

YEALMPTON PARISH COUNCIL

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Major Developments Team
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Dear Sirs,

Sherford Development plan from Plymco

The Plymco proposal to alter the axis of the Sherford development so as to include its own land within the area to be developed completely upsets the balance of the new settlement. Although this Council has never been supportive of the Sherford proposal, mainly because South Hams is being required to help solve Plymouth's housing problem without its own pressing affordable housing shortage being properly addressed, we have reluctantly come to accept the general principles that emerged through the Enquiry by Design as the least bad option.

The result of this 'partnership' process was to turn Sherford towards Plymouth filling in the land between Elburton and Plympton whilst allowing for future development towards the West. At the same time an effective boundary against further development to the east would be established. Additionally the A38 with its spare capacity would carry the bulk of the traffic generated by the new settlement. One of this Council's main objections to the Sherford plans, as stated in its submission of August 5th 2006, is the inability of the A379 to carry the big increase in the traffic volume that thousands of new homes will generate. The result of the Enquiry by Design was to channel southern traffic onto the A379 dual carriageway at Elburton but with this being a secondary route.

The Plymco proposal totally reverses all the constructive work that has been done over the years throughout the long period of consultation, carried out in accordance with SHDC planning rules, which has led to an acceptance of the inevitability of the Sherford scheme.

Encroachment of future development into the South Hams and away from Plymouth would be inevitable if the Plymco proposal was allowed. The A379 would be required to carry a volume of traffic that would overwhelm it and for which it was never designed. The Plymco proposal makes no application for major improvements to the A379 from Chittleburn Hill to Elburton and westward into Plymouth. The economic

impact of this alternative plan would be bad for both the South Hams and for Plymouth, a factor that was long ago accepted and which led to the sensible idea of the transport hub on the A38.

There has been nothing like enough time for the Plymco proposal to be considered by the public whose reaction, when made aware of it, appears universally hostile. There is no merit in this proposal, no benefit to Plymouth or to the South Hams or indeed to the future residents and workers of the new settlement. The only effect that would be discernible, were the proposal approved, would be an increase in the value of Plymco land. It would be iniquitous if decisions on a large scale development such as this were influenced by corporate greed over the interests of local existing and future communities.

Yours sincerely

Michael Bastard,
Chairman, Yealmpton Parish Council