

South Hams Local Development Framework

Sherford Area Action Plan (Submission Stage) – Alternative Sites Consultation Response Form



South Hams
District Council

Please read the Guidance Notes before completing this form in black ink.

A separate form should be used for each matter and should relate to a Test of Soundness for your representation to be properly considered.

All comments should be received by **4.00pm on Tuesday
10 October 2006** to guarantee that they will be considered.

For Official Use Only

Reference No.

Date Acknowledged 2.8.06

Please complete this form if you are responding to the Alternative Sites Consultation ONLY

1. Personal Details

2. Agents Details (if applicable)

Title

First Name

Last Name

Job Title (where relevant)

Organisation (where relevant)

Address Line 1

Line 2

Line 3

Line 4

Post Code

Telephone Number

E-mail

PARISH COUNCIL

Data Protection

The comment(s) you submit on the Local Development Framework (LDF) will be used in the plan process and may be in use for the lifetime of the LDF in accordance with the Data Protection Act 1998. The information will be analysed and issues raised will be considered by the Council. Please note that comments cannot be treated as confidential and will be made available for public inspection at the Council offices, and available to view on the Council's website (www.southhams.gov.uk).

3. History of Representation

Did you make a representation with the Council earlier in the process of the preparation of the Sherford Area Action Plan ?

No

Yes (Issues & Options Stage)

Yes (Preferred Options)

Yes (Submission Stage)

If you answered 'No' to the above, can you briefly explain why you did not do so:

4(a). Nature of Representation

Do you consider the Alternative Site to be:

Sound¹
Go to Q.5
i.e. that you support
the alternative site

Unsound
Go to Q.4(b)
i.e. you do not support the alternative site to the
one proposed in the Sherford AAP

4(b). Nature of Representation

If you consider the Alternative Site is **unsound**, please tick which test of soundness your representation relates to. For more information on any of the 9 Tests of Soundness please see the Guidance Note.

Please note you should complete a separate form for each test you consider the Alternative Site fails.

**Please tick one
Test only**

Failure to meet a Soundness Test

- | | |
|--|-------------------------------------|
| 1. It has not been prepared in accordance with the authority's Local Development Scheme (LDS). | <input type="checkbox"/> |
| 2. (A) It has not been prepared in compliance with the Statement of Community Involvement (SCI). | <input checked="" type="checkbox"/> |
| (B) Where no SCI exists, it has not been prepared in accordance with the minimum requirements of the Town and Country Planning (Local Development) (England) Regulations 2004. | <input type="checkbox"/> |
| 3. The plan and its policies have not been subject to sustainability appraisal. | <input checked="" type="checkbox"/> |
| 4. (A) It is not a spatial plan, or it has not properly had regard to any other relevant plans, policies and strategies relating to the area or to adjoining areas. | <input checked="" type="checkbox"/> |

¹ The Planning Inspectorate defines 'sound' within its ordinary meaning of 'showing good judgement' and 'able to be trusted' and within the context of fulfilling the expectations of legislation.

- | | |
|--|-------------------------------------|
| (B) It is inconsistent with national planning policy. | <input type="checkbox"/> |
| (C) It is not in general conformity with the regional spatial strategy. | <input type="checkbox"/> |
| 5. It does not have regard to the authority's community strategy. | <input checked="" type="checkbox"/> |
| 6. The strategies/policies/allocations in the plan are not coherent and consistent within and between Development Plan Documents (DPDs) prepared by the authority and by neighbouring authorities, where cross boundary issues are relevant. | <input checked="" type="checkbox"/> |
| 7. The strategies/policies/allocations fail to represent the most appropriate in all the circumstances, having considered the relevant alternatives, and they are not founded on a robust and credible evidence base. | <input checked="" type="checkbox"/> |
| 8. There are no clear mechanisms for implementation and monitoring. | <input checked="" type="checkbox"/> |
| 9. The plan is not reasonably flexible to enable it to deal with changing circumstances. | <input type="checkbox"/> |

For more information on any of the 9 Tests of Soundness please see the Guidance Note

5. Explanation of Representation

Please give details of why you consider the Alternative Site to be either 'sound' or 'unsound'. If you consider it to be 'unsound' please have regard to the test you have identified in response to question 4(b). Please be as precise as possible.

Alternative site is UNSOUND - please see attached letter from Wembley Parish Council dated 30 Sept-06.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

6(a). Examination

Can your representation seeking a change be considered by written representations or do you consider it necessary to attend in person at the Examination?

Written Representations

Attend Examination

6(b). Examination

If you wish to attend in person at the examination, please outline why you consider this to be necessary:

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to attend the Examination.

Signature

Date

30/8/06

Please return your completed Alternative Site Response Form to:

Post: Major Developments Team, South Hams District Council, Follaton House, Plymouth Road, Totnes, TQ9 5NE

Fax: Marked - Major Developments (01803) 861404

Email: major.developments@southhams.gov.uk

For any enquiries please call **01803 861234**

Wembury Parish Council

Roy Fairclough
 Clerk to the Council
 Bluewaters, Andurn
 Down Thomas,
 South Devon
 Phone/Fax 01752 863778
 Email wemburyclerk@yahoo.co.uk

30 September 2006
 wpc/sher/1

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

Dear Sir

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

I write in response to your invitation to comment on the representation made by Plymouth and South West Co-operative Society's alternative site which they have called "Sherford Refined". This matter was discussed at the Wembury Parish Council meeting on 25 September 2006 and the Parish Council took the view that 'Sherford Refined' is **unsound as it fails to meet the soundness tests as shown below:-**

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.**
5. 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**

Wembury Parish Council requests that you forward these comments to The Inspector dealing with the Enquiry into the Sherford Area Action Plan.

Yours faithfully

Roy Fairclough
 Clerk to the Council