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PHASING PRINCIPLES AND PROGRAMME

The aims of the phasing strategy are to satisfy planning policy requirements and create a sustainable, strong and healthy new community where, from the outset, people will choose to live, work and spend their leisure time. To achieve this, Sherford will be phased in order to deliver key transport and community infrastructure from the outset of development. The South Hams District Council (SHDC) Sherford AAP (Policy SNC17) requires that the planning application indicates the detailed phasing arrangements and, thereby, demonstrates the sustainability deliverables.

In preparing its phasing strategy, Red Tree has worked closely with SHDC and its partner authorities. The proposals accord with the SHDC Sherford AAP and are consistent with phasing material presented by Red Tree to the SHDC Core Strategy Examination in July 2006. The proposals also accord with the requirements of the North Plymstock AAP as submitted by Plymouth City Council.

KEY PRINCIPLES

In order to achieve the stated aims, the phasing strategy takes into account the following key principles:

- create an individual identity for the new community from the outset by establishing a sense of place, focused around the town centre where quality mixed-use public space is established
- create enclosure around the High Street centre
- establish early opportunities for on-site retail activity and the creation of a commercial and active heart for the development
- begin the phasing of each neighbourhood at the key public and community buildings located at the neighbourhood core
- Arrange highway/footpath diversions and 'stopping up' prior to each phase as required
- beyond the Main Street, development will progress outwards along other key streets
- implement efficient sustainable urban drainage systems (SUDS)
- maximise walkability opportunities at all stages
- maximise opportunities to build up school rolls in a rapid time-frame, reinforcing the individual identity and personality of each neighbourhood
- achieve multiple housing character areas in each phase in order to maximise market interest and housing choice
- deliver the maximum range of community facilities from within the first two major

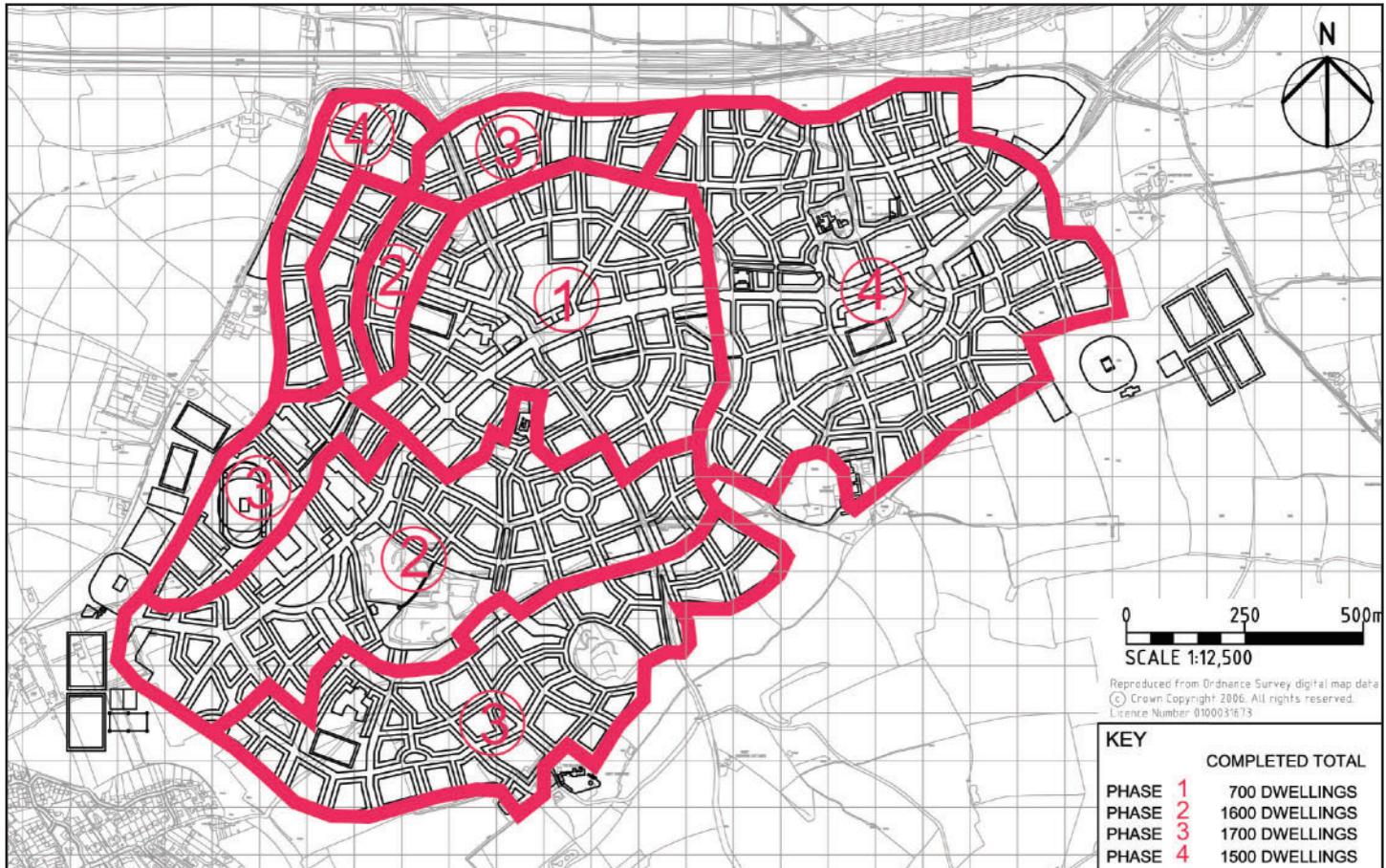


Figure 1
Phasing of dwellings

neighbourhoods before establishing the North East neighbourhood closer to Deep Lane junction

- establish active frontage to open space in order to enhance surveillance and Secure by Design principles
- deliver attractive solutions for green and public space within the built-up area accessible to each phase of development
- create new and exciting sport and recreation facilities accessible to each phase of development
- deliver a coherent and attractive Community Park accessible to each phase of development

These principles will enable Sherford to develop progressively in a logical and coherent fashion. This will have the benefit of extending the 'sense of place' and enable varied character to be achieved.

PHASING INCREMENTS

The Devon Structure Plan requires Sherford to deliver up to 4,000 dwellings by 2016. The phasing strategy responds to this requirement and demonstrates how it can be achieved.

Assuming that planning permission will be granted in mid 2007, in accordance with the SHDC AAP, it is anticipated that by the start of 2008 activity on site will commence with the construction of the Main Street and other key infrastructure. It is anticipated that new housing will be available from the second year of construction.

As shown on the Figure 1, the overall development is anticipated to be delivered in four (3 year) phases, beginning in 2008.

The more detailed phasing is described in the following Tables for each phase, with appropriate triggers identified. These triggers will inform the timing of delivery of the appropriate social and physical infrastructure.

Phase 1 (see Table 1)

By the end of Phase 1 the first walkable central neighbourhood will have been delivered and an initial identity will have been established for Sherford.

At this stage there will be provided a large number of one and two bedroom flats within and above the mixed-use space in the town centre. In order for Sherford to attract the genuine social mix of families with children that is appropriate for a sustainable new community the developer will ensure that the initial phase of construction includes blocks of land that have a high proportion of family homes within them. Whilst this may, in the early years, lead to slightly disjointed development it will ensure that Sherford attracts people from all walks of life and in doing so draw a diversity of employers to the town. With 700 dwellings complete the population is likely to be around 1,500.

For initial and future families, the first Primary School will be in place. As part of Sherford's developing relationship with existing communities to the south, it is intended that the south west Sports fields provision will be in place by the end of the phase. The Sports Hall will be operational.

In order to deliver with strategic objectives, the Main Street connection will be complete as will the Park and Ride Interchange. A commitment to completing the Park and Ride at an early stage facilitates the initial HQPT and provides for considerable vehicle diversion off the A38.

The Town Hall will be operational and its initial profile in terms of asset ownership, staffing and role remit as described in the Community Trust Strategy will be in place.

Phase 2 (see Table 2)

By the end of Phase 2 Sherford'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, including the Town Centre High Street, will have begun to mature.

Fundamental to this phase of development is the delivery of the combined Health and Social Care Centre. The campus, at the very centre of Sherford, will include a Children's Day Care Centre and also provide a rest facility for the emergency ambulance service. The centre, with its 'whole citizen approach', will allow Sherford to deliver a joined-up service delivery of health and social services to Sherford and the surrounding area, all within easy walking distance of the High Street and the High Quality Public Transport Service.

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 5,600.

Phase 3 (see Table 3)

By the end of Phase 3, 4,000 dwellings will have been built to achieve the requirements of the current Structure Plan period. The population will have increased to about 8,800 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 Sherford will have established a very clear identity for itself and, in addition, strong links will have become established with existing communities.

Phase 4 (see Table 4)

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.

With the completion of this phase the north east neighbourhood will be completed and the final 1500 homes built. Together with new housing it is anticipated that Sherford will begin to mature as a place to live and work. By the end of this Phase it is expected that regeneration of other areas within Plymouth will have been completed. As a consequence it is expected that the City Council's current growth vision will have contributed towards a much brighter future for the city and a much improved and buoyant economy.

TEMPORARY SITES

Until the Town Hall is built and completed, local community facilities, such as local government activities, Community Trust offices, Crime Prevention Officer and library, can be accommodated in a number of different ways. The building of the High Street, in order to create a sense of place, will, in itself, create areas of retail and commercial space that will be unlet until greater numbers of residents move to the Town. Further, temporary structures can be used. These have the added advantage of being portable and therefore able to be moved to the areas of need that will change as the Town grows. Finally, if appropriate, unused space within the first primary school can be utilised. This has the added advantage of placing the school firmly at the heart of the community.

When the Town Hall is available this will provide meeting rooms which can be used by local community groups. The Church of England will have access to the Town Hall meeting rooms until Red Tree makes a permanent site available for a meeting facility, possibly a church.

The only other temporary facility of note will be the location of the second (south west neighbourhood) primary school within shared space in the secondary school. The timing for this ar-

angement has already been described above.

MONITOR AND MANAGE

It is anticipated that 5,500 homes at Sherford will be completed by 2020. In advance of that, decisions on future extension into the 'panhandle' north west of Sherford (North Plymstock AAP: Proposal NP16) may be taken by Plymouth City Council. Such decisions may impact upon this phasing strategy.

In any event it is expected that delivery of Sherford will be monitored closely and the plan-making strategies of South Hams and Plymouth can take into account any necessary phasing adjustments. In these circumstances it is unlikely that any of the key principles underlying the strategy described will be changed.

As implementation proceeds, it may be necessary to adjust this phasing strategy, if unexpected events and/or opportunities arise that necessitate a change. However, any such change will need to be justified, including by reference to the phasing principles described earlier in this strategy.

Table 1: Phase 1		
Category	Actions	Any Comment or Specific Triggers
Dwellings	700 completed	-
Education	Build first Primary School with playing fields.	Initial classrooms available by 1st dwelling occupation in the central neighbourhood; completed by 100th occupation.
Community	Establish Town Hall.	Temporary offices/meeting rooms within available retail space or, if more appropriate, spare buildings within the first primary school. By the end of phase 1 the Town Hall will be operational.
	Establish maintenance depot area and repair/re-use centre.	-
Health	Make available site for Health Care Centre (it is expected that the facility will be open by 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)	Establish playing fields for the south west Sports provision and Secondary School.	Years 2 and 3
	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 Sports Hall at Elburton Edge.	Complete open area facilities by end of Phase 1
	Upgrade Vealeholme Wood to incorporate LEAP and Bowling Green.	-
	Initiate development for Organic Farm and allotments.	-
	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 1
	Complete Main Street	Years 1 and 2
	Establish Park & Ride	500 spaces by the 1st dwelling occupation, 1,000 spaces by the end of Phase 1.
	Stage 1 improvements to Deep Lane junction, including new westbound slip road.	-
	Undertake initial improvements to A379 corridor to identify bus lanes.	By end of Year 2
Infrastructure	Gas main and overhead electricity line diverted and buried.	Prior to first occupation.
	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

Table 2: Phase 2		
Category	Actions	Any Comment or Specific Triggers
Dwellings	1,600 completed	-
Education	Establish Secondary School	Initial phase to provide accommodation for 200 pupils
	Accommodate the second Primary School temporarily within the Secondary School building.	Initial classrooms available by 1st occupation of south west neighbourhood.
Community	Establish the Youth Centre on edge of Sherford Quarry and the Forest School within the Quarry.	Years 4 and 5
Health	Health Centre opens. The Health Centre campus will incorporate areas for a Children's Day Care Centre and an Adult Social Care Centre.	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.	-
	Finalise plans and complete works for the Community Park.	-
	Complete Sports Hall, including Swimming Pool and all associated sports facilities.	-
Commercial	Establish south west neighbourhood centre	-
	Approximately 186 units developed.	-
Access and Transport	Arrange necessary highway / footpath diversions	Year 4
	Stage 2 improvements to Deep Lane junction completed.	-
	Proposed improvements to Red Lion Hill completed.	-
	Improvements west of Stanborough Cross are required.	Subject to monitoring of traffic flows and HQPT service.

Table 3: Phase 3		
Category	Actions	Any Comment or Specific Triggers
Dwellings	1,700 completed	-
Education	Second Primary School established in its permanent location	Complete by 100th dwelling occupation in the south west neighbourhood.
	Secondary School fully operational.	-
	Establish the site for the third Primary School.	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 north of the Community Park.	-
	Create the north-south green corridor between the A38 and the Community Park for the north east 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	Arrange necessary highway / footpath diversions	Year 7
	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.

Table 4: Phase 4

Category	Actions	Any Comment or Specific Triggers
Dwellings	1,500 completed	-
Education	Complete the third Primary School	Initial classrooms available by 1st dwelling occupation of the north east neighbourhood, complete by 100th occupation.
Public Space and Sports	Complete sports facilities in the north of the Community Park.	-
Commercial	Establish the north east neighbourhood centre and business uses along the A38 and around the Park and Ride.	-
	Remaining 211 units developed.	-
Infrastructure	Community Wind Turbines	Second wind turbine will be operational
Access and Transport	Arrange necessary highway / footpath diversions	Year 10