

**ENVIRONMENTAL STATEMENT ADDENDUM 2**

The Environmental Statement (ES) is formed of three parts and these are hereafter referred to as follows:

- ES – the original ES submitted in November 2006
- ES Addendum 1 – the first ES Addendum submitted in October 2007
- ES Addendum 2 (this document) – the second ES Addendum submitted in May 2009 which updates both the ES and the ES Addendum 1 where appropriate

Within the ES and ES Addendum 1 there are some references to assumed dates which need to be amended to the following:

- 2009                      Planning permission
- 2010                      Start of construction
- 2010-2014              Main Street construction
- 2011                      Start of residential occupations
- 2010-2012              Phase 1, years 1-3, south west neighbourhood
- 2013-2015              Phase 2, years 4-6, town centre neighbourhood
- 2016-2019              Phase 3, years 7-9, southern neighbourhood
- 2020-2022              Phase 4, years 10-12, north east neighbourhood
- 2022                      Completion of construction<sup>1</sup>

The following table provides the relevant paragraph numbers where the above terms and previously assumed dates appear and these paragraphs need to be considered in the light of the amended assumed dates above.

	Start of construction – 2010	Main Street Construction	Phase 1, years 1-3, 2010-2012	Phase 2, years 4-6, 2013-2015	Phase 3, years 7-9, 2016-2019	Phase 4, Years 10-12, 2020-2022	Completion of construction – 2022
ES paragraph reference			12A.53 Table 6A 12A.87 12A.89			12A.53 12A.88	Table 6A
ES Addendum 1 paragraph reference	Maintenance and Management Strategy, 3.1.3 Table A2 Table A3	Maintenance and Management Strategy, 3.1.3	Table A2 Table A3 Maintenance and Management Strategy p.46	Maintenance and Management Strategy p.42		Table A2 Table A3	Table A2 Table A3

<sup>1</sup> It is recognised that the construction period could extend beyond 12 years.  
Red Tree

**ES Chapter 4 – The Proposed Development**

***Affordable Housing (p.4-4)***

The following text is added to the end of paragraph 4.18:

"It could be reasonably predicted that the level of provision of affordable housing at Sherford at the completion of 5,500 dwellings might be between 20% and 45% of overall housing numbers. Within this, the split between social housing, shared ownership and intermediate affordable housing (including locally covenanted) will therefore also be subject to variation. The percentages will depend on various factors including viability, the level of grant funding available through the term of the development and the tenure mix provided, which will be reviewed from time to time to help matching provision to need."

Table 4.1 is replaced with the following revised Table 4.1:

**Table 4.1: Proposed Housing Mix**

<b>Dwelling Tenure</b>	<b>Percentage of Total Housing</b>	<b>Number of Dwellings</b>
Private sale	55% to 80%	3,025 to 4,400
Total affordable housing	20% to 45%	1,100 to 2,475
<b>Grand total</b>	<b>100%</b>	<b>5,500</b>

***Phasing (p.4-10)***

Paragraphs 4.56 and 4.57 are replaced with the following paragraphs:

"The Sherford AAP requires the planning application to describe a phasing strategy as described in Chapter 5, including Figure 5.1. Development will first commence in the south west neighbourhood and will extend north-eastwards to engage with the town centre. The final development phases comprise the southern and north east neighbourhoods.

The applicants propose the construction of the Main Street from Deep Lane to Stanborough Cross by the time between 700 and 1,000 dwellings are occupied. In the same time period the Park and Ride Interchange, first Primary School, Health Centre, initial retail space and initial investment in the Sports Hub will be in place."

**ES Chapter 5 – Development Programme and Control of Construction Impacts**

Figure 5.1 ‘Phasing Plan’ is replaced by revised Figure 5.1 in this section of the Addendum.

Paragraphs 5.8 – 5.20 are replaced with the following paragraphs:

“Assuming a planning permission is granted in mid 2009, the applicant expects to commence work on site in 2010 (Year 1) with dwellings occupied in 2011 (Year 2). During Phase 1 initial stages of the High Quality Public Transport (HQPT) will be in place and during Phase 2 the entire Main Street and the Park and Ride Interchange will be established.

**Development Phasing – Detailed**

Detailed phasing arrangements for all the key infrastructure will be delivered in accordance with the following broad programme.

**Phase 1**

Category	Actions	Any Comment or Specific Triggers
Dwellings	700 completed	-
Education	Primary School 1. Temporary Primary School buildings made available with playing fields within the South West neighbourhood.	Initial classrooms available by 1 <sup>st</sup> dwelling occupation;
Community	Establish Community Trust temporary operational base. Identify site for Town Hall.	Temporary offices/meeting rooms within available retail space or, if more appropriate, spare buildings within the first primary school.
Health	Identify site for Health Care Centre (it is expected that the facility will be open by the end of Year 4).	Temporary facilities for on-site doctors/ dentist will be available within spare retail space or on-site temporary buildings.
Public Space and Sports (for full details reference the detailed Strategy)	Advance planting and defining the necessary wildlife corridors.	Prior to removal of existing
	Establish detailed plan for Community Park and advanced planting.	Year 1
	Establish playing fields for the Sports Hub and Secondary School.	Years 2 and 3
	Establish Sports Hub at Elburton Edge.	Complete sports pitches and swimming pool by end of Phase 1
	Initiate development for Organic Farm and allotments.	-
Commercial	Establish south west neighbourhood centre	-
	Approximately 186 units developed	-
Access and Transport	Arrange necessary highway / footpath diversions	Year 1
	Commence development of the Main Street and complete link between south west neighbourhood and Haye Road	Years 1 and 2
	Identify land for the Park & Ride	-

Category	Actions	Any Comment or Specific Triggers
	Undertake initial improvements to A379 corridor to identify bus lanes.	By end of Year 2
Infrastructure	Surface water drainage, foul drainage and other utility provision	Initial facilities available by the first occupation. Expanding in line with housing completions.
	Community Wind Turbines	First turbine will be operational by the 1,000 <sup>th</sup> dwelling

By the end of Phase 1, the first walkable neighbourhood will have been delivered and an initial identity will have been established. For initial and future families, the first Primary School will be in place. As part of the development's developing relationship with existing communities to the south, it is intended that the sports pitches and swimming pool will be in place by the end of the phase. Phasing of development takes into account the Sustainable Urban Drainage Systems (SUDS) arrangements.

In order to deliver the strategic objectives, the first part of the Main Street connection will be complete and the initial stages of the High Quality Public Transport (HQPT) strategy will be in place.

**Phase 2**

Category	Actions	Any Comment or Specific Triggers
Dwellings	1,600 completed	-
Education	Primary School 1. Permanent schools buildings completed	Year 4
	Establish Secondary School	Initial phase to provide accommodation for 200 pupils
	Primary School 2. Temporary Primary School buildings made available with playing fields within the town centre neighbourhood	Initial classrooms available by 1 <sup>st</sup> occupation of town centre neighbourhood.
Community	Establish the Youth Centre on edge of Sherford Quarry and the Forest School within the Quarry.	Years 4 and 5
	Town Hall opens	-
	Establish Maintenance depot area and identify land for repair/re-use centre	-
	Establish Market Square – available for Farmer's Markets and other community activities.	-
	Library opens.	Year 5/6
Health	Health Centre opens.	Year 4
	Children's Centre opens	Year 4
	Adult Social Care Centre opens	Year 4
Public Space and Sports	Continue the establishment of greenways and wildlife corridors.	-
	LEAPS/LAPS are completed within the Phase 1 and Phase 2 areas.	-

Category	Actions	Any Comment or Specific Triggers
	Finalise plans and substantially complete works for the Community Park.	Year 6
	Complete Sports Hub, including all associated indoor sports facilities.	-
	Establish links to National Cycle Network routes.	End of Phase 1
Commercial	Establish Retail /Mixed Use town centre.	-
	Approximately 157 commercial units developed.	-
Access and Transport	Arrange necessary highway / footpath diversions	Year 5
	Stage 1 improvements to Deep Lane junction completed.	Year 4
	Complete Main Street	Year 5
	Establish Park and Ride	500 spaces by Year 4, 1,000 spaces when usage requires
	Proposed improvements to Red Lion Hill completed.	-
	Improvements west of Stanborough Cross are required to be delivered by the Major Scheme Bid.	Subject to monitoring of traffic flows and HQPT service.
Infrastructure	Gas main and overhead electricity line diverted and buried.	Prior to completion of the Main Street from Deep Lane Junction to Stanborough Cross.

By the end of Phase 2 the development's built form and community will have become established. Schools will be in place, together with facilities for play, sport and young people. Other community facilities will be available and the Main Street will be complete. The Town Centre High Street will have begun to mature.

By the end of this phase, some 2,300 new homes will have been built and occupied and the population is expected to be about 5,500. This catchment, together with Park and Ride custom should be able to trigger improvements to bus services, enabling natural and commercial evolution to a higher standard.

**Phase 3**

Category	Actions	Any Comment or Specific Triggers
Dwellings	1,700 completed	-
Education	Primary School 2 established in its permanent location	Year 7
	Secondary School fully operational.	-
	Establish the site for the Primary School 3.	Year 9
Public Space and Sports	Complete West Sherford Wood park and green corridor alongside East Sherford Farm.	Years 7-9
	Initiate the sports facilities in the	Year 9

Category	Actions	Any Comment or Specific Triggers
	north of the Community Park. Create the north-south green corridor between the A38 and the Community Park for the eastern neighbourhood.	-
Commercial	Complete southern neighbourhood core and area north of the town centre which is likely to incorporate business uses. Approximately 207 units developed.	-
Access and Transport	Northern and Southern Avenues built and fully operational providing route alternatives to Main Street and facilitating on-site permeability. High Street – HQPT bus may displace parking in the central lane.	- Subject to monitoring of the HQPT bus speed and reliability.

By the end of Phase 3, 4,000 dwellings will have been built. The population will have increased to about 8,500 people. Two walkable neighbourhoods will have been substantially completed, together with most of the infrastructure required to support the completed development, including the Community Park and all the sports facilities.

By this time, it is anticipated that the development will have established a very clear identity for itself and established strong links with existing communities.

**Phase 4**

Category	Actions	Any Comment or Specific Triggers
Dwellings	1,500	
Education	Complete Primary School 3	Initial classrooms available by 1 <sup>st</sup> dwelling occupation
Public Space and Sports	Complete sports facilities in the north of the Community Park.	-
Commercial	Establish the eastern neighbourhood centre and business uses along the A38 and around the Park and Ride. Remaining 211 units developed.	-

As new homes in the Southern neighbourhood are equi-distant from all Primary Schools, the third Primary School may be advanced if the first and second schools achieve complete rolls.

**Main Street: Programme of Works**

In order to achieve the construction of the Main Street the following properties will need to be demolished.

- ‘Broome Park’, 41 Vinery Lane
- ‘Lyonesse’, 1 Haye Road, Elburton
- ‘Apple House’, 7 Haye Road, Elburton

Broome Park is required in order to secure the implementation of the Main Street alignment north of King George V playing fields, whilst also avoiding the proposed works to extend Hazeldene Quarry. 'Lyonesse' and 'Apple House' are required in order to facilitate improvements to Stanborough Cross.

It is expected that the Stanborough Cross improvement works and the construction of Main Street will commence in 2011 and demolition of the three properties will have to be completed within that time period.

Construction activity for the whole site will span a minimum of 12 years, possibly more. Over that period the overall deliverability and construction programme can be described as follows:

- Main Street:
  - Enabling Works;
  - Demolition;
  - Site Preparation;
  - Compound establishment;
  - Road construction to baseline;
  - Drainage connections;
  - Utility services; and
  - Utility diversion.
  
- For the initial neighbourhood development area:
  - Prepare Detailed Design Code;
  - Pre-application discussions with stakeholders;
  - Reserved Matter application(s);
  - Construction procurement;
  - Construction."

**ES Chapter 8 – Air Quality**

Paragraph 8.57 is replaced with the following paragraph:

“The scheme will be built over at least 11 years in four phases, therefore residents living within the dust-soiling threshold distance of 100 m are only likely to be exposed to potential impacts from dust-generating activities for a period of months, rather than years. The existing receptors that would be retained within the site are more likely to experience adverse dust impacts than more remote properties. However there is only the potential for these receptors to be affected by construction generated dust during the years shown in Table 8.10. Residents of properties will experience dust impacts from construction works during later phases of the development, however the adoption of good working practices would minimise these impacts and the situation will improve once construction has been completed.”

Table 8.10 is replaced with the following Table.

**Years in which existing receptors will be affected on the development site**

<b>Receptor</b>	<b>Year</b>	<b>Level of Effect</b>
R23 – West Sherford Farm	7, 8, 9	Negligible
R11 – Higher Sherford Farm	1, 2, 3	Negligible
R22 – East Sherford Farm	10, 11, 12	Negligible
R21 – Butlas Cottage	4*, 10, 11, 12	Negligible
R17 – Butlas Farm	10, 11, 12	Negligible

\* This year reflects the possible disturbance during construction of the Main Street.



**ES Chapter 10 – Ecology and Nature Conservation**

Paragraph 10.286 is replaced with the following paragraph:

“In order to continue to be of functional value for the target species (principally barbastelle, brown long-eared, lesser horseshoe and greater horseshoe), the East Sherford, Butlas and Sherford Quarry Wood Corridors, all of which will run through the built development, have required careful design. They will be put in place prior to any development works on site. According to phasing plans, the Butlas Corridor will therefore be in place for nine years prior to commencement of housing construction in the immediately surrounding area, while the Sherford Quarry Wood Corridor will have been in place for at least one and a half years and the East Sherford Corridor for approximately three years.”

Paragraph 10.143, the 14<sup>th</sup> bullet point is replaced with the following text:

“A 200ha Community Park will be created immediately south of the development area. One of the purposes of the Community Park is to provide recreational and amenity facilities for the population of the development, but these facilities will be focused in specific areas in order to leave large parts of the park will be given over primarily to wildlife interest.”

**ES Chapter 15 – Socio-Economic and Community**

Paragraphs 15.185 and 15.186 are replaced with the following paragraphs:

"The development will provide a mix of housing sizes, types and tenure. It could be reasonably predicted that the level of provision of affordable housing at Sherford at the completion of 5,500 dwellings might be between 20% and 45% of overall housing numbers. Within this, the split between social housing, shared ownership and intermediate affordable housing (including locally covenanted) will therefore also be subject to variation. The percentages will depend on various factors including viability, the level of grant funding available through the term of the development and the tenure mix provided, which will be reviewed from time to time to help match provision to need. PCC and SHDC AAPs seek 50% affordable housing."

"Even at the lower end of the range, i.e. 20% affordable housing, it is considered that the proposal will have a significant beneficial impact for housing mix and affordability of housing for Plymouth and South Hams, although clearly the higher end of the range, i.e. 45% would have beneficial impacts of greater significance. However, the proposed development will not supply the 50% affordable housing target adopted by SHDC."

**ES Addendum 1 Appendix 10A – Maintenance and Management Strategy*****Phasing of corridor creation and temporary road crossings (p.27- 28)***

The 3<sup>rd</sup> paragraph is replaced with the following paragraph:

“The Main Street will be constructed from 2011 to 2014 and the development will start to expand from its focal points. There are currently expected to be five key crossing points along the Main Street, all of which (bar the first) lie either on or close to existing key routes”

The 1<sup>st</sup> paragraph on page 28 is replaced with the following paragraph:

“The construction of the actual housing development beyond the Main Street will commence in 2010/11 in the south west of the site and will gradually spread outwards and along the Main Street over a period of at least 11 years. The land in the phases around each corridor will be built over a period of 6 years, which means that there will be 6 years between start of development near each corridor and its completion (i.e. final fixing on the ground).”

***Sherford Quarry Wood Corridor – Lighting (p.30)***

“The corridor will not be subject to any lighting at all until housing encroaches i.e. approximately 2 yrs after planting. Specifically due to the risk, this corridor will have an inbuilt distance buffer in the form of long back gardens, beyond the corridor itself, which will ensure that any domestic lighting is situated at least 20 m away from the Corridor. Moreover, for the less light-sensitive species (e.g. pipistrelle) the back gardens themselves will form an extension to the corridor. All other lighting restrictions detailed in 3.1.1 above will also be followed (i.e. setback of lighting at least 5m from the corridor at its closest, cowling of lights, UV filters and dimming of lights)<sup>2</sup>. Moreover, Sherford Quarry itself is at a considerably lower level than the surrounding built development will be, such that light will not penetrate far.”

***A38 Corridor – Corridor Design (p.31)***

The 2<sup>nd</sup> paragraph is replaced with the following paragraph:

“The phasing of the development is such that it will be at least 7 years after planting before any part of the Corridor will reduce to its final width, and it will be approximately 10 years before the Corridor achieves its final width along the entire length thereby allowing considerable time for vegetation to mature.”

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<sup>2</sup> This has been discussed with Devon County Council lighting specialists