

# **CHADDLEWOOD FARM COMMUNITY ASSOCIATION**

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The Association is a Charitable Company Limited By Guarantee  
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To: Forward Planning Service  
 South Hams District Council  
 Follaton house  
 Totnes  
 TQ9 5NE

30 September 2006

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

Dear Sirs

The trustees of Chaddlewood Farm Community Association wish to make a representation in support of the Alternative Site, which we consider to be "sound" for the following reasons:

The Sherford Refined proposal is sound in that the scheme fully responds to the criteria for the new community as set out in the Devon Structure Plan and the Core Strategy.

It is a fundamental requirement that Sherford should be provided with High Quality Public Transport from the commencement of the development.

The proposal in the Sherford AAP requires the taking of land from the King George V playing field, which is opposed, and the use of Hays Road as a public transport link.

Hays Road is substandard in width for buses, and is congested on account of multiple access points and high incidence of on-street car parking. The provision of High Quality Public Transport will not be provided from the commencement of the development at Sherford. In contrast, the Sherford Refined proposal is sound in that providing a direct means of access onto the A379 will create a main access point into Sherford at the outset of the development. This would also minimise the risk of Sherford commuters "rat-running" through Plympton via Hays Road.

The Sherford Refined scheme is sound in that the development would respect the established settlement pattern.

The Sherford AAP master plan positions development on high, exposed land, in close proximity to the A38. The result will be that built development is unnecessarily prominent in the wider landscape.

The Sherford Refined scheme is sound in that it avoids very substantial costs in the diversion of major infrastructure services (overhead power lines and gas pipelines). Clearly the development of Sherford will be onerous in terms of infrastructure costs and in the provision of services and facilities. In consequence, the opportunity should be taken to avoid major infrastructure costs in the spatial planning of the settlement.

A serious problem in South Hams District is the affordability of housing. Sherford Refined is sound in that new housing can commence at an early stage and satisfy the guiding development criteria from the Structure Plan. The provision of two main points of access will encourage the establishment of two local housing market areas, thereby enhancing the delivery of new housing in the District.

We would also take the opportunity to reiterate our long-held view that, for Sherford to become a truly sustainable community in its own right, it needs to be physically separate from the surrounding communities and not simply an urban extension to the eastern part of Plymouth.

We wish to be represented at the Examination by member(s) of Plympton Community Council Action Group.

Yours faithfully

Alan Street

Chairman of Trustees, Chaddlewood Farm Community Association