

Title/Name
Address

Post Code

September 2006

Telephone number _____

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

For the attention of Mr Paul Tyler

Dear Sir

**Re - 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". I take the view that their representation 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. There is no need for a park and ride site on the A379 between Brixton and Elburton. This is supported by the North Plymstock AAP.
This fails to meet the test of soundness 6.

4. 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.

P.T.O.

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

6. It is unclear the number of dwellings being proposed or where future growth will go.

This fails to meet tests of soundness 4, 8 and 9.

7. There is no provision for wildlife corridors for protected species.

This fails to meet tests of soundness 3, 4 and 5.

8. The majority of development is on north facing slopes and steep gradients.

This fails to meet tests of soundness 3 and 4.

9. There is no provision for renewable energy generation.

This fails to meet test of soundness 4.

10. 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.

11. The developer only owns a small percentage of the planned area and is unable to deliver the proposal.

This fails to meet the test of soundness 8.

12. There is no timetable for the delivery of this alternative site.

This fails to meet test of soundness 8.

I ask that you forward my representation to The Inspector dealing with the Enquiry into the Sherford Area Action Plan and that Brixton Parish Council be allowed to represent me at the Enquiry.

Yours faithfully
