

WHAT HAS CHANGED SINCE NOVEMBER 2006?

Much of the extensive debate through the Examination and consultation over the last 12 months has involved elaboration and clarification of information in the Red Tree planning application submitted in November 2006. The scrutiny has vigorously tested the Town Plan, the Strategies and the Coding, supporting and ensuring its delivery. The consideration is that the documents remain sound and in tact, with a number of modifications, refinements and improvements:

- **Town Plan** - extensive ecological survey work informing additional wildlife corridors (e.g. between Elburton and Sherford)
- **Land use** - opportunity given for some commercial in the north west corner and around the Park and Ride
- **Housing:**
 - Increased % of 1 and 2 beds (e.g. affordable 1 beds from <10% to 20%)
 - Removal of overage and staircasing funding proposals agreed with the local planning authorities
 - Increase to 20% Lifetime Homes
- **Cycling** – adjustments allowing for multiple and continuous segregated routes through and around the site including a designated route to link to NCN2
- **Community Trust** – a flexible approach to the handover of assets to offset the local planning authority perceived risks of ownership
- **Flood Risk Assessment** - updated to accurately reflect the original proposal for 100% attenuation on site
- **Environmental Statement** - additional ecology, noise, air quality and wind turbine assessments and proposed mitigation
- **Transport Assessment** - further clarifications through Technical Notes
- **Traffic flows** – additional analysis of the possible distribution of flows between Northern Avenue, Southern Avenue and the Main Street
- **Main Street** – multiple adjustments and clarifications of the detailed design (particularly at south west 'gateway' and High Street)
- **Town Code:**
 - Additional Town Wide plans
 - Substantial refinement of existing chapters
 - New codification areas (e.g. Density, Signage)
 - Clarification of the process

By its nature this summary only reflects the top-line refinements made to the Red Tree planning application. Please review the Addenda for full elaboration of the detailed adjustments proposed.