

SOUTHAMS DISTRICT COUNCIL

SHERFORD AAP

INDEPENDENT EXAMINATION

Respondents submissions

Dr. K.J.Clapton for Plympton Community Council Action Group (111)

Day 1 Topic paper 1 Location Issues.

A) Sustainability.

The social sustainability check list fails in that Plympton Community Council were excluded from any part in the consultation process design of the master plan when the Settlement was relocated along the A38 Ridge. Plympton residents find such a sky line development in such close proximity to Plympton, totally unacceptable.

b) Locational Determinants.

The site is not suitable nor appropriate for the new community. Considering the Sherford location is largely free of strategic and local constraints it does not make planning sense to put a high density urbanized development along the sky line ridge directly adjacent to one of the most used highways in Devon.

The East winds along the ridge will cause noise nuisance greater than the 70 metre allowance for housing distance recommended.

The visual impact of skyline development is unacceptable.

There will be health and safety issues with having children and animals so close to the A38 There is more than enough land area to avoid such basic design faults.

Have the developers considered the quality of living for the householders located so close to the A38?

c) Urban Extensions, Coalecence and Sustainable Community

No this design fails to provide sufficient environmental demarcation to give the surrounding communities individual community status. The effect on Plympton and Elburton is of a high density urbanized sprawl directly adjacent to the communities. Much better use could be made of the natural enviroment of the valley for the benefit of the new development. Why only use half of the valley including the sky line ridge along the Northern A38 border when the original SouthHams plan of 2002 emphasised the advantages of the whole area of the valley with much better environmental considerations for the surrounding and the Sherford residents.

Could SouthHams District Council explain why the Princes Foundation in July 2004 relocated the original 2002 plan. Was it for political reasons to put this large high density urbanized settlement as far from SouthHams as possible or was it for financial reasons to save the developers buying Chittleburn and other land within the valley.

d) Visual / Landscape Impact.

No the design is not acceptable because of the obvious faults of poor location on the Skyline ridge adjacent to the A38 along the Northern border and the close proximity to neighbouring communities.

The many thousands of respondents to the six responses of the various council LDP's, AAP's and Alternative Plans found the issue of visual landscapes impact and location second only to the transport issue as the most important and most unacceptable for the Sherford AAP recommendations.

Simply relocating the settlement to the South, further into the valley, as the location originally recommended by South Hams District Council in 2002 plans would make the scheme work and as recommended by the Sherford Refined Plan.