

**Kevin and Julie Owen
71 Copse Road
Drunken Bridge Hill
Plympton
Plymouth PL7 1QB**

1st October 2006

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

Dear Sir/Madam

**South Hams Local Development Framework Sherford Area Action Plan
(Submission Stage) Alternative Sites Consultation Response**

We would like to make a representation in support of the 'Alternative Site - Sherford Refined' as proposed by Plymouth and SW Cooperative Society in that it complies with the 'test of soundness' as opposed to the current Sherford AAP which we believe fails to comply with this test.

The newly proposed 'Sherford Refined' scheme complies with the criteria for the new community in all respects and is in keeping with the requirements of the Devon Structure Plan and Core Strategy. We believe that the current Sherford AAP fundamentally fails to comply with these tests.

The new community must fulfil the requirement for High Quality Public Transport from the commencement of the development. The Sherford Refined plan achieves this by relocating in the natural valley area with its primary city access via the A379 at Chittleburn. This forgoes the unwanted destruction of the King George V Playing Fields and significant alterations to Hays Road as envisaged for the current Sherford plan which is butted up to the A38 Devon Express Way requiring additional transport links to access the city from the east. The Sherford Refined scheme eliminates the need for the destruction of local amenities and roads and lanes and seeks to preserve a more natural environmental balance for the new community.

Sherford Refined respects and acknowledges the surrounding communities in that it reflects the distribution of surrounding settlement patterns.

The new site proposal also avoids the environmental and visual impact of locating on an exposed ridge whereas the current Sherford AAP has the site positioned on the highest ground right up against the A38 Devon Express Way. The Sherford Refined plan uses the natural contours of the valley to lessen the visual impact and to create a community that looks as though it has

evolved more 'naturally' as opposed to being intrusively squashed up against the farthest point of the South Hams as in the case of Sherford AAP.

Sherford Refined will also be more economical and therefore fully achievable in that it avoids the unnecessary relocation of major services such as electrical power lines and gas mains.

As the Sherford Refined scheme proposes to initiate construction from the southern end of the development close to the existing transport link of the A379 it will be able to satisfy the requirements of the Structure Plan as it will have an early provision of infrastructure and be able to be sustainable at the outset of construction. This will be a major advantage in promoting and sustaining public, as opposed to private, transport use.

Nearby communities will also be afforded protection against the visual impact and transport impact due to the revised location of the community in the valley. Due to the surrounding natural ridges, communities such as Brixton, Plymstock and Elburton will be given protection. Plympton and particularly the Conservation Area of Plympton St. Maurice will not be compromised by the close proximity of the development with the attendant traffic impacts, destruction of ancient rural lanes and the creation of numerous 'rat-runs'. Sherford Refined actively seeks to avoid these problems whereas the Sherford AAP has failed to fully address these important issues.

Measures to protect the rural communities and ancient lanes are also enhanced by the adoption of 'bus gates' which preclude the use of private vehicles, protecting and preserving the historic and rural character of the local environment.

Dual access by the creation of transport interchanges at Deep Lane and Chittleburn will balance the impact on the development and surrounding communities. The transport interchange at Chittleburn will also promote greater use of public transport, alleviating congestion in the city. Sherford AAP creates further transport problems as it is located up against the A38 Devon Express Way and requires significant road expansion through the rural area eastward and destruction of local amenities.

I would be grateful if you keep us informed of any further changes to the Sherford AAP.

We would wish to be represented at the Examination by Plympton Community Council Action Group.

Yours faithfully,

Mr and Mrs. K. and J. Owen