sub-total	53.0	131.0
Development		
Commercial/Retail/Employment (non town centre)	14.0	34.6
Mixed-Use Town Centre (excluding School and Health Centre)	10.0	24.7
Existing Buildings	2.0	4.9
Residential	121.0	299.0
Sub-total	147.0	363.2
Strategic Open Space		
Green Corridors, including Quarry, Woodlands, Streamcourses, Bat Corridor, Areas for Play	25.0	61.8
Community Park	229.5	567.1
Sub-total	254.5	628.9
Total Application Site Area	490.0	1,210.8
* The Core Development Area is that area identified on Figure 1 as contained within the 'external boundary of development'.		

KEY

-  PLANNING APPLICATION BOUNDARY
-  1. MAIN STREET
-  2. OTHER PRINCIPLE ROUTES
-  3. TOWN CENTRE
-  4. OTHER NEIGHBOURHOOD CENTRES
-  5. EXTERNAL BOUNDARY OF DEVELOPMENT
-  6. COMMUNITY PARK
-  7. SCHOOL SITES
-  8. HEALTH CARE CENTRE
-  9. TOWN HALL SITE
-  10. GREENWAY BUFFER ZONE
-  11. GREENWAYS/WILDLIFE CORRIDORS
-  12. PARK AND RIDE INTERCHANGE
-  13. SPORTS HUB
-  14. ADDITIONAL SPORTS FACILITIES
-  15. COMMUNITY WIND TURBINES
-  16. EXISTING BUILDINGS



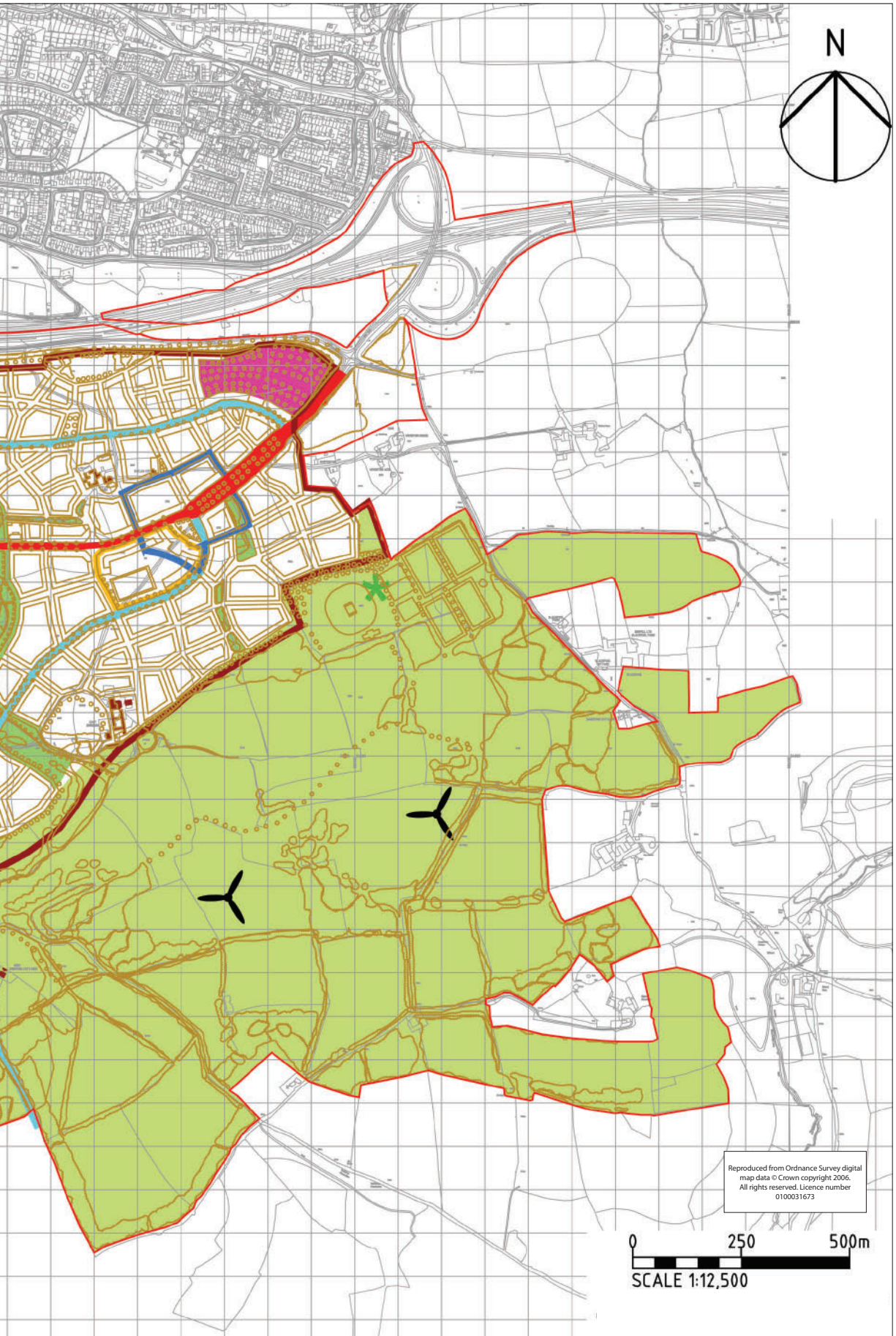


Figure 1
Key Fixes

In planning terms, while the Main Street route is fully detailed, the final size, layout and design of all the other Key Fixes are reserved for further approval. In the event that any material change is sought to the location or performance of these Key Fixes, any change will need to be justified and an amended or new permission sought.

The Key Fixes are identified as follows:

- The red line boundary of the overall planning application area
- The existing farm buildings
- The detailed alignment and design of the Main Street from Deep Lane to Stanborough Cross
- The likely alignment of other principal routes, including Northern and Southern Avenue and a potential road link from the town centre northwest. The junctions of the two avenues with the Main Street are established by the detailed layout of the Main Street. Their alignment between the fixed junctions is dependent upon the detailed layout of individual blocks and the integrity of the street grid, in which case the identified routes can flex one block to either side of the route presently identified, so long as the integrity of the grid of the streets and the block structures are not materially compromised
- The Park and Ride Interchange location is a fix, with details subject to further design. The opportunity will be provided for up to 2,000 parked vehicles and buses
- The external boundaries of the built-footprint are determined as follows:
 - The proposed urban edge facing the Community Park is presently drawn approximately on the 50m contour. Subject to detailed design, this boundary may flex to a lower level as long as the valley bottom is not breached and subject to environmental constraints, principally the flood plain
 - The northern edge facing the A38 is set back up to 70m from the edge of the road when the A38 is at level to provide noise attenuation. Subject to targeted noise evaluations at the detailed design stage, this urban boundary may adjust
 - The green buffer which separates Sherford from Elburton and provides a wildlife corridor, could flex plus/minus 15 metres in detailed design without damage to the integrity of the role of the buffer
- The buffer area to Hazeldene Quarry, accommodating the Secondary School playing fields and other sports facilities, is subject to detailed design involving the layout of pitches and other related facilities and may adjust up to 15 metres, subject to the necessary safeguards associated with the Quarry
- The area provided for a Community Park, comprising active and passive areas plus areas to be retained in agricultural use. The boundary of this is fixed, subject to the possible marginal adjustment of the urban edge as described above
- The location of the Town Centre, mixed-use area, including retail High Street; this is fixed at heart of the overall development at the junction of the Main Street and Brixton Road
- The location of the three other mixed-use neighbourhood centres. The centres of the north east and the south west neighbourhoods are fixed at the junctions of the Main Street and Southern Avenue. The Southern neighbourhood is fixed at the junction of Southern Avenue and Brixton Road and is therefore subject to the detailed alignment of Southern Avenue which may adjust as noted above
- The sports facilities in the southwest quadrant of the development accessible from Elburton and Plymstock. The location and layout of this area has been subject to detailed discussion with South Hams District and Plymouth City Council and other sports-led parties. The location and scale of this facility in the south west quadrant is fixed but is subject to detailed design
- The additional sport/recreation facilities in the north west area. These facilities are only indicative at this stage; their scale, role and function will need to be subject to further analysis, including the monitoring of the sports facilities initially provided in the south west
- The location of the secondary and primary schools sites, together with the general loca-

tions of each building and associated playing fields. The location is fixed subject to minor adjustment resulting from detailed design

- The location of the Health Centre. The location is fixed subject to minor adjustment resulting from detailed design
- The location of the Town Hall. The location is fixed subject to minor adjustment resulting from detailed design
- The landscape and greenspace assets on site, including Sherford Quarry; other woodland areas; wildlife corridors. These assets are absolute as is their intent, however their final boundaries are subject to detailed design; as a result of which widths may flex so long as their ecological, recreational or access function is not compromised. The edge of assets such as the quarry is clear but the detailed edge treatment and stand-off distance for development is subject to detailed design
- As far as the key community and education facilities are concerned their location, particularly those that directly front the Main Street, is fixed by this proposal, however, detailed design and specification will require reasonable flexibility

It is expected that the planning permission will explicitly condition implementation to accord with these Key Fixes.

The Town Plan, including the Key Fixes, has enabled the preparation of a robust Environmental Impact Assessment (EIA). The shape, form and scale of development have now been made clear and the Key Fixes provide development parameters which enable the EIA to satisfy standards.

For this reason also the planning application description includes three specific land use quantum:

- up to 5,500 dwellings
- up to 16,740m² retail gross floorspace
- up to 67,000m² of employment and commercial gross floorspace

The description includes these limits in order to satisfy both the Sherford AAP and also define the dwelling and floorspace maxima included

in the Environmental Impact, Transport and Retail Impact Assessments.

The status of the Key Fixes also demonstrates that Red Tree's proposals accord fully with the planning policy demands of the Devon Structure Plan, Sherford and North Plymstock submitted AAPs. The scale and form of development proposed also accords with the emerging Regional Spatial Strategy.