

# NEWTON & NOSS PARISH COUNCIL

~ Clerk to the Council: Mrs J Eschbaeher ~

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Major Developments Team  
South Hams District Council  
Pollaton House  
Plymouth Road  
Totnes TQ9 5NE

9<sup>th</sup> October 2006

**For the attention of Mr Paul Tyler**

Dear Sir

## **South Hams LDF - Sherford Area Action Plan (Submission Stage) Alternative Sites Consultation Response Form**

In response to your invitation to comment on the representation made by Plymouth and South West Co-operative Society's alternative site, the Parish Council considers the representation to be unsound as the following soundness tests are not met:-

1. L.D.F. procedures require that submissions such as Sherford Refined should result from partnerships between developers, local authorities and communities. There has not been any consultation on this proposal. Indeed previous work between these parties led to this alternative site being rejected as being inappropriate and the AAP site identified as the most appropriate.  
**This fails to meet tests of soundness 2 and 7**

2. The employment land shown appears isolated from the other land uses. It does not meet the requirement for mixed use and sustainable transport principles.  
**This fails to meet tests of soundness 3 and 4**

3. The route from the A38 through Sherford Refined is shown entering the A379 at Chittleburn Hill. It has always been accepted that the feed into the A379 should be where it is a dual carriageway. Major improvements to this section of the A379 have not been proposed.  
**This fails to meet the tests of soundness 6, 7 and 8.**

4. There is no community park held in trust to provide a permanent eastward boundary for urban development. The green areas shown provide no barrier for further development.  
**This fails to meet tests of soundness 4, 5 and 7**

5. The number of proposed dwellings is unclear; also the site for future growth.  
**This fails to meet tests of soundness 4, 8 and 9.**

6. There is no provision for wildlife corridors for protected species.  
**This fails to meet tests of soundness 3, 4 and 5.**

7. The majority of development is on north facing slopes and steep gradients.  
**This fails to meet tests of soundness 3 and 4.**

8. There is no provision for renewable energy generation.  
**This fails to meet test of soundness 4.**

9. The HQPT must follow the shortest and fastest route from the A38 to the city centre to be successful and must be delivered from the outset of development. This proposal does not do that.  
**This fails to meet tests of soundness 4 and 7.**

10. The developer owns only a small percentage of the planned area and is unable to deliver the proposal.  
**This fails to meet the test of soundness 8.**

11. There is no timetable for the delivery of this alternative site.  
**This fails to meet test of soundness 8.**

Please forward this response to The Inspector dealing with the Enquiry into the Sherford Area Action Plan.

Yours faithfully

*(submitted by email)*

J C Eschbaecher  
Clerk to the Council