

Our ref: HA 3/16/13
Your ref: letter dated 25 August 2006

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Dear Sir

**SOUTH HAMS LOCAL DEVELOPMENT FRAMEWORK
SHERFORD NEW COMMUNITY AREA ACTION PLAN – ALTERNATIVE SITE
CONSULTATION AND AMENDMENT TO THE EVIDENCE BASE**

Thank you for the opportunity to comment on the above alternative site consultation and amendments to the evidence base. The Agency needs to be satisfied that the proposed development takes account of the impact of development on the A38 trunk road and is in line with prevailing best practice in terms of sustainable travel.

We set out our comments below, which follow and build on previous submissions from the Agency to the Sherford AAP Preferred Options (June 2005) and Submission Stage document (August 2006).

Alternative Site Consultation

The Agency notes that the alternative site proposed by the Plymouth Co-operative Society covers an area of approximately 380ha, which is a reduction in site area of 35ha from the master plan detailed in the AAP. The Agency supports this reduction if it will create a more self contained and concentrated form of development, which will assist in the creation of a sustainable community.

The Agency welcomes the continued provision of town and local centres within the new community and also the provision of essential services and facilities such as Secondary and Primary schools, health centre, etc. However the Agency is concerned that the mixed use development blocks within the AAP proposal have been replaced by purely residential use blocks which the Agency does not consider to be the optimum approach in the creation of a sustainable community. The Agency would prefer development blocks, which comprise of a mix of land uses including residential, employment and commercial uses.

The most significant concern that the Agency has relates to the lack of evidence submitted in support of the alternative site, in particular the lack of supporting information in relation to transportation matters. The Agency seeks to reserve further comment until this information has been provided – a full Transportation Assessment and Travel Plan(s) will be required.

The Agency welcomes the retention of the Park and Ride facility to the far north of the site, as well as proposals for public transport priority through the development. However a significant concern relates to the omission of any improvements to the Deep Lane junction, which are proposed as part of the scheme in the AAP. The Agency's previous representations to the AAP are particularly supportive of improvements to this junction. The Agency therefore objects to the alternative scheme in the absence of these improvements, which have been acknowledged by key stakeholders to be essential to support the scale of development, proposed for this part of the District. Deep Lane junction operates overcapacity at peak periods, with consequent safety problems for users of the A38(T). Upgrades to the junction will be required, in line with Circular 04/2001.

Amendment to the Evidence Base

Density Considerations

The Agency welcomes the evidence outlined within this report as it advises that residential development should be implemented at an average density of 40 dwellings per hectare, which reflects the guidance within PPG3 and the emerging PPS3. However the Agency would still welcome and support any attempts to increase the density of development within the town and local centres, with a view to making the most efficient use of land and reducing the need to travel.

Savills Report on Property Market and Mixed Use Futures

The Agency has no comments to make following review of this publication.

Summary

I trust that the above comments are of assistance to you and provide the District Council with a clear view of the Agency's stance regarding the alternative option proposed for the Sherford New Community. In summary, the Agency reserves the right to make more detailed comments as and when further supporting information for the alternative option becomes available particularly with regards to transportation matters.

I look forward to our further involvement in the production of the South Hams LDF and the development of the new community proposal. However, if in the meantime if you wish to discuss the above, please do not hesitate to contact me.

Yours faithfully

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cc: Emma Claridge, GVA Grimley