Paul Murrain
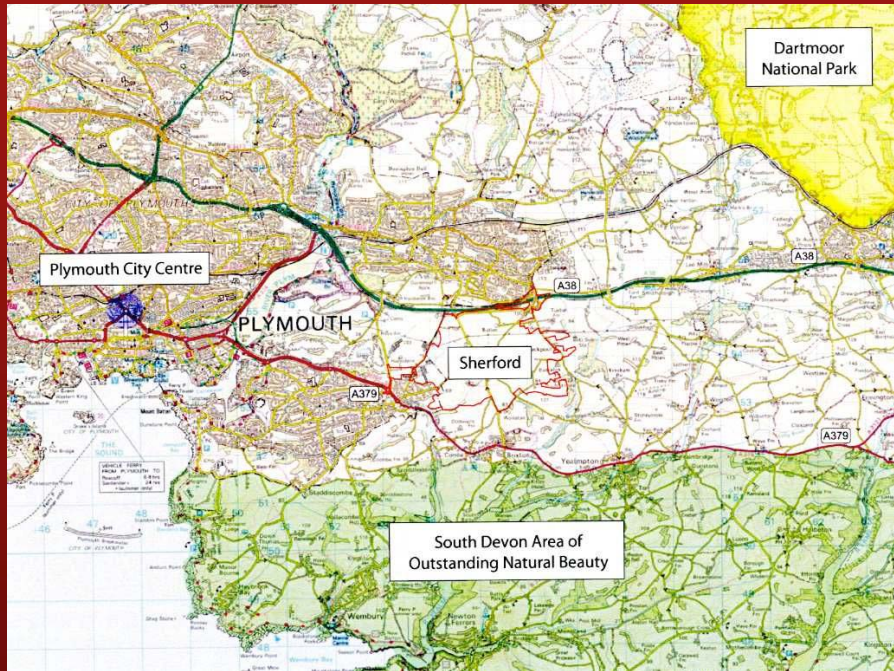CNU Green Urbanism Council. Alexandria Dec 1st 2007

"The measure of any great civilisation is in its towns and cities and a measure of a city's greatness is to be found in the quality of its public spaces, its parks and its squares"

John Ruskin.

Sherford in context

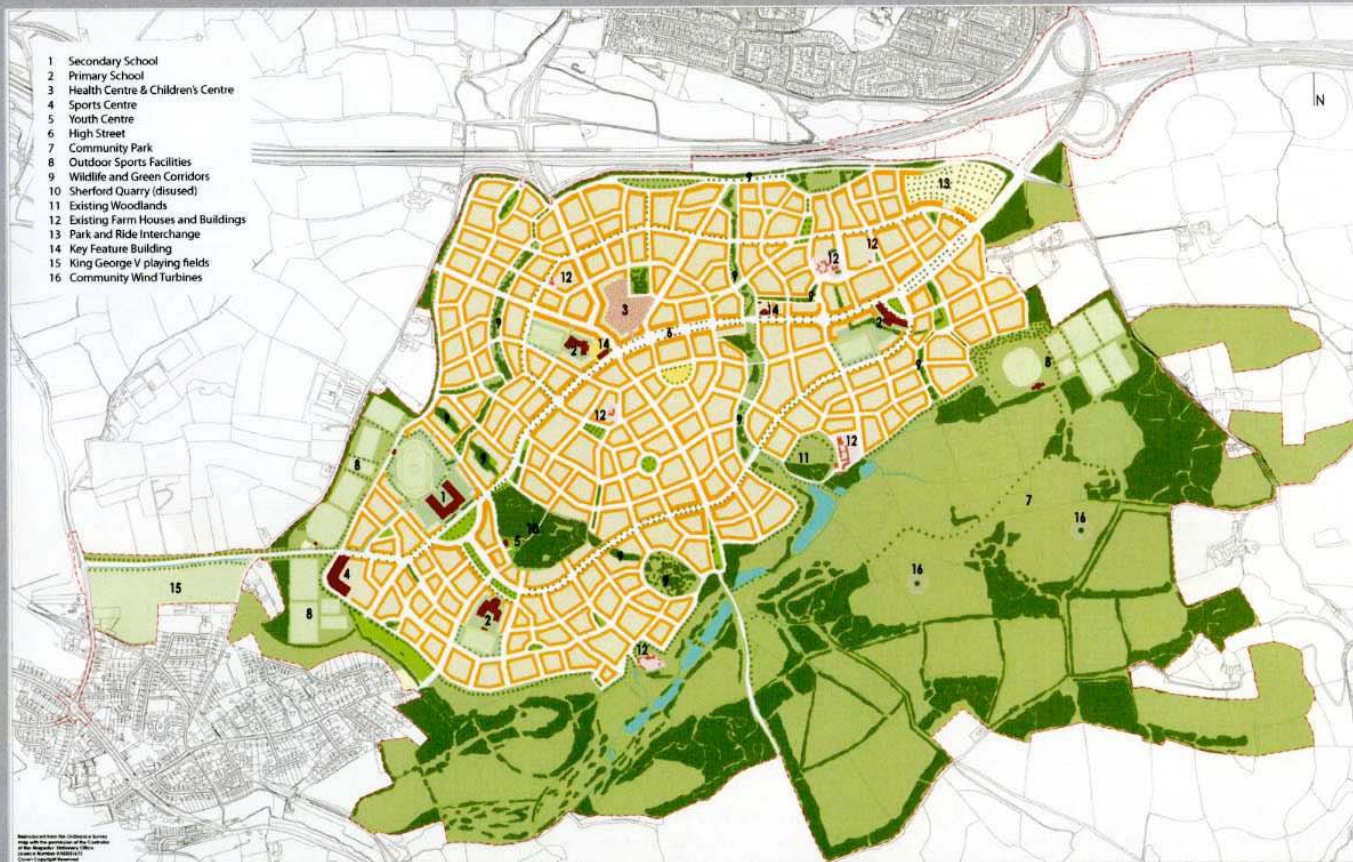**A beautiful landscape demands
a beautiful town**

Sherford Urban Extension

What does Sherford offer ?

1 Secondary School
2 Primary School
3 Health Centre & Children's Centre
4 Sports Centre
5 Youth Centre
6 High Street
7 Community Park
8 Outdoor Sports Facilities
9 Wildlife and Green Corridors
10 Sherford Quarry (disused)
11 Existing Woodlands
12 Existing Farm Houses and Buildings
13 Park and Ride Interchange
14 Key Feature Building
15 King George V playing fields
16 Community Wind Turbines

The Town Plan (ref Masterplan Book)

New facilities for residents will help to create a strong sense of community and will be front loaded through each phase of development. Early delivery includes the first proper High Street developed in over a century.

Outline planning application for:

- 5,500 homes

- Up to 67,000m2 of fine grain, small scale, mixed use employment

- Up to 16,740m2 of traditional market town High Street and neighbourhood retail

- Community facilities:
  - 207ha of Community Park – an acre of Community Park for every acre of development
  - 1 secondary school
  - 3 primary schools including nursery provision
  - Health and Social Care Centre
  - Children's Day Care Centre
  - Town Hall
  - Youth Centre
  - Forest School
  - Library
  - Place of Worship
  - Re-use Centre
  - Two community wind turbines

- Park and Ride Interchange at Deep Lane junction

Detailed planning application for:

- Main Street link between Deep Lane junction and Stanborough Cross

An urban extension *and* a small Market Town .
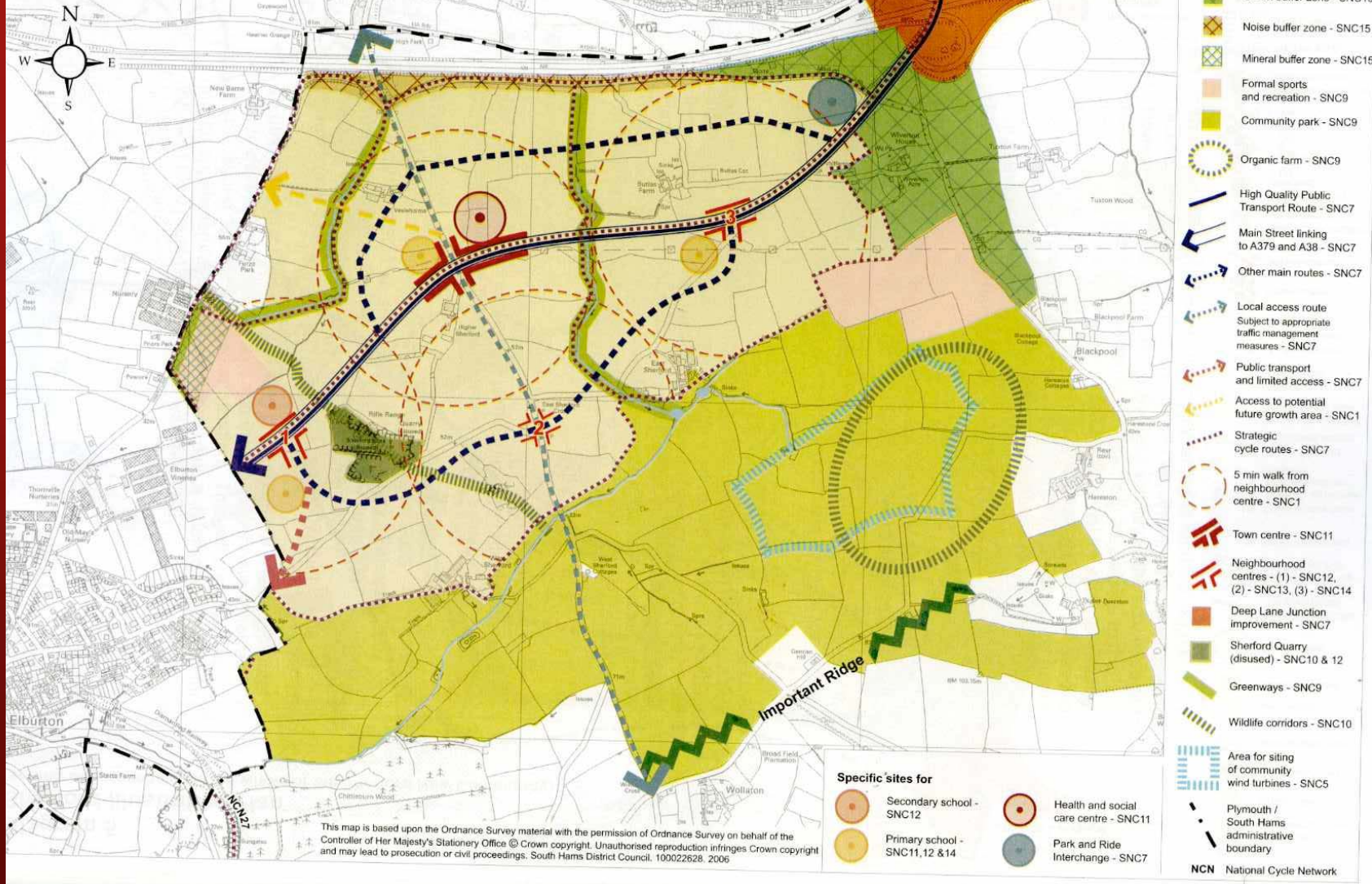The best of both worlds

Participants in an Enquiry by Design

ALL THOSE WITH AN
INTEREST IN THE SITE

TECHNICAL INPUT/
STATUTORY AGENCIES

EDUCATION
AUTHORITY

LOCAL
TRANSPORT
OPERATORS

CORE TEAM

LOCAL
HOUSING
ASSOCIATIONS

URBAN DESIGNERS

LOCAL BUSINESS
GROUPS

TRANSPORT ENGINEERS

ENVIRONMENTAL EXPERTS

UTILITY
COMPANIES

SPATIAL PLANNERS

ENVIRONMENT
AGENCY

ARCHITECTS

SUSTAINABILITY EXPERTS

RESIDENTS
GROUPS

LOCAL AUTHORITY

LOCAL HEALTH
PROVIDERS

LANDOWNERS

ENGLISH
HERITAGE

LOCAL COMMUNITY
REPRESENTATIVES

OTHER
GOVERNMENT
AGENCIES

LOCAL
CONSERVATION
GROUPS

Sherford EbD Group 5

The Area Action Plan (AAP)
• The result of collaboration
• The foundation for sustainable development
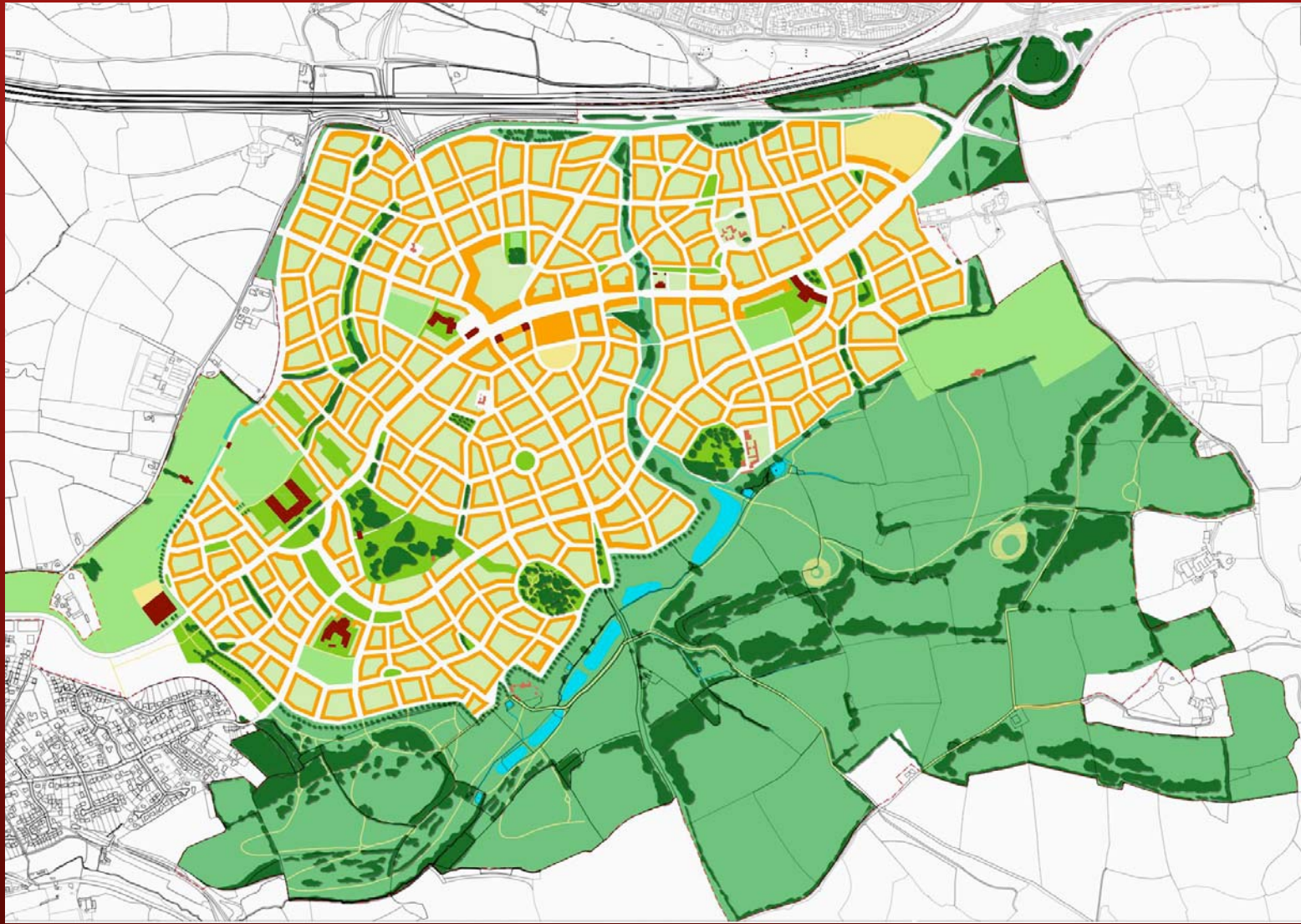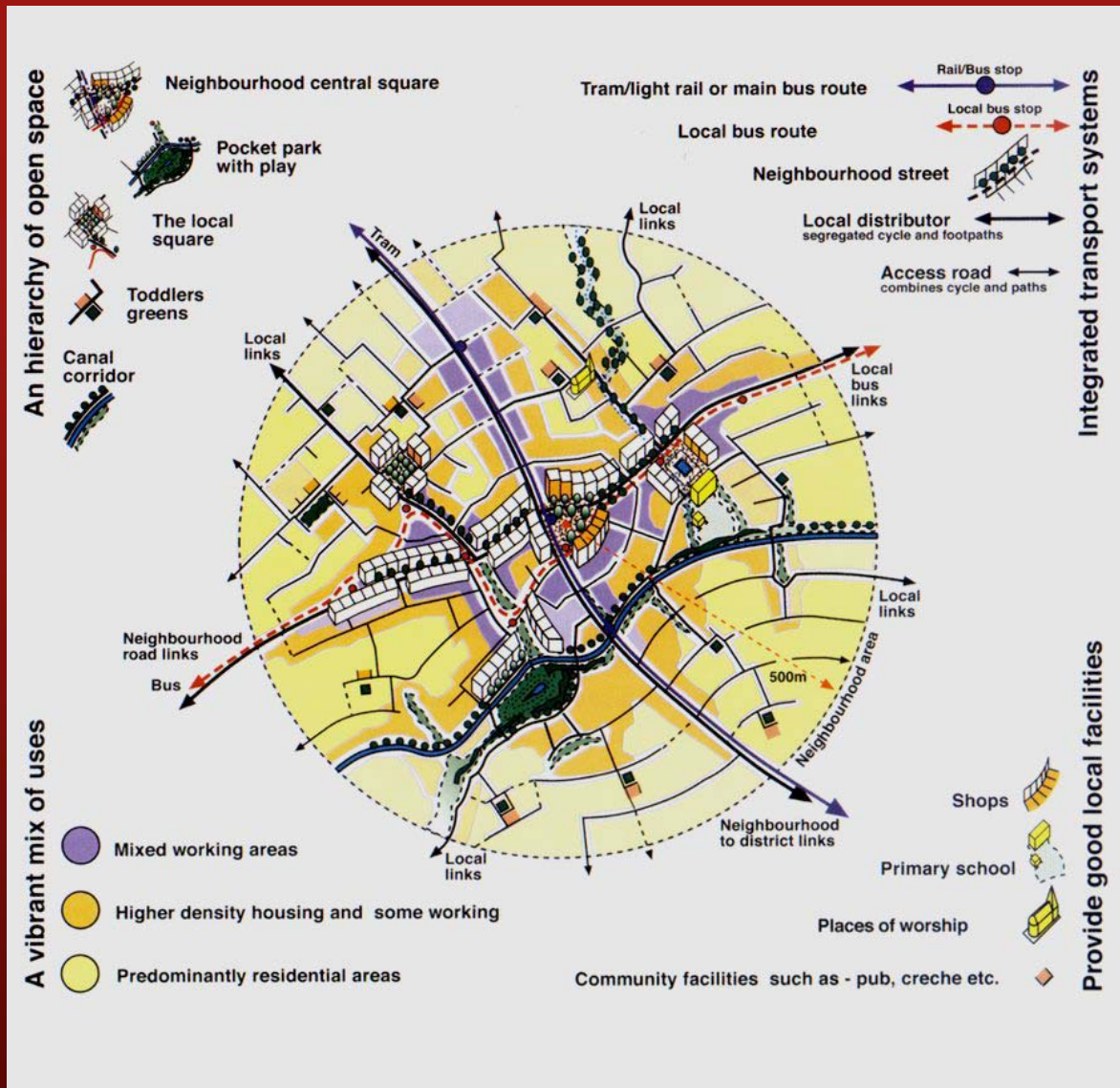
Town and Country. Distinct but unified

Sherford

# Rediscovering traditional town building

An hierarchy of open space

Neighbourhood central square

Pocket park with play

The local square

Toddlers greens

Canal corridor

A vibrant mix of uses

Mixed working areas

Higher density housing and some working

Predominantly residential areas

Integrated transport systems

Rail/Bus stop

Tram/light rail or main bus route

Local bus stop

Local bus route

Neighbourhood street

Local distributor
segregated cycle and footpaths

Access road
combines cycle and paths

Provide good local facilities

Shops

Primary school

Places of worship

Community facilities such as - pub, creche etc.

Tram

Local links

Local links

Bus

Neighbourhood road links

Local links

Local bus links

Local links

500m

Neighbourhood area

Neighbourhood to district links

Local links

- 5-6 minute walk from edge to Centre
- Fine grain pattern of streets.
- Greater mixed use towards the heart of the neighbourhood
- Varying densities
- A central square, market place and/or High Street
- Public transport through the middle
- All daily needs available on foot

A return to the traditional town

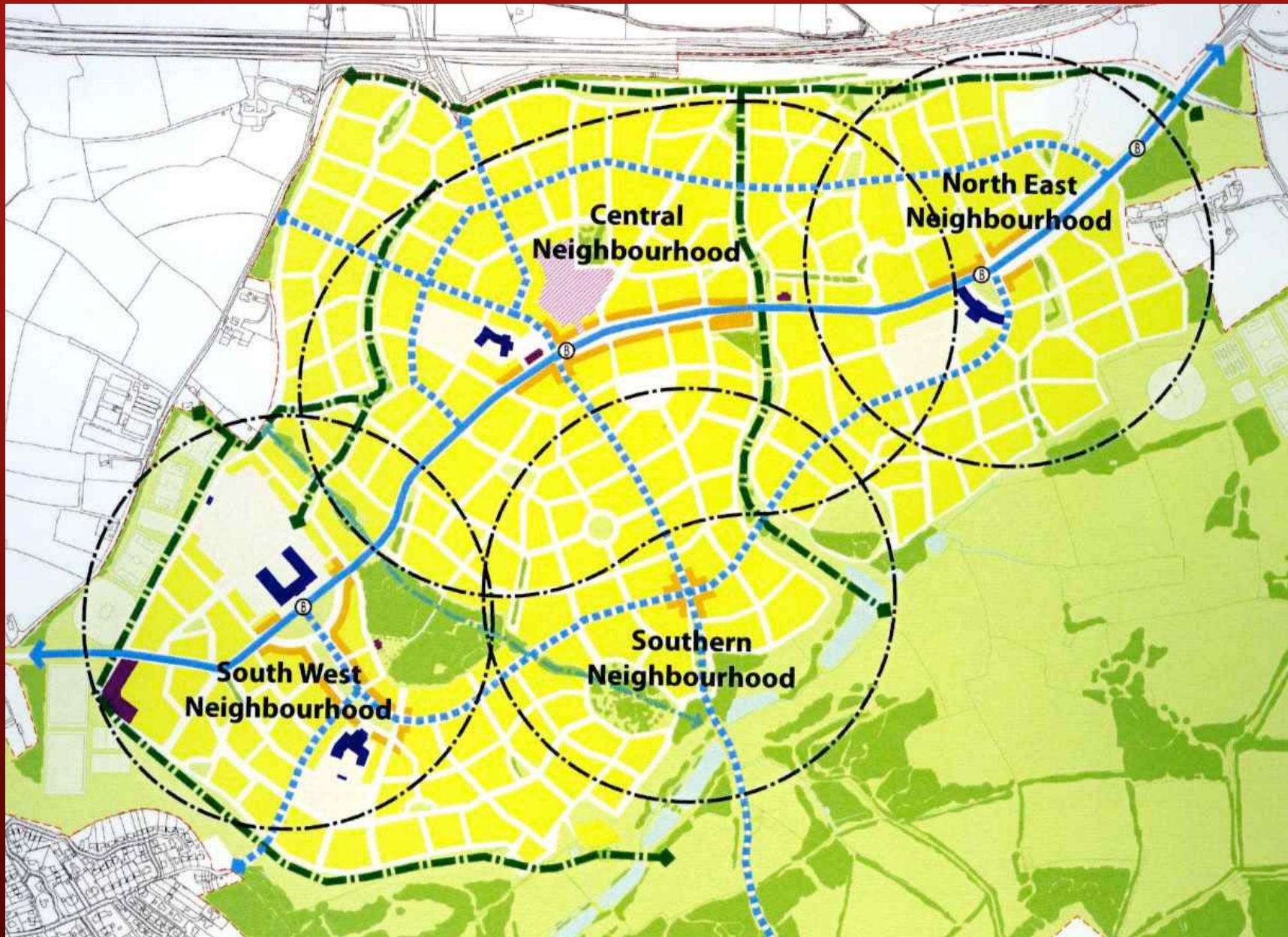The jigsaw pieces of Sherford.
mixed use walkable neighbourhoods
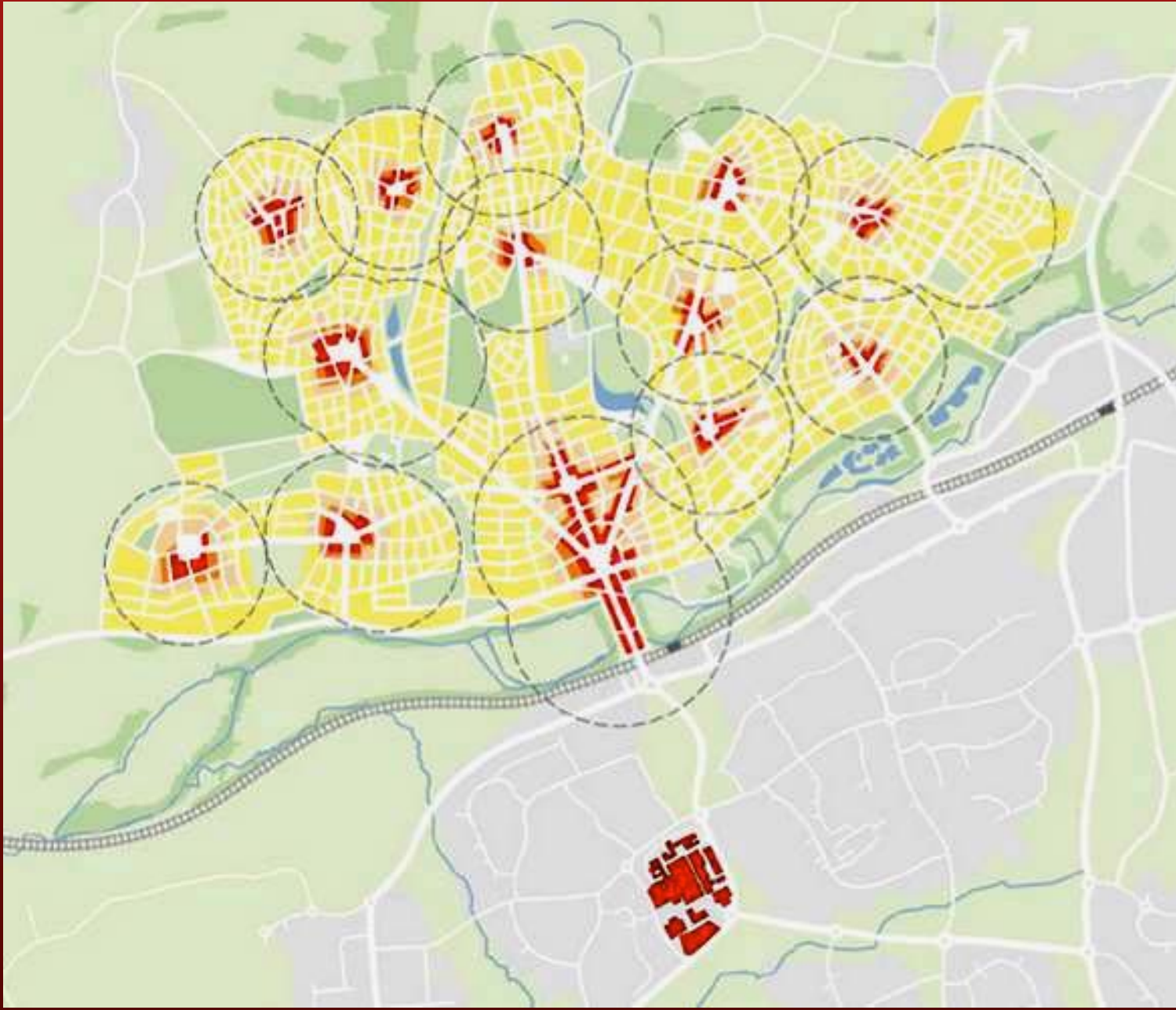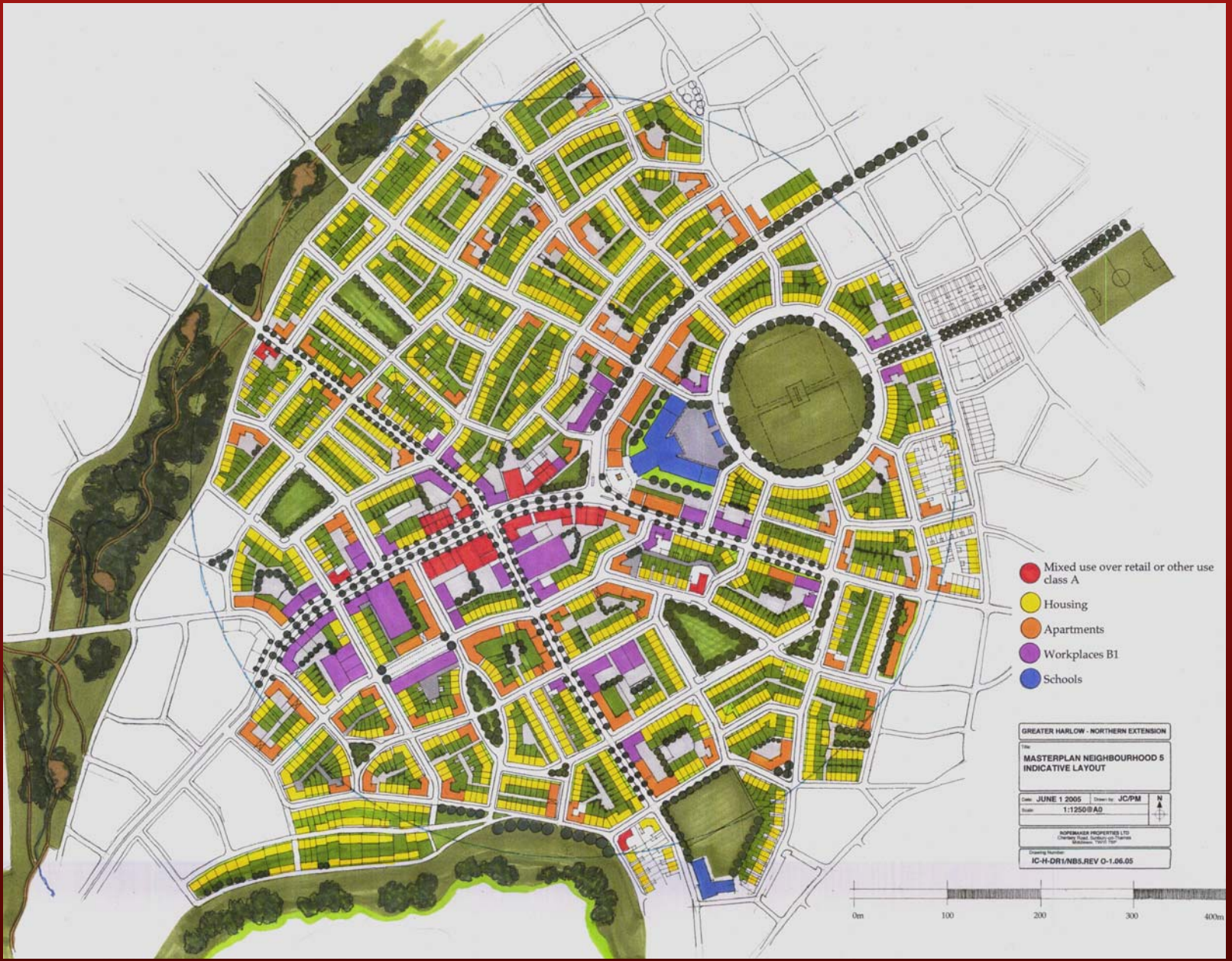
Mixed use over retail or other use class A

Housing

Apartments

Workplaces B1

Schools

GREATER HARLOW - NORTHERN EXTENSION

MASTERPLAN NEIGHBOURHOOD 5
INDICATIVE LAYOUT

| Date: JUNE 1 2005 | Drawn by: JC/PM |
| Scale 1:1250@A0 | |

ROPEMAKER PROPERTIES LTD
Chertsey Road, Sunbury-on-Thames
Middlesex, TW10 7SF

Drawing Number:
IC-H-DR1/NB5.REV O-1.06.05

0m   100   200   300   400m

Connected neighbourhoods making a Town
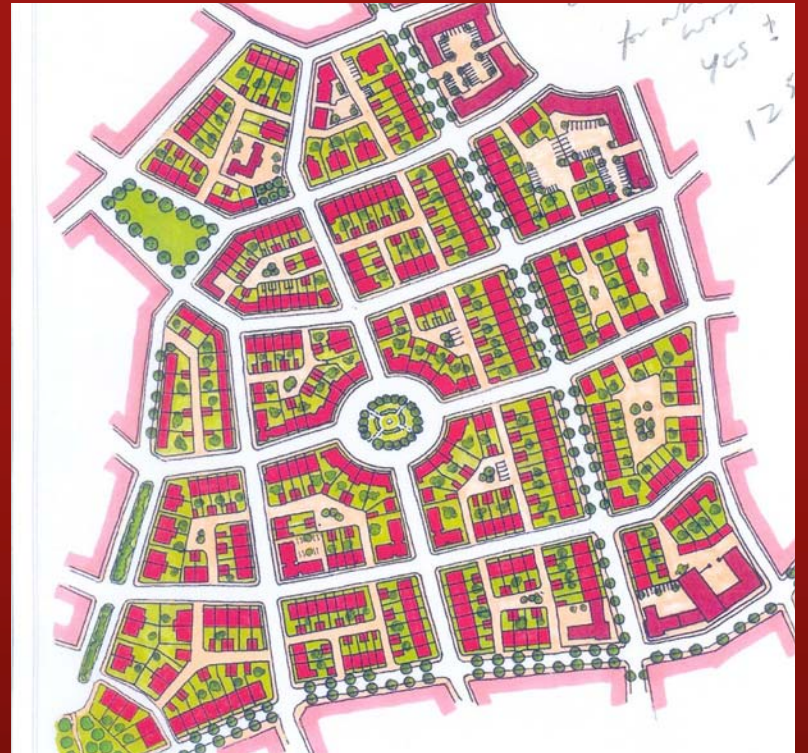
Figure 94
The heart of the south west neighbourhood.

'VILLAGE SQUARE' or SECONDARY SCHOOL

Extended Schools: The hub of the Community

26/01/2004 - v3

Extended Schools address key government agendas:
- Raising standards
- Realising regeneration targets
- Support for vulnerable children and families

Parenting support
- Social services
- Parent link workers
- Family support workers
- Behaviour support
- Economics & practical skills

ICT
- Remote access to children's work
- Staff training
- Workplace training & support
- Advanced courses
- Basic skills
- Information gathering
- E-mail & communications

Parental Involvement
- In their children's learning (eg Share)
- As governors
- As volunteers

Extended schools will be characterised by increased parental involvement and pupil involvement (eg School Councils)

Health & Social Care
- Access to health services
- Enhanced role of school nurses
- Behaviour intervention services
- Children & family support

Sports & Arts
- Coaching
- Access to wide range of activities
- Links to adult sports clubs
- Performance
- Intergenerational activity
- Community arts
- Digital workshop

Lifelong Learning
- Adult learning
- Family learning
- Intergenerational activities
- Taster sessions
- Adults in school classses
- Staff development

Study Support
- After school activity
  - On site
  - Off site
- Links to youth work
- Links to adult learning
- Summer (holiday) schools
- Revision & booster sessions
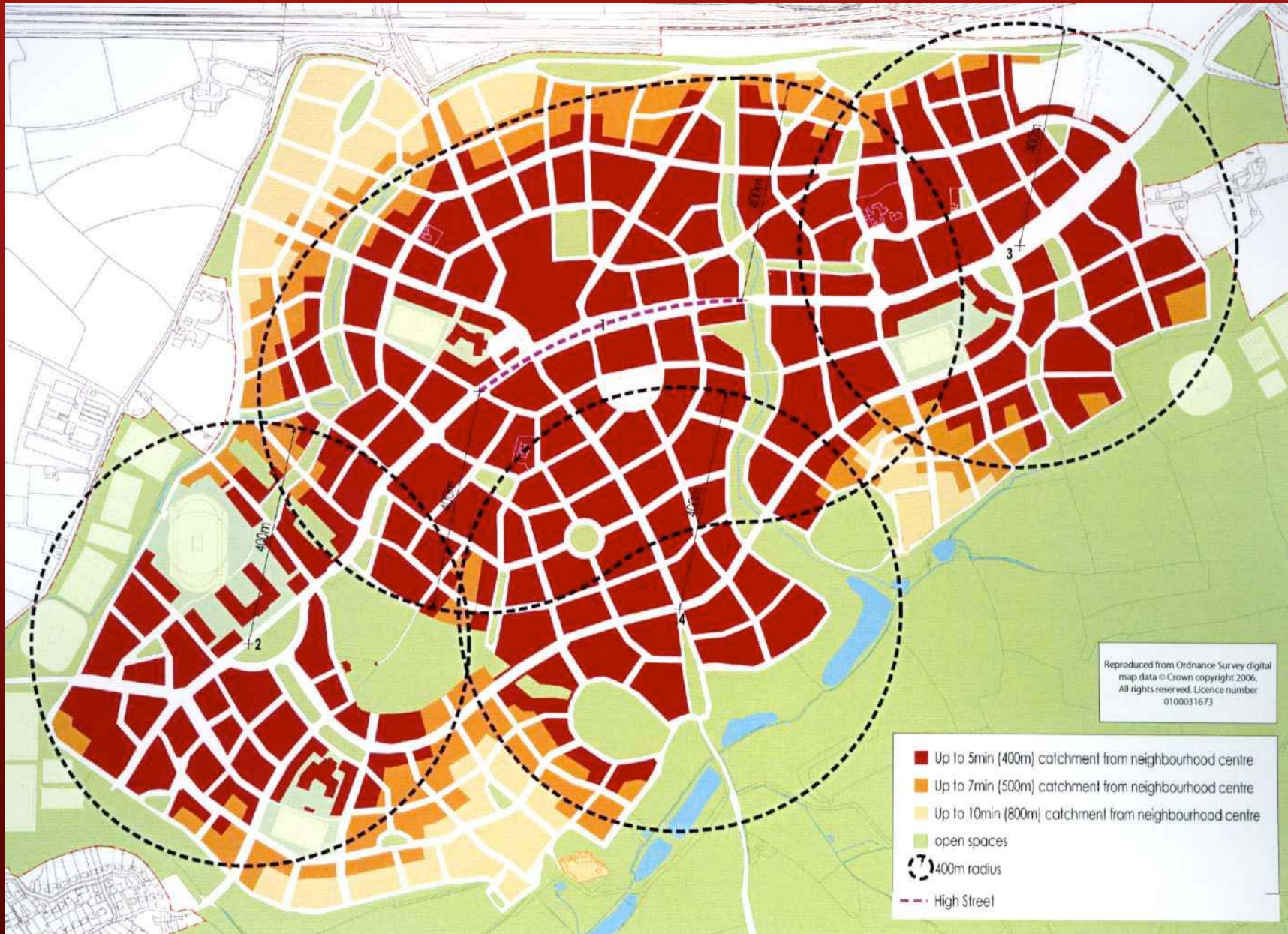- Breakfast clubs
- Mentoring & individual support

Childcare
- Full day care
- Workplace nursery
- Creche provision
- Pre-school activities
- 'Stay & Play'
- Work experience

The activities listed here are **examples** of the many possible areas of work in each category

Reproduced from Ordnance Survey digital map data © Crown copyright 2006. All rights reserved. Licence number 0100031673

Up to 5min (400m) catchment from neighbourhood centre

Up to 7min (500m) catchment from neighbourhood centre

Up to 10min (800m) catchment from neighbourhood centre

open spaces

400m radius

High Street

Sherford. Landscape constraints

Legend:
- strategic routes
- water course
- water course corridor
- HLC 1
- HLC 2
- existing woodland / foraging area
- high quality sherford valley
- ridge line
- footpath
- Local Wildlife Site (LWS)
- Potential County Wildlife Sites (pCWS)
- Plymouth Sites of Importance for Nature Conservation(SINC)
- Important Hedgerow (target note 1 in ecology chapter of the EIA)
- evidence of badger activity
- evidence of bat activity
- key view point
- dwelling
- grade 1 listed building
- grade 2 listed building
- main archeological features (refer to EIA ref. no.)

'Community Park'
(active recreation)

The Community Park.
•A unique amenity
•A powerful edge to Plymouth's eastern growth
AND to the rural character of South Hams

Town or Country?

Town and Country

"Along with the preservation of the countryside the redemption of the town must be attempted. The two are interdependent; one rises to beauty or falls to ruin with the other. It is true to say that only through the rehabilitation of the town can the countryside be truly saved, thqt the true way to save the countryside is to build true urban towns"
Thomas Sharp
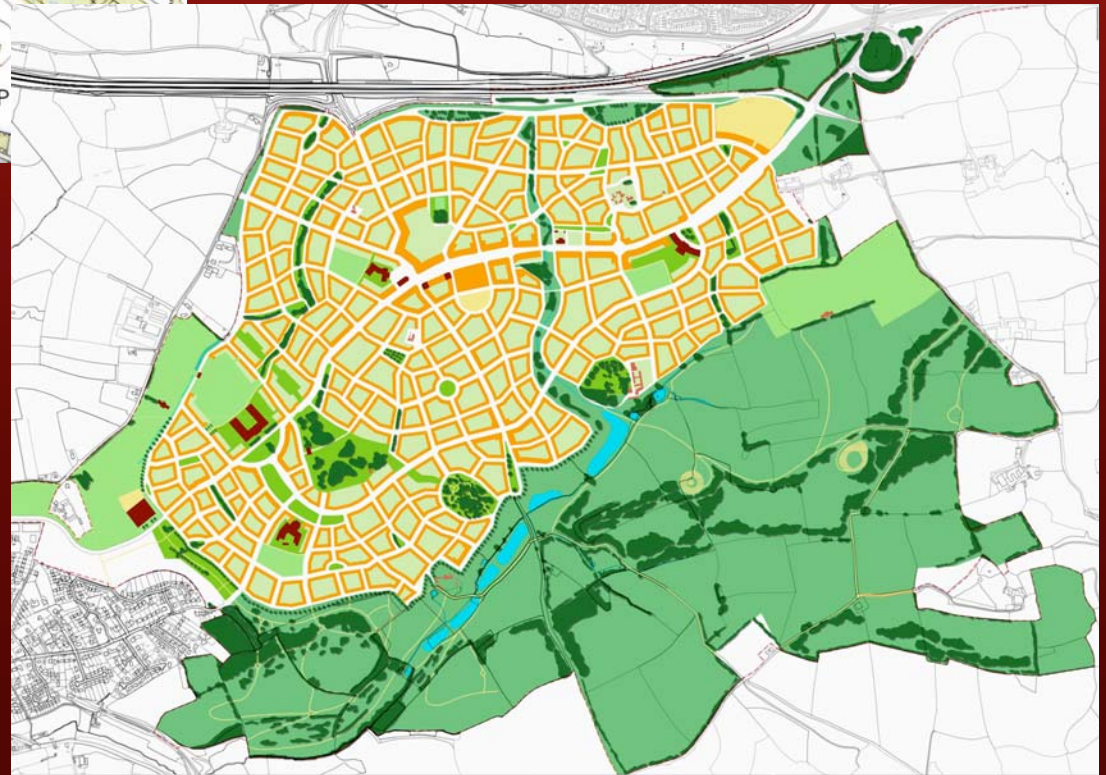
The Block and the Bat

Landscape and Ecology. Achieving the balance

The Park and the Town

5.6(d) Local Facilities in Urban Areas

This diagram illustrates some possible standards.
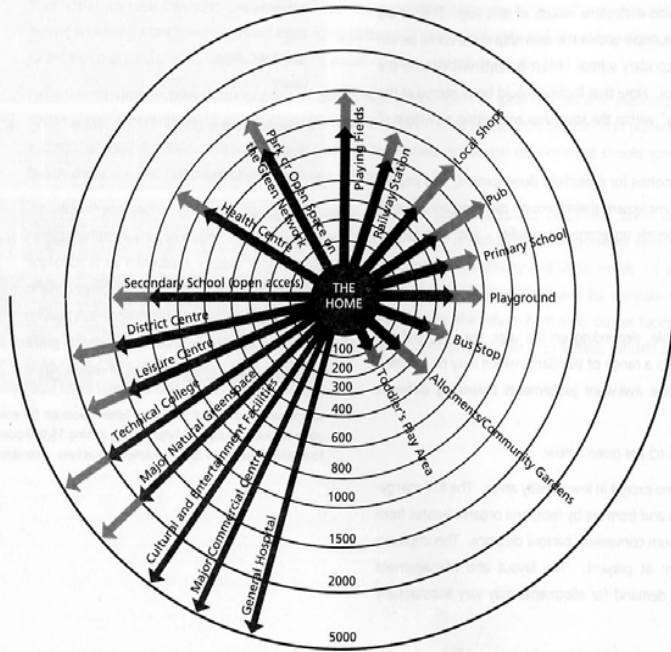
From home to everything you need.

The sustainable sequence.

The Pedestrian
The Cyclist
The bus passenger….

The car driver

Percentage of homes within this distance

Distances shown in diagram are in metres
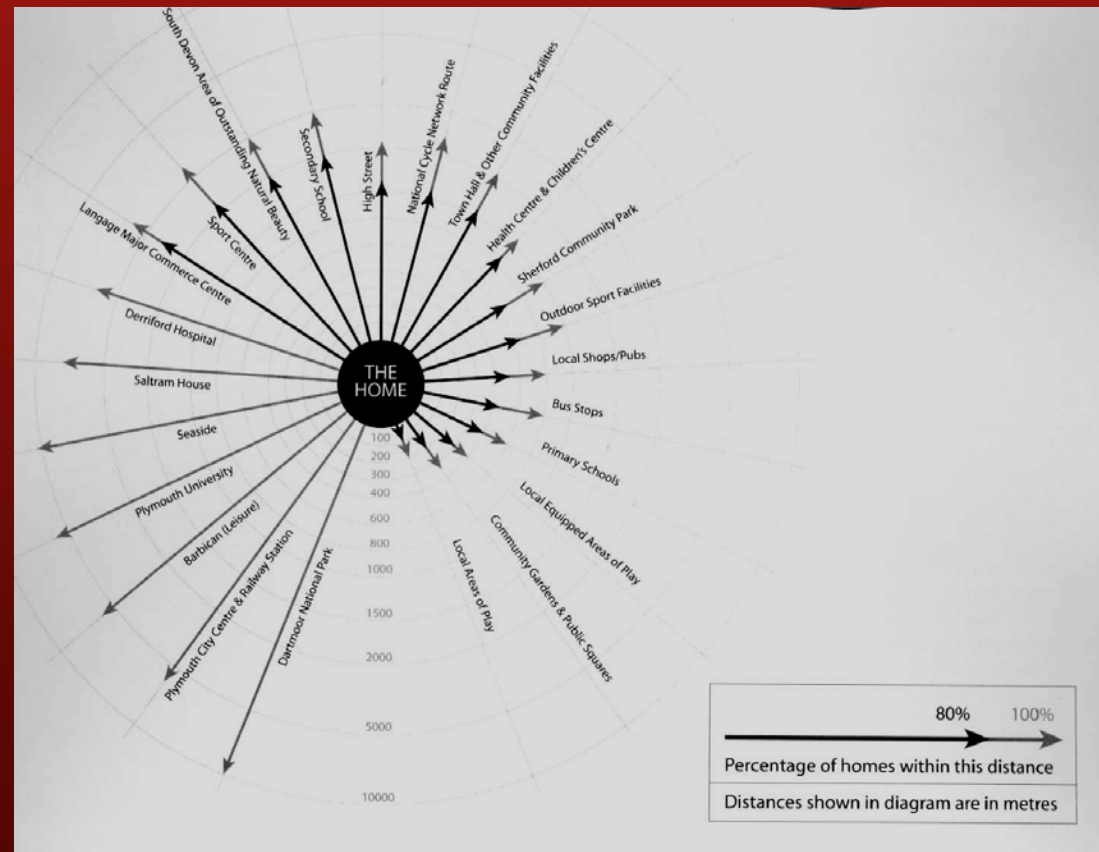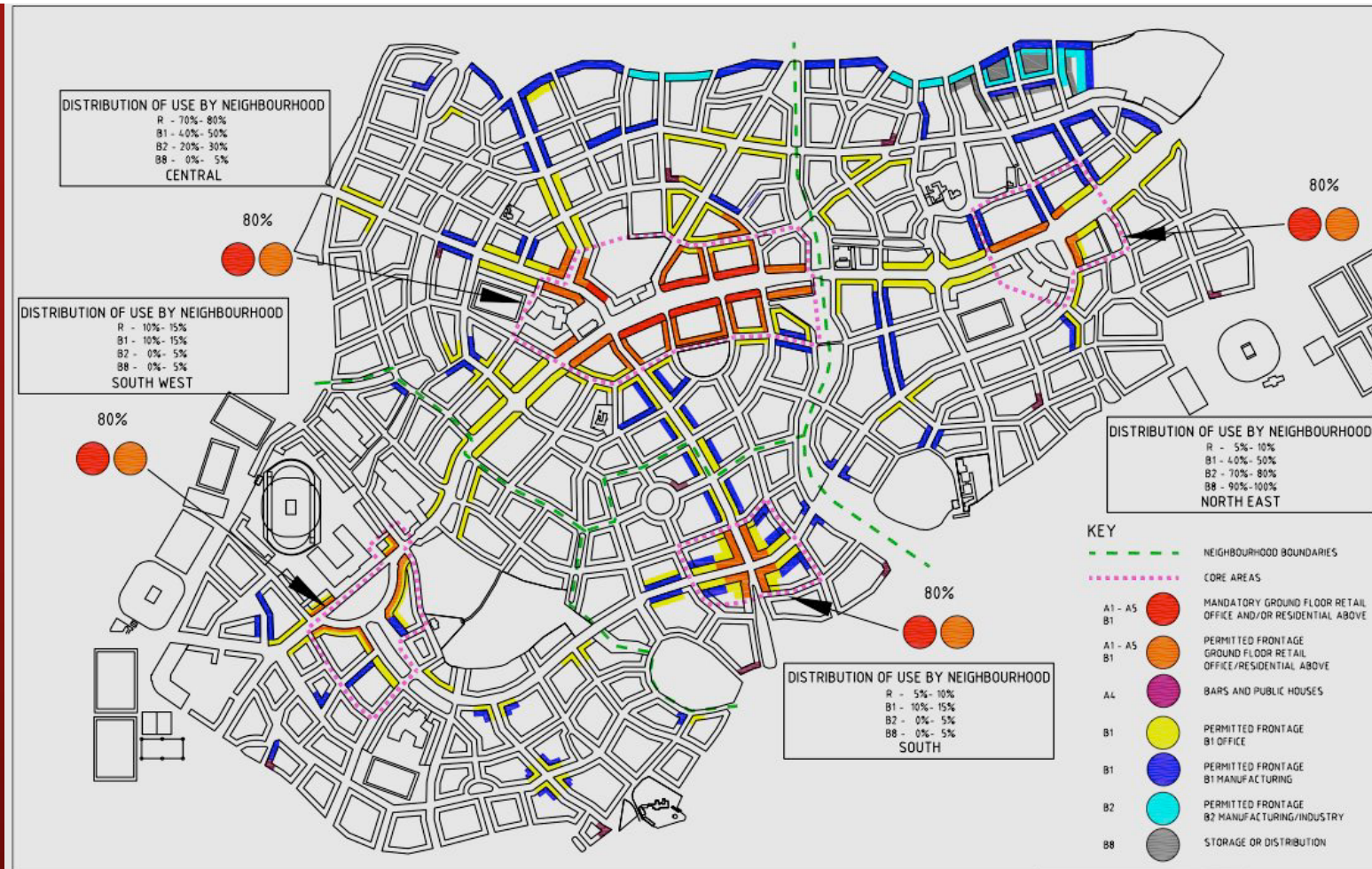
Mixed Use. If designed and located correctly it is a benefit not a problem

• At the Town Centre and neighbourhood centres

• Along the busiest streets

• Overlooking open spaces

• Small scale at street corners.

Workplaces as good neighbours

High Street Sherford
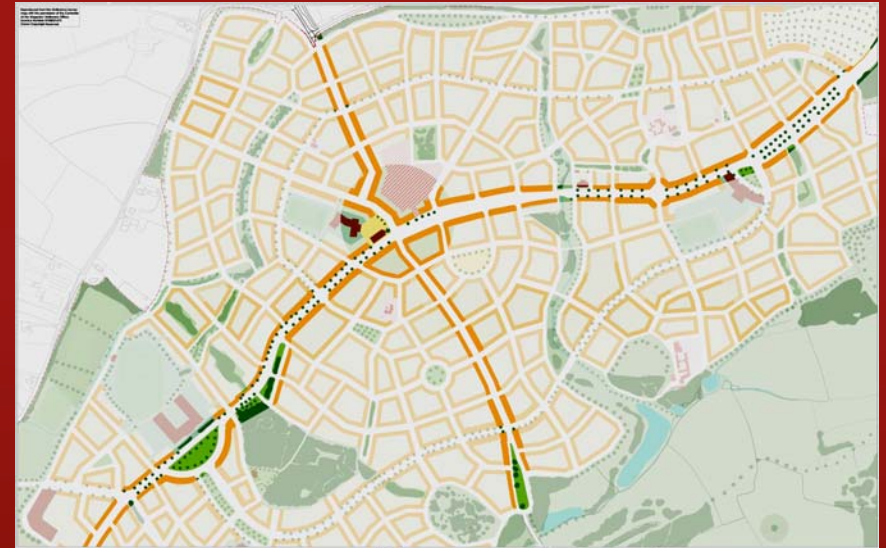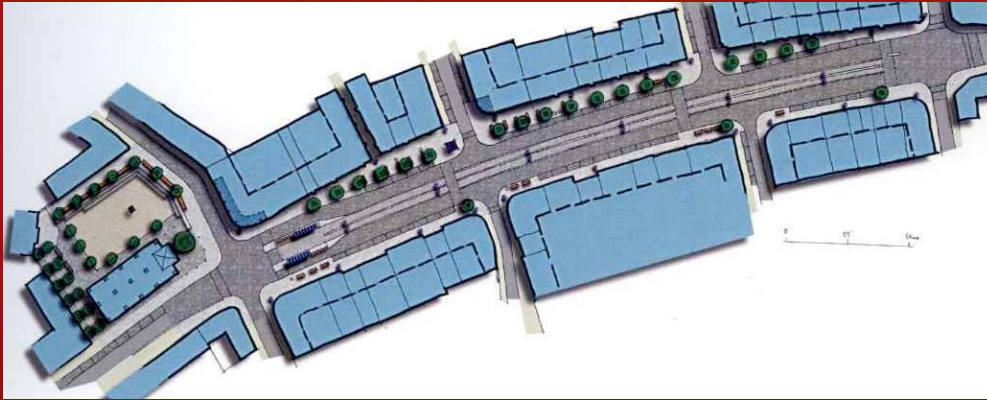
'A street that is open to the sky and filled with people and life,is a splendid place to be" Wiiliam H. Whyte

Tiverton

Totnes

Marlborough

BLOCK TYPES

D1 **Parking Courtyard Communal**

A Courtyard block is a perimeter block that has secure central courtyard(s) to accommodate parking shared between terraces, apartments or mews housing situated at the perimeter of the block.

D2 **Parking Alley**

An Alley block is served by secure internal alley(s) that provide access to parking spaces, garages and back gardens of the individual residential plots within the block.

D3 **Mews**

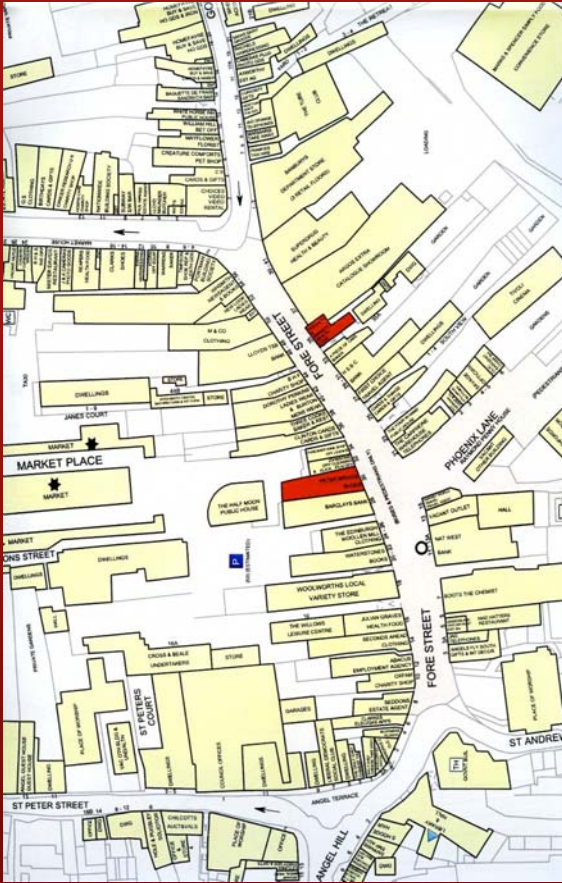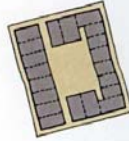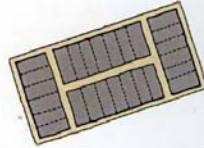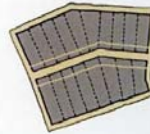A Mews block is served by an accessible mews street that is fronted by accommodation units with integral parking fronting onto the mews. Access to mews accommodation is mainly from the mews street side with possible access from the front unit side.

D4 **Wrap-around**

Wrap-around blocks are often required for civic, commercial, industrial buildings or sometimes large surface parking areas. Wrapping these larger units with smaller plots also ensures that rear elevations and servicing is not exposed to the street while also achieving active frontage to the later. Access to plots around the perimeter as well as servicing can be through an alley or exclusively from the front.
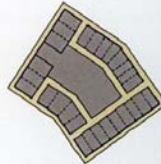
D5 **Greenway and Communal Garden**

A Greenway block is most likely to appear in a sequence acting as a quieter and green wildlife corridor. They are an addition to the linear parks system, and contain a single heavily treed central space running the full length of the block. This space may have communal use but does not form individual garden spaces. The detail design will need to respond to the particular wildlife movement and habitat. The continuity of the greenway from block to block may allow for a single storey building framing the shorter edge of the greenway depending on the movement habits of the wildlife.
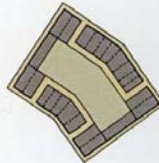
D6 **Back to Back**

A "Back to Back" Block is formed by an assemblage of plots the back edges of which meet each other in the middle of the block. On plot access is exclusively from the street.

Housing Affordability Mechanisms
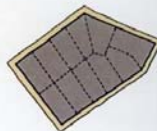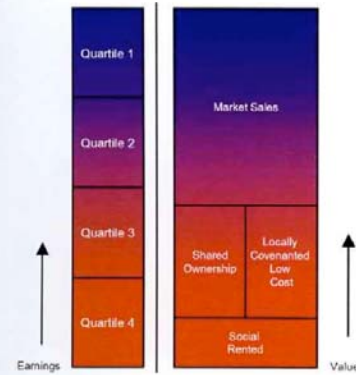
Figure 1
Heirarchy of Property
Value and Tenure.

Table 1: Proposed Housing Mix by Tenure

Dwelling Tenure	Percentage range of total housing		Range by number of dwellings	
	Min	Max	Min	Max
Social rented	12.5%	15.0%	688	825
Intermediate - Shared Ownership	12.5%	15.0%	688	825
Intermediate - Other Tenures *	15.0%	20.0%	825	1,100
Total Affordable Housing	40.0%	50.0%	2,200	2,750
Market Sale	60.0%	50.0%	3,300	2,750
Grand Total	100.0%	100%	5,500	5,500

Please note that the proposed mix is expressed in the 'Min' percentage column. This may climb to the 'Max' percentages should funding become available either through Social Housing Grant or the Fund Pool (see Funding).

* Intermediate Other will not have specific financial discounting mechanisms applied directly but will comprise housing that is by value and covenant affordable for key areas of localised demand not otherwise satisfied in the open market. The covenant status will have a suppressing impact on the market value, which are projected to match the 'market values' of Intermediate Shared Ownership properties.

Table 2: Indicative Housing Mix by Type and Tenure

Housing Type	Market		Intermediate (Shared Ownership)		Intermediate (Other)		Social Rented		Total	
	No.	% Total	No.	% Total	No.	% Total	SR	% SR	No.	% Total
1 bed apartment	99	3%	69	10%	25	3%	69	10%	261	4.75%
2 bed apartment	331	10%	193	28%	83	10%	138	20%	743	13.50%
2 bed terraced house	396	12%	193	28%	99	12%	124	18%	811	14.75%
2 bed semi-detached house	66	2%	14	2%	17	2%	14	2%	110	2.00%
3 bed terraced house	990	30%	172	25%	248	30%	261	38%	1,671	30.38%
3 bed semi-detached house	66	2%	14	2%	17	2%	14	2%	110	2.00%
3.5/4 bed terraced house	825	25%	34	5%	206	25%	69	10%	1,134	20.63%
4 bed detached house	363	11%	0	0%	91	11%	0	0%	454	8.25%
5 bed detached	165	5%	0	0%	41	5%	0	0%	206	3.75%
Grand Total	3,300	100%	688	100%	825	100%	688	100%	5,500	100.0%
% of Total	60.0%		12.5%		15.0%		12.5%		100.0%	

NB: The distinction between semi-detached and detached is not specified for 4 to 5 bedroom in order to make this Table manageable but it is recognised that there are likely to be material proportions of these sized dwellings that pair very well.

Table 1: Proposed Community Trust Roles in the Early Stages

Role	Sub Set Examples	Possible Responsibilities	Traditional Management	Options	Physical Asset
1. Upholding & Progressing the Sustainability Agenda	Transport – Sustainable Travel Organisation	Promotion - Green travel plans, Car Club, Cycle club, hopper bus. Manage travel section of web.	SCT	SCT	N
	Waste	Promotion - Advice on waste reduction, reuse and recycling	LPA	SCT/LPA	N
	Energy & water efficiency	Promotion – Advice	LPA/SP	SCT/SP	N
	Health & Wellbeing – including faith based facilities & cemetery	Green Gym, Trim trails, Parkours, edible landscapes	LPA/NGO/VSO	SCT/NCO	Y
	Environment/Ecology/Conservation	Ref Open space - themed e.g. Bats, Friends of the Quarry	LPA/NGO/VSO	SCT/NCO	Y
2. Promoting Economic Development	Liaison between business, RDA and other network & promotion organization to promote deliver opportunity to Sherford. Provision of office, conference, meeting & training space.	Co-ordination with Red Tree to develop within its remit (or separately) Chamber of Commerce, Fair Trade Associations, Business Enterprise initiatives, Information and Communications Technology (ICT) centre etc.	LPA/NGO/RDA	SCT	N
3. Promoting the development of partnerships, associations and networks	Liaison between layers of local government, social and special interest groups and networks. Residents Association - Twinning.	Promotion - Engendering Civic pride, empowerment and social networks internally (including involvement in the Trust itself) and between Sherford and its neighbours. This will include events, markets, festivals, concerts etc	LPA/NGO	SCT	N
3. Information supply and promotion	Access to Information. This may cross-fertilize with Library services	Community website & e-newsletter management	LPA/RA	SCT	N
4. Promoting understanding of the Design Codes, guiding their use & monitoring their application	Involvement with planning process. This may also include cultural heritage protection and promotion	Promotion - Advocacy for design codes and aspirations of the community. Co-ordination with Design Assessment body	SCT/LPA	SCT	N
5. a. Managing open space & public realm	Open space – inc Community Park & Quarry	Ownership/management	LPA	SCT	Y
	Footways/Footpaths within green corridors/parks and open space	Ownership/management	LPA	SCT	Y
	Organic Farm – community supported agriculture	Ownership/management	LPA/Private	SCT	Y
	Allotments	Ownership/management/promotion	LPA	SCT	Y
	Public Space – inc street furniture & public art	Ownership/management	LPA	SCT	Y
5. b. Managing sports & recreational facilities	Recreation and leisure facilities – Sports Hub and Pool	Ownership/management	LPA, Sport England, NPFA	SCT	Y
	Bowling Green near town centre	Ownership/management	Local club	SCT	Y
5. c. Managing community property & facilities	Community buildings/Town Hall	Ownership/management	LPA	SCT	Y
	Youth centre & facilities	Ownership/management	LPA	SCT	Y
	Education – seat on the Board of Trustees for the federated schools. Involvement with extended education initiatives (Lifelong learning)	Management Involvement – Promotion	LPA	LPA/SCT	N

For Key refer to Table 2.

"people are motivated to care for a home, a house, a place, a community, an environment to the extent that their interest in it is direct, dependable and permanent" Wendell Berry

Community Trust

Density. The paranoia of regulators

'The unit of measurement to fit into these parameters is any one urban block and any contiguous block either built or given consent to build.
Any numbers constituting less than this increment may in themselves be more or less than the maximum and minimum within that parametric range'

Transect real or implied?

50-75 dph within the immediate town centre

40-60 dph within the intermediate town centre band

45-60 dph at the heart of the neighbourhood centres

40-60 dph for the length of the Main Street

60-80 dph specifically for the Main street Boulevard.

45-60 dph for the two Avenues and Brixton Road

40-55 dph along the Community park edge and other green spaces

35-50 dph for all other areas.
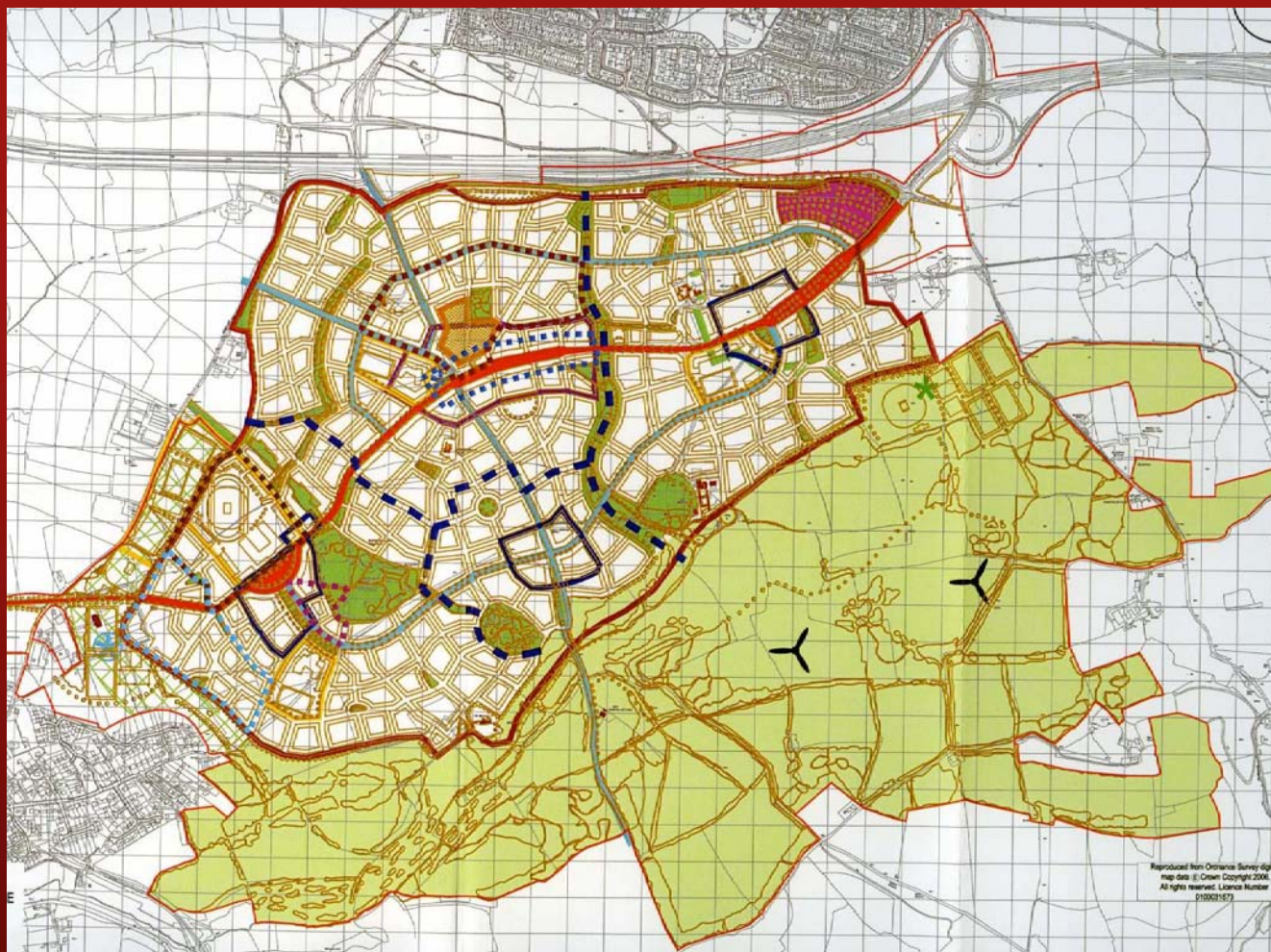
KEY

PLANNING APPLICATION BOUNDARY
MAIN STREET
OTHER PRINCIPLE ROUTES
TOWN CENTRE
OTHER NEIGHBOURHOOD CENTRES
EXTERNAL BOUNDARY OF DEVELOPMENT
COMMUNITY PARK
SCHOOL SITES
HEALTH CARE CENTRE
TOWN HALL SITE
GREENWAY BUFFER ZONE
GREENWAYS/WILDLIFE CORRIDORS
PARK AND RIDE INTERCHANGE
SPORTS HUB
ADDITIONAL SPORTS FACILITIES
COMMUNITY WIND TURBINES
EXISTING BUILDINGS
TOWN HALL BOUNDARY
HEALTH CENTRE BOUNDARY
SECONDARY SCHOOL BOUNDARY
SPORTS CENTRE BOUNDARY
YOUTH CENTRE BOUNDARY
NEIGHBOURHOOD BOUNDARY

Sherford Code. Key fixes

SURFACE WATER DRAINAGE WILL BE DRAINED WHERE POSSIBLE.

...TO BE CHANNELLED WITH OPEN WATER ...TO WATER COURSES

...TER COURSE (FROM ATTENUATION FEATURES) ...O GREEN FIELD FLOW EQUIVALENT (FEH)

STORAGE REQUIREMENTS 3C
TOTAL AREA 4.91 ha
HIGHWAY AREA 1.17 ha
OTHER PAVED DEVELOPMENT AREA 1.87 ha

RETURN PERIOD (YEARS)	2	30	100+20%
WITHIN DEVELOPMENT BLOCKS (m³)	465	880	1455
WITHIN CATCHMENT AREA PRIOR TO DISCHARGE (m³)	215	325	805

STORAGE REQUIREMENTS 3A
TOTAL AREA 5.13 ha
HIGHWAY AREA 2.00 ha
OTHER PAVED DEVELOPMENT AREA 1.57 ha

RETURN PERIOD (YEARS)	2	30	100+20%
WITHIN DEVELOPMENT BLOCKS (m³)	385	735	1215
WITHIN CATCHMENT AREA PRIOR TO DISCHARGE (m³)	440	600	1200

STORAGE REQUIREMENTS 11A
TOTAL AREA 14.87 ha
HIGHWAY AREA 4.00 ha
OTHER PAVED DEVELOPMENT AREA 5.04 ha

RETURN PERIOD (YEARS)	2	30	100+20%
WITHIN DEVELOPMENT BLOCKS (m³)	135	650	1420
WITHIN CATCHMENT AREA PRIOR TO DISCHARGE (m³)	620	950	1530

STORAGE REQUIREMENTS 3B
TOTAL AREA 15.80 ha
HIGHWAY AREA 5.50 ha
OTHER PAVED DEVELOPMENT AREA 5.15 ha

RETURN PERIOD (YEARS)	2	30	100+20%
WITHIN DEVELOPMENT BLOCKS (m³)	285	940	1915
WITHIN CATCHMENT AREA PRIOR TO DISCHARGE (m³)	965	1445	2295

STORAGE REQUIREMENTS 1
TOTAL AREA 8.30 ha
HIGHWAY AREA 2.37 ha
OTHER PAVED DEVELOPMENT AREA 2.97 ha

RETURN PERIOD (YEARS)	2	30	10...
WITHIN DEVELOPMENT BLOCKS (m³)	745	1400	
WITHIN CATCHMENT AREA PRIOR TO DISCHARGE (m³)	445	585	

KEY

— — — BRIDGE STREAM / SHERFORD STREAM CATCHPIT BOUNDARY

— PLANNING APPLICATION BOUNDARY

— EXISTING OPEN WATERCOURSE

(S3A) STORMWATER ATTENUATION / INFILTRATION FEATURE

N

PARK AND RIDE

HEALTH CENTRE

PRIMARY SCHOOL

SECONDARY SCHOOL

PRIMARY SCHOOL
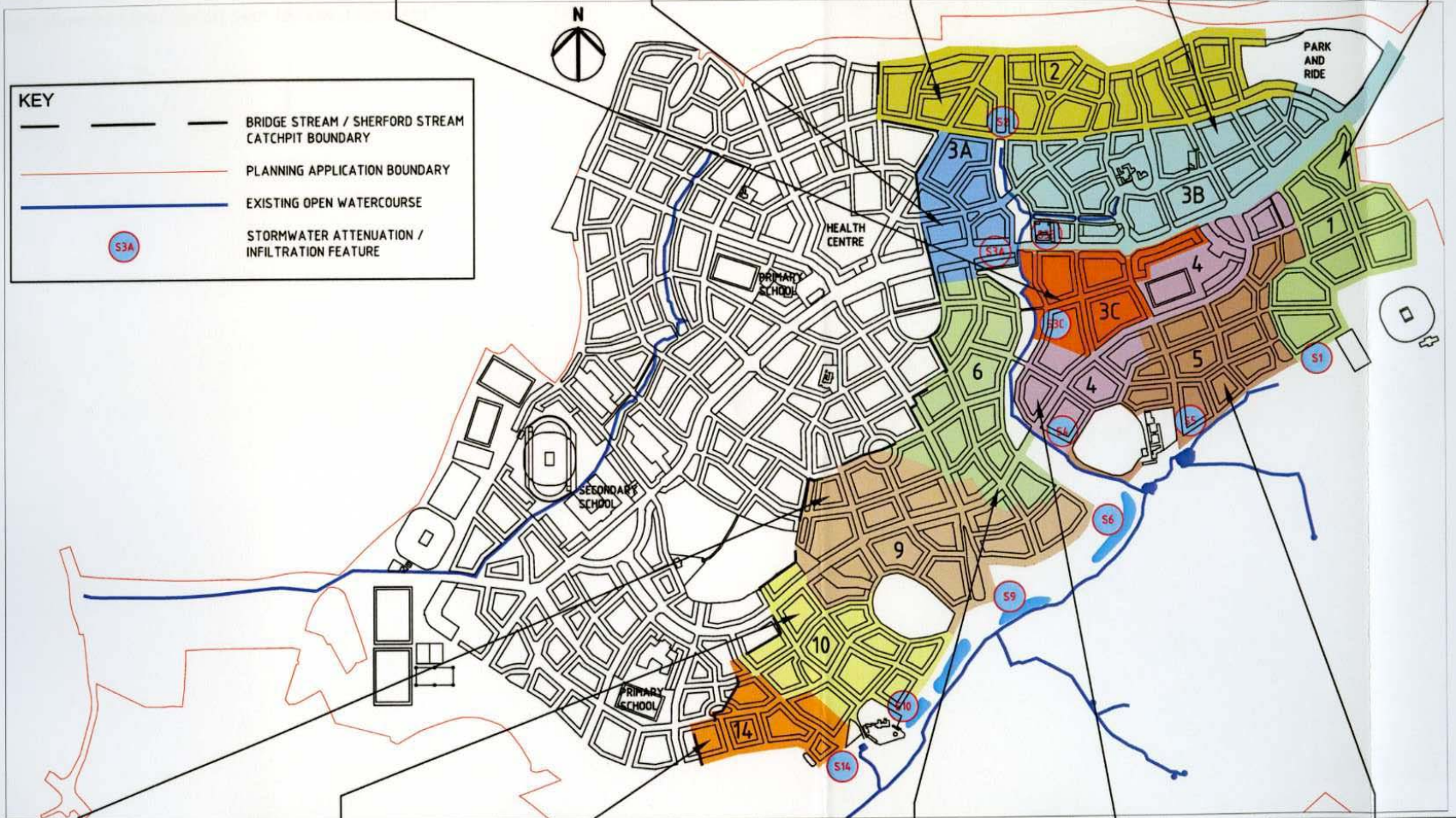
CATCHMENT AREA 9
TOTAL AREA 13.24 ha
HIGHWAY AREA 4.60 ha
OTHER PAVED DEVELOPMENT AREA 4.32 ha

STORAGE REQUIREMENTS 9

RETURN PERIOD (YEARS)	2	30	100+20%
WITHIN DEVELOPMENT BLOCKS (m³)	200	715	1500
WITHIN CATCHMENT AREA PRIOR TO DISCHARGE (m³)	810	1175	1995

CATCHMENT AREA 10
TOTAL AREA 7.62 ha
HIGHWAY AREA 2.51 ha
OTHER PAVED DEVELOPMENT AREA 2.56 ha

STORAGE REQUIREMENTS 11B

RETURN PERIOD (YEARS)	2	30	100+20%
WITHIN DEVELOPMENT BLOCKS (m³)	90	355	755
WITHIN CATCHMENT AREA PRIOR TO DISCHARGE (m³)	435	670	1500

CATCHMENT AREA 14
TOTAL AREA 3.85 ha
HIGHWAY AREA 1.40 ha
OTHER PAVED DEVELOPMENT AREA 1.23 ha

STORAGE REQUIREMENTS 14

RETURN PERIOD (YEARS)	2	30	100+20%
WITHIN DEVELOPMENT BLOCKS (m³)	55	195	410
WITHIN CATCHMENT AREA PRIOR TO DISCHARGE (m³)	245	365	645

CATCHMENT AREA 6
TOTAL AREA 8.92 ha
HIGHWAY AREA 2.36 ha
OTHER PAVED DEVELOPMENT AREA 3.28 ha

STORAGE REQUIREMENTS 6

RETURN PERIOD (YEARS)	2	30	100+20%
WITHIN DEVELOPMENT BLOCKS (m³)	225	680	1365
WITHIN CATCHMENT AREA PRIOR TO DISCHARGE (m³)	345	535	860

CATCHMENT AREA 4
TOTAL AREA 8.18 ha
HIGHWAY AREA 2.00 ha
OTHER PAVED DEVELOPMENT AREA 3.09 ha

STORAGE REQUIREMENTS 4

RETURN PERIOD (YEARS)	2	30	100+20%
WITHIN DEVELOPMENT BLOCKS (m³)	775	1460	2405
WITHIN CATCHMENT AREA PRIOR TO DISCHARGE (m³)	345	440	715

CATCHMENT AREA 5
TOTAL AREA 7.92 ha
HIGHWAY AREA 2.24 ha
OTHER PAVED DEVELOPMENT AREA 2.84 ha

STORAGE REQUIREMENTS 5

RETURN PERIOD (YEARS)	2	30	100+20%
WITHIN DEVELOPMENT BLOCKS (m³)	175	1340	2210
WITHIN CATCHMENT AREA PRIOR TO DISCHARGE (m³)	480	585	1200

Surface Water