

Project: Chard Regeneration Framework

Date: July 2010

Title: Phasing Summary Schedule

Revision:

To be read in conjunction with the Phasing Plans 1-5, Keysite Development Schedule, Northern & Western Site Development Schedule, Town Centre Development Schedule and the corresponding Reference Plans.

\*Approximate build out rates based on Chard target of 1350 + 100% and RSS Targets for 2026

Strategic Development Option (and housing provision)	Phase	Timeframe	Plot References (see reference plan)	Estimated Build Rate	No. Dwellings	Employment Provision (ha)	Mixed Use Provision (ha)	GI Provision (ha)	Community Infrastructure	Highways Infrastructure Provision	Utilities Infrastructure	Carbon Emissions Target	Gap Funding	Possible Developer Contributions	
1	2	3	4												
	1	2010-2011	The Back Plots a09,a10,f10,f11,f12,f13	a06, 170	139	4.10	Town centre 'Back Plots'	0	High St. & fore St. Public realm improvements	Rearranged parking access in town centre. Section of primary street in Avis Hayes. Section of primary street link between A358 and Crimchard.	Minor diversions and reinforcements where required.	Compliance with 2010 Building Regs (25% reduction in CO2 emissions compared to Part L 2006)	N		
	2a	2011	n/a	0	0	0.00	0	0	n/a	Convent Signals improvements. East St improvements and new East End Gateway.	n/a	n/a	N		
	2b	2011-2012	b01,b02,b03	170	87	0.00	0	0	n/a	A30 - Millfield primary street link.	Possible diversion or burying of 33kW overhead cables. Significant reinforcement or new connecting sewer to the north.	Compliance with 2010 Building Regs (25% reduction in CO2 emissions compared to Part L 2006)	Y		
	2c	2011-2013	b04,b14,b16,c08,c18,c19,c20,c21,c22,c25,c28,c29,c30	170	261	3.24	1.7	4.2	New playing fields and sports hub	Millfield primary streets.	Possible diversion or burying of 33kW overhead cables. Significant reinforcement or new connecting sewer to the north.	Compliance with 2010 Building Regs (25% reduction in CO2 emissions compared to Part L 2006)	Y		
	2d	2013-2014	Football club site	170	97	0.00	0	0	n/a	n/a	n/a	Compliance with 2013 Building Regs (44% reduction in CO2 emissions compared to Part L 2006)	Y		
	3a	2014-2017	a02,a04,a12,c09,c10,c11,c12,c13,c14,c15,c16,c17,c23,c24,f14	170	535	1.10	4.6	0	Primary school	Oaklands Avenue – A358 Furnham Road primary street link. Oaklands Avenue upgrade. Millfields – Henderson Drive primary street link.	Extension of new connecting sewer. Possible reinforcement of existing or new primary sub-station.	Compliance with 2013 Building Regs (44% reduction in CO2 emissions compared to Part L 2006) with Zero Carbon from 2016 including schools	Y		
	3b	2017-2018	d01,d02,d03,d04,d05,d06,d07,d08,d09	170	247	0.00	0	1	n/a	Forton Road – A358 Tatworth Road primary street link. Henderson Drive upgrade.	Extension of new connecting sewer. Possible reinforcement of existing or new primary sub-station.	Zero Carbon (150% reduction in CO2 emissions compared to Part L 2006) including schools	N		
	4a	2018-2022	East End c01,c02,c03,c04,c05,c06,c07,c26,c27,d10,d11,d12,d13,d14,d15,d16,d17,d18,d19,d20,d21,d22	170	645	1.42	Town centre 'Eastern Gateway'	10	Playing fields and sports hub extended	Eastern growth area outer primary street between Millfield and A358 Tatworth Road.	Further extension of the connecting sewer. Possible diversion or burying of 33kW overhead cables.	Zero Carbon (150% reduction in CO2 emissions compared to Part L 2006) Non domestic buildings to be Zero Carbon from 2019	N		
	4b	2022-2026	Town centre sites a01,a03,a05,a07,a08,a11,b05,b06,b07,b08,b09,b10,b11,b12,b13,b15,b17,b18,b19,b20,b21,b22	170	705	0.00	0	3	Primary school. Leisure Centre.	Eastern growth area primary street between Millfield and Avis Hayes.	Likely diversion or burying of 33kW overhead cables. Diversion of MP gas main.	Zero Carbon (150% reduction in CO2 emissions compared to Part L 2006) all buildings	N		
	5	2026-2031	f01,f02,f03,f04,f05,f06,f07,f08,f09	170	769	0.00	0.7	0.9	n/a	South west growth area primary street. Completion of Northern growth area primary street link between A358 and Crimchard.	Possible new pumping station to connect south west development to existing sewer or possible reinforcement and use of town centre sewer system.	Zero Carbon (150% reduction in CO2 emissions compared to Part L 2006) all buildings	N		
					3485										
<b>Totals</b>					<b>3485</b>	<b>9.8 (13.3 including non residential mixed use)</b>	<b>7.0 (plus town centre regeneration)</b>	<b>19.1</b>							

**Option 1 Town centre regeneration 410 dwellings (includes town centre sites from Phases 5, 8 & 9)**

This development option would focus on regenerating the town centre and only deliver low levels of housing growth.

**Option 2 Eastern growth area part 1 1366**

This option would follow on from the town centre improvements and continue the development of the eastern growth area, focusing on place making in the Millfields area to create a new district centre and delivering some additional highways links to the east of the town to improve highways capacity.

**Option 3 Eastern growth area full build out 2716**

This option would continue from options 1 and 2 and complete the growth to the east of the town, creating a second highways link and deliver maximum housing growth to the east of the town.

**Option 4 Growth to 'Natural Limits' 3485**

This option takes the level of development to the full build out scenario of the masterplan and delivers additional housing sites to the north and west of the town.