

6. Delivery Summary

AAP Proposal Policy	Body responsible for delivery	Delivery mechanisms	Delivery funding	Delivery land issues	Phasing issues	Targeting phasing timescales
NP01 Plymstock Quarry	Land owner/ developer in partnership with the Council.	Application procedure. S106 planning obligation funding. Potential role for the Council to use its statutory compulsory purchase powers.	Private development. Potential for specific public sector contribution, e.g. European Regional Development Fund Objective 2 Transitional Relief Funding and Major Schemes Bid to implement some of the transport proposals.	In developer's ownership.	Phased approach to implement the proposals including the provision of facilities/ services early on in the development. The agreement with the developer at an early stage of thresholds to trigger the early delivery of particular elements of the proposal.	2007-2016
NP02 Pomphlett Industrial Estate	Land owner/ developer in partnership with the Council.	Planning application procedure. Negotiation with existing landowners and the integration of the proposal within Proposal NP01. Potential role for the Council to use its statutory compulsory purchase powers.	Private development. Growth Points funding. Other specific grant opportunities.	In mixed ownership. Relocation opportunities are provided within the Plymstock Quarry masterplan.	Could be developed as one phase, early on in the development of Plymstock Quarry site, but after alternative premises are identified.	2008-2010

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NP03 Wakehams Quarry	Land owner/ developer in partnership with the Council	<p>Planning application procedure.</p> <p>S106 planning obligation funding.</p>	<p>Private development.</p> <p>Other specific grant opportunities.</p> <p>Economic viability is dependant on the relocation costs for the bus depot and the undergrounding costs for overhead Western Power Distribution lines.</p>	<p>In mixed ownership.</p> <p>Timing is dependant on relocation opportunities for bus depot.</p>	<p>Could be developed as one phase, although this is dependent on the relocation of the bus depot.</p>	<p>2016 onwards</p>
NP04 Billacombe Green	Land owner/ developer in partnership with the Council	<p>Planning application procedure.</p> <p>S106 planning obligations from Plymstock Quarry development.</p> <p>Village Green applications to the secretary of State.</p>	<p>Private development.</p> <p>To be funded by Plymstock Quarry development.</p>	<p>In Council ownership.</p>	<p>Could be implemented in one phase to coincide with the anticipated demand by new residents.</p>	<p>2007-2016</p>
NP05 Sherford (North Elburton)	Private developer	<p>Planning application procedure.</p> <p>S106 planning obligation funding..</p>	<p>Through private sector development</p>	<p>In mixed ownership- with some willing owners</p>	<p>Phase 1- Road/ HQPT link and King George V playing fields relocation</p> <p>Phase 2 Sports Hub</p> <p>Phase 3 Neighbourhood - phased approach to implement the proposals including the provision of facilities/ services early on in the development. The agreement of thresholds with the developer to trigger the delivery of particular elements of the proposal.</p>	<p>Phase 1 2007-2009</p> <p>Phase 2 2008-2009</p> <p>Phase 3 2011-2013</p>

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NP07 High quality public transport system	The Council and private developers.	<p>Planning application procedure.</p> <p>S106 planning obligation funding.</p> <p>Potential role for the Council to consider use of its statutory compulsory purchase powers.</p> <p>Working with regional and local partners in transport programmes and particularly to prepare a robust major transport schemes bid.</p>	<p>S106 contributions from major developments.</p> <p>Major transport schemes funding from Regional Funding Allocation.</p>	In mixed ownership- with some willing owners, others through negotiation or CPO process as last resort.	<p>Phased approach to provide a public transport service from day one of Sherford development, with the development of the route to provide greater priority of public transport as Sherford/ Plymstock Quarry are developed in phases.</p> <p>The route alignment through Moorcroft Quarry would need to be established after 2010. Threshold triggers will be established as part of the planning application procedures for Sherford and Plymstock Quarry developments.</p>	<p>Phase 1- 2007 - 2016</p> <p>Phase 2 – 2007 - 2021</p> <p>Potential long term Phase 3 – beyond 2021</p>
NP08 Improvements to Public Transport in Plymstock	The Council/ bus operators.	S106 planning obligations	S106 and S278 agreements. LTP funding.	None.	Could be implemented in one phase.	2007- 2016
NP09 Highway Infrastructure and traffic management	Primarily private developers.	<p>Planning application procedure.</p> <p>S106 planning obligations from Plymstock Quarry.</p> <p>Council to consider the use of its statutory compulsory purchase powers.</p>	<p>S106, and S278 agreements.</p> <p>Possible LTP funding.</p>	In Council ownership or private ownership.	Could be implemented in one phase to coincide with anticipated demand by new residents.	2007-2016

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NP10 National Cycle Network Proposal	Sustrans.	Planning Application process.	Sustrans grant funding. S106 contributions.	In mixed ownership, including Railway Paths Ltd, the Council and Aggregate Industries.	Could be implemented in one phase.	2007-2016
NP11 – Countryside park	The Council, National Trust and other landowners affected by the park proposals.	A partnership agreement will be drawn up by all partnering organisations identifying their roles and responsibilities in the development of the countryside park proposals and management. Planning application procedure. S106 planning obligation funding from appropriate developments, S25/25 agreements Highways Act.	Grant funding bids prepared by the partnership to deliver specific elements of the proposal. Private sector development contributions. Contributions from partnership organisations. S106 funding, Grant funding e.g. Growth Point Bid.	In mixed ownership- with some willing owners, others through negotiation or S25/26 Highways Act order process as last resort.	Phase 1 - creation of northern fields land recreation spine on Plymstock Quarry land. The creation of recreational links from Sherford to Haye Road to coincide with the anticipated demand by new residents. Restoration of Chelson Meadow. Phase 2 - further development of the countryside park proposals and grant funding bids through the partnership approach.	Phase1 2007-2016 Phase 2 2007- 2021
NP 12 Chelson Meadow	The Council.	Planning application procedure.	Public sector funding.	In Council ownership.	Restoration works are ongoing and will increase post tipping in 2007. Public access is subject to Environment Agency clearance in medium term.	2007-2016

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NP13 Hazeldene Quarry	Aggregate Industries.	Planning application procedure. S106 planning obligation funding. Minerals planning consent revocation agreement.	Private sector development.	In Aggregate Industries ownership or by negotiation.	The expansion of Hazeldene is not required until after 2056.	Post 2021
NP14 Chelson Meadow Waste Site	The Council.	Council funded.	Public sector development. Private sector development contributions.	In Council ownership.	One phase.	2016
NP15 - Moorcroft Quarry	Aggregate Industries.	Planning application procedure. S106 planning obligation funding.	Private sector development.	In Aggregate Industries ownership.	The creation of employment areas would be achievable after 2010.	Post 2010

Community Benefit Priorities

All major planning applications need to consider the contributions that need to be made to provide wider community benefits, usually negotiated through Section 106 agreements. These will be reasonably related to the development proposal and need to be agreed on a scheme by scheme basis. However the highest priorities for the North Plymstock Area Action Plan are outlined below.

S106 requirement	Justification
Contribution to the delivery of a High Quality Public Transport system with appropriate other transport infrastructure contributions	Proposal NP07 identifies the measures needed to accommodate the new development proposals that will impact upon this entry to Plymouth and why the emphasis should be on public transport and other sustainable forms of transport. Proposals NP08 and NP09 identify the other public transport and highway improvements needed. These transport measures must be undertaken in a co-ordinated way and must commence as soon as the first development is on the ground. It can partly be paid for by a major transport schemes bid to Central Government, but it will require developers to contribute to ensure it is delivered to the quality that is required to create sustainable linked communities. Without these contributions no significant development will be possible in the Area Action Plan area.
Provision of co-ordinated infrastructure for environmental, educational and social provisions across the whole area between Langage, Sherford, Plymstock Quarry and other sites	<p>In order to meet the requirements of the substantially increased population that will result from the developments in the Area Action Plan area a number of environmental, educational and social provisions need to be provided in a co-ordinated way. In particular the following are needed:</p> <ul style="list-style-type: none"> • A new sports hub in north Elburton (Proposal NP05) • Sports facilities at Plymstock Quarry (Proposal NP01) with contributions for city wide swimming facilities. • A new primary school (including associated community facilities) and contributions to a secondary school at Plymstock Quarry (Proposal NP01) • Contributions to education and other community facilities at Sherford (Proposal NO05) • Local play and public realm works at Plymstock Quarry (Proposal NP01) and north Elburton (Proposal NP05) • Improvements and mitigation measures to Billacombe Green (Proposal NP04) • Habitat improvement / safeguarding at Plymstock Quarry (NP01) • Contributions to the countryside park (Proposals NP01, 05 and 12). <p>Some of the above community benefits can be partly paid for through public funding sources, but it is also reasonable, based on the increase in population that will occur in the area, that developer contributions make a considerable contribution to this provision. Without the new developments these facilities would not be required.</p>
Affordable housing	The new settlements in the area will need to ensure that there are mixed communities in line with Council policy and the social mix that currently exists. The onus will be on the developer to demonstrate to the Council that this social mix has been achieved and that the necessary arrangements have been made with affordable home providers to implement this social mix. This relates in particular to the developments at Plymstock Quarry (Proposal NP01), Pomphlett Industrial Estate (Proposal NP02), Wakehams Quarry (Proposal NP03) and north Elburton (NP05)