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COMMUNITY FACILITIES

Key to the creation of a place that is socially and economically sustainable is the range and quantum, the location, the management, the balance and the phasing of the community and education facilities available to all members of the community. Together with access to retail, employment and public transport, these will help make Sherford a vital and vibrant town and a generous neighbour to the existing communities surrounding it.

POLICY EXPECTATION

This ambition is properly expressed in the planning policy that forms the context for this application.

The South Hams District Council (SHDC) Sherford Area Action Plan (AAP) aims “to provide associated physical and community infrastructure to support the needs of a newly establishing and diverse population, with opportunities for growth and changes as the community develops”.

RANGE AND QUANTUM

The SHDC Sherford AAP, paragraph 7.29 identifies the range and quantum of facilities which

should be provided and supports Policy SNC4 and SNC11 to 14. In summary the community requirements are as follows:

- secondary school for 825 pupils
- three primary schools for 420 pupils each
- playing fields, sports and recreational facilities
- Community Park and associated facilities
- youth centre
- town hall
- library
- police station
- health centre
- nursery / children’s day care
- place of worship

LOCATION AND MANAGEMENT

A full schedule of new community facilities proposed for Sherford is identified in Table 1, with any further appropriate details provided in the paragraphs that follow.

Facility	Location		Area		Use/Capacity	Temporary Arrangement (if any)	Management	
	Neighbourhood	Site Ref	Site	Building			Community Trust (or equivalent)	Other
Secondary School	South West	1	8.7ha	7,864m ²	825 pupils	None	-	✓
Primary School 1	Central	2	1.9ha	2,296m ²	420 pupils	None	-	✓
Primary School 2	South West	3	1.9ha	2,296m ²	420 pupils	Within Secondary School	-	✓
Primary School 3	North East	4	1.9ha	2,296m ²	420 pupils	None	-	✓
Nursery Provision	Included with Primary Schools 1, 2 and 3							
Sport & Recreation	See Landscape, Biodiversity and Cultural Heritage & Public Space, Sports and Recreation Strategy							
Community Park								
Youth Centre	South West	6	-	tbd		Within Town Centre – empty retail unit	✓	-
Forest School	South West (within Sherford Quarry)	5	1.0ha	tbd	Education	-	-	✓
Town Hall	Central	8	tbd	tbd	Library, Meeting Rooms, Police Service ‘Shop front’, Community Trust/Volunteer Services, Local Planning Authority ‘hot-desks’, Public Toilets	Within retail space on High Street	✓	
Place of Worship	Central	10	0.5ha	n/a	Meeting rooms	Temporary within Town Hall	-	✓
Health and Social Care Centre	Central	7	2.0ha	5460m ²	Doctors, Dentists, Children’s Centre, Minor Injuries, Ambulance Facilities, Adult Social Care	Doctor/Dentist included within Town Centre retail space.	-	✓
Children’s Day Care Centre	Central	Within Health Centre						
Re-use Centre	North East	9	tbd	tbd	Reuse/repair	None	✓	-

tbd – To be decided at detailed design stage in consultation with relevant authorities and stakeholders.
 n/a – Subject to provider’s design conditioned by design codes

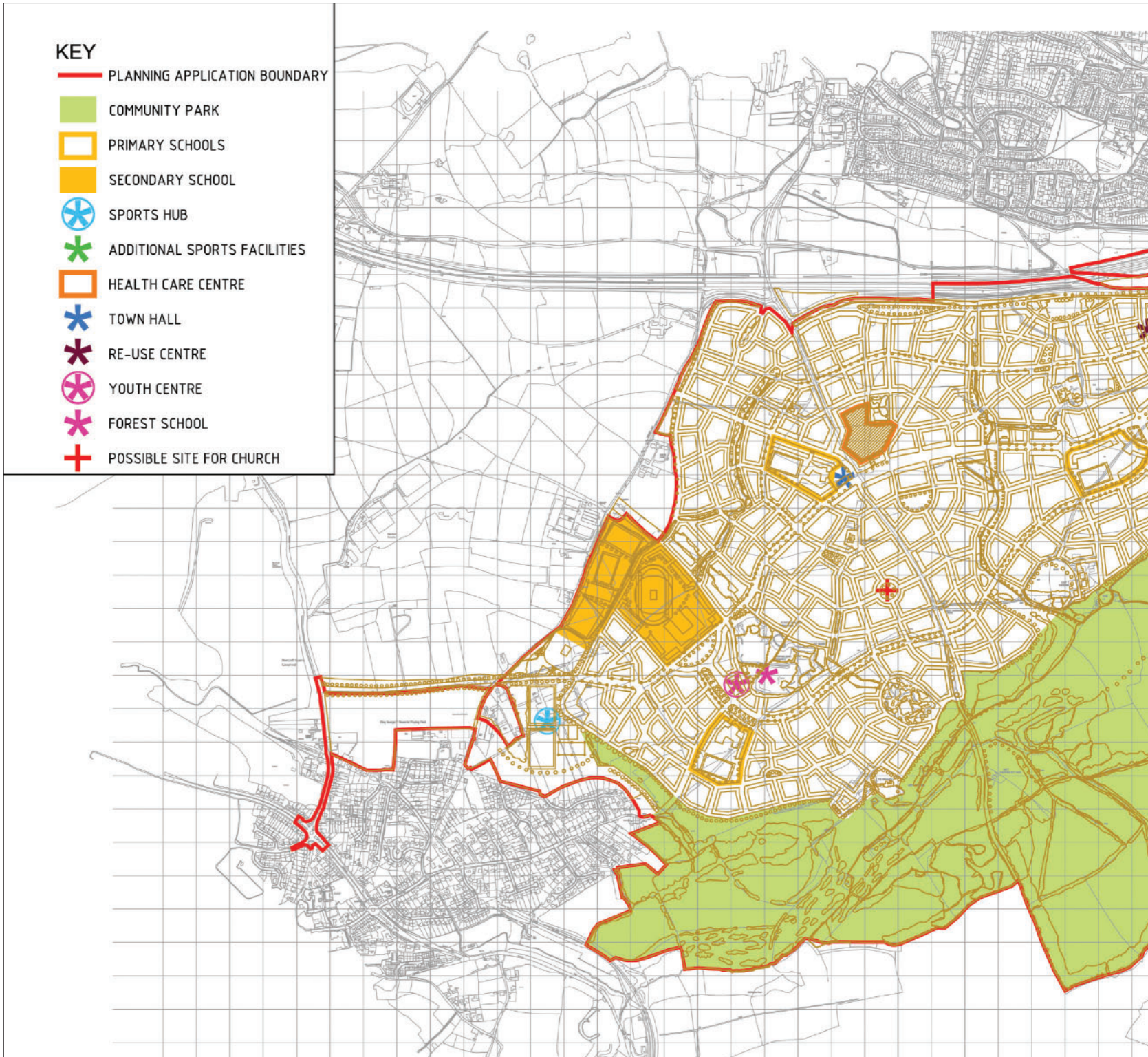


Figure 1
Community Facilities

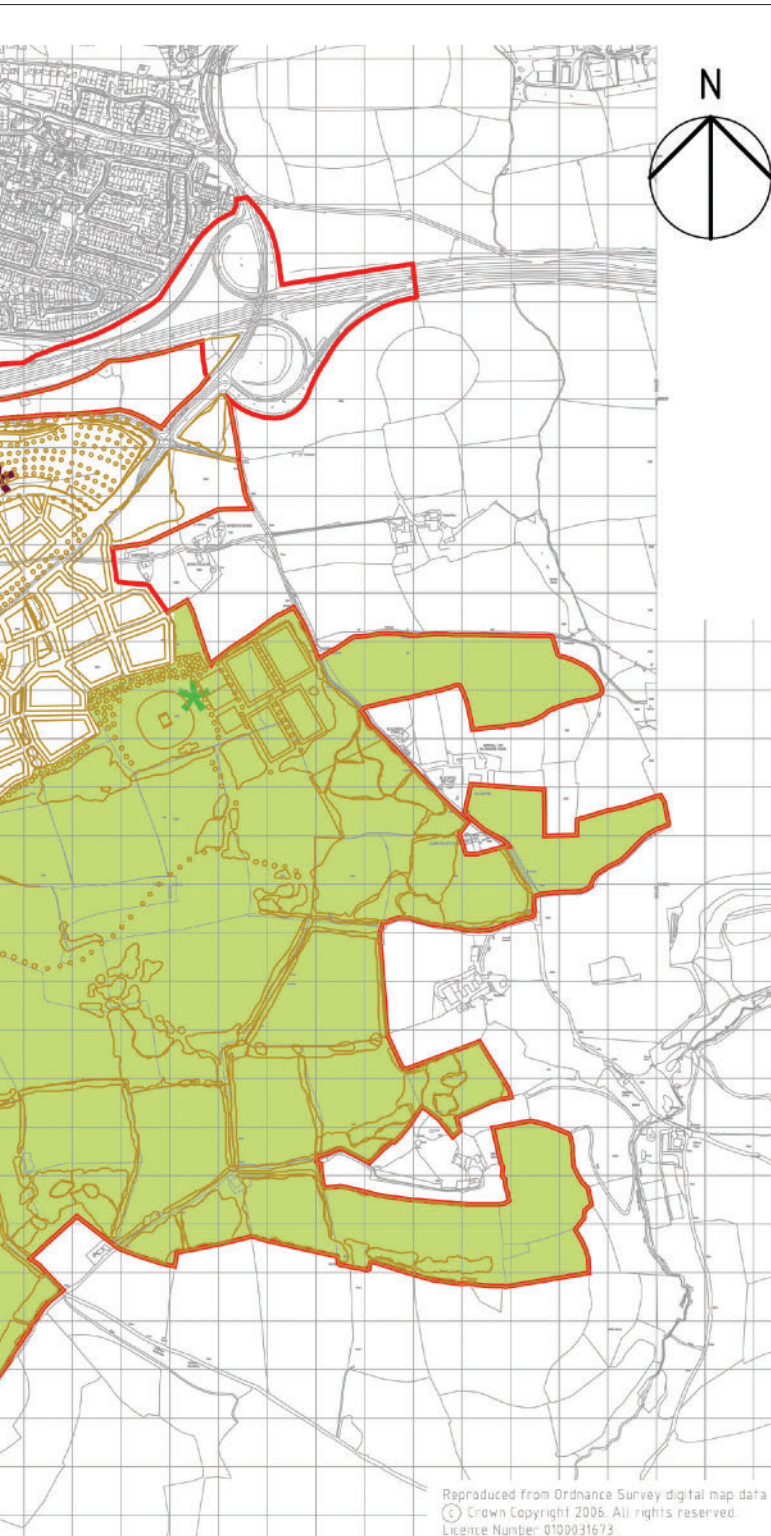


Table 1 also identifies the facility, its location, capacity and whether or not it is proposed to be managed by the Community Trust. Potential temporary arrangements are also identified. Facilities are given a site reference which identifies their location on Figure 1.

EDUCATION

The secondary school is at the vibrant heart of the south west neighbourhood and will offer extended facilities accessible to the whole community year round.

The primary schools are located at the heart of the neighbourhoods with direct access to green corridors and wider open space within one block of the school building. The primary schools will also house nursery provision and offer the opportunity for accomodating other community uses.

It has been proposed by all stakeholders that it is important for the Community Trust to be involved in the governance of the schools.

*Holesworthy
Source: Devon Property,
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SPORT AND RECREATION

Extensive high quality sport facilities will be provided primarily in two locations, in the south west and north east of the development. These are described in more detail within the Public Space, Sports and Recreation Strategy and are facilities beyond those made available within the school boundaries.

Recreational facilities, allotments, play areas, Community Park, a youth centre on the edge of Sherford Quarry and Forest School within the quarry are described in the same strategy.



Adventure Playground

TOWN HALL

The Town Hall is at a key location on the Sherford High Street. It will be a key feature building and accessible to all. The library and information services within the Town Hall will provide informal learning spaces for the whole community. The Town Hall will be a meeting place and the home of the Community Trust who will promote the community identity and well-being of Sherford. For further details regarding the Town Hall and Community Trust, please refer to the Community Trust Strategy.

There is an opportunity within the Town Hall for meeting space to be made available for the Church of England, as required, in advance of a permanent meeting area being established. Land for that purpose will be made available by Red Tree and safeguarded for a reasonable period through the Section 106 Agreement. Access to housing for a church employee will be provided through wider affordable housing provision.



Sherford Town Hall



Tiverton Town Hall

HEALTH CENTRE

The South Hams and West Devon Primary Care NHS Trust has the following vision for the Health Centre:

- Provide high quality accessible services as close to people's homes as possible
- Deliver integrated multi-agency working in a modern, comfortable environment where staff feel valued, and patients and service users are treated with professionalism, dignity and respect
- Promote positive health and planning for the complete patient experience
- Out reach doctors surgeries (for example weekly day surgeries in the primary schools within each walkable neighbourhood)

A Children's Day Care Centre for children of 0-4.5 years and adult social care will be located on the same campus as the Health Centre to benefit from shared facilities and an ideal town centre location.

Good facilities, provided early and within walkable neighbourhoods will create a sense of place, help establish social and economic interaction and will help reduce the need for car use.

The provision of good facilities, good schools and access to leisure and health facilities, will attract potential buyers and energise the pace of development. Red Tree believes this approach is both socially responsible and commercially sound.

REUSE/REPAIR CENTRE

It is proposed that a reuse and repair centre is provided adjacent to the Park and Ride. The Community Trust can collect household goods in order to repair and re-sell or onward deliver to Ivybridge. This innovative proposal may not only generate recycling credits, but also reduce individual vehicle movements.

BALANCE AND PHASING

The phasing and triggers for delivery of these facilities is described in the Phasing Strategy.

The balance between housing and community facilities is essential at end state but also through all development phases. By the completion of the development, some families will have lived at Sherford for more than 10 years. Children will have been born, businesses will have been established, employees will have retired and young people will have passed through most of their school life.