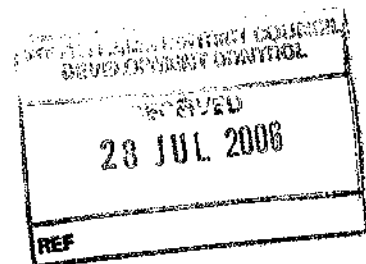


4 Nightingale Close
Elburton
PLYMOUTH
PL9 8PN

26th July 2006

The Chief Planning Officer
South Hams District Council
Follaton House
TOTNES
Devon
TQ9 9SH



Dear Sir

Re: Sherford New Town

As residents near to the proposed development, we wish to write to object in the strongest possible terms to the proposals for this new town on a Greenfield site, on the edge of the eastern boundary to Plymouth City.

In the first place, we have the strongest possible objections to a Greenfield site of this nature being used for any development. There is absolutely no basis on which land of this nature which is perfectly good agricultural land should be totally ruined by any housing development. Furthermore, it is difficult to see how such development is really going to benefit the housing needs of the residents of the South Hams area, who will surely want housing near to their present home or work areas and not at the western edge of the District Council's area, squashed up against Plymouth City.

Housing in this new development if it goes ahead will surely be filled up by people from Plymouth rather than the residents of South Hams, who surely will want new housing provided for them in the towns and villages where they live and/or work and where so much housing has been lost through acquisition by people who do not normally live in the area as second homes.

It appears that the proposal attempts to deal with some of the traffic problems by proposing a new road running from the development westwards, across the King George V playing fields, to Haye Road. It is absolutely outrageous that any part of these playing fields should be lost to assist in a development of this nature. These playing

fields were established by the King George V charitable foundation and transferred at some point to Plymouth City Council on the basis that the City Council accepted the legal and moral obligation to preserve them as playing fields. These playing fields constitute the primary rugby playing fields in Plymouth as well as some facility for soccer. There is parking for those playing or attending these matches which are obviously frequently quite competitive and this facility cannot be readily replaced.

This new traffic route would increase traffic either in Elburton or in Plympton, because on leaving this proposed new road, traffic would have to go one way or another along Haye Road and join an existing and overcrowded traffic route.

No direct traffic route between the A379 and the A38 is proposed which avoids Elburton or Brixton. This is a fundamental flaw in the entire plan.

The existing intersection with the A38 at Deep Lane could become totally jammed by the increase in traffic, particularly taking into account the industrial traffic into the Langage area which already exists and which is likely to increase with the new power station. There is no proposal it would appear to construct an entirely new junction with the A38 to deal with the purely residential traffic. Once again, this simply represents a fundamental flaw in the planning arrangements and the lack of thought given to their ill-judged proposal generally by the planners.

The proposed new town appears to be on paper designed, as if it can exist in isolation from its Plymouth neighbour. This is arrant nonsense. This development will simply become another suburb of Plymouth, with all the problems that flow from that. A density of 50% affordable and rented housing is also vastly in excess of what is reasonably required. As already mentioned, the need of South Ham residents is for affordable and rented housing in their own localities and not up to 25 miles away on the western edge of the South Hams District Council area.

Accordingly, we wish to enter our strong opposition to the proposal in the same way that we objected to the original plan submitted.

Yours faithfully

JOHN CARTER

MARY CARTER