

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

To:

Major Developments Team  
South Hams District Council

From:

Dear Sir/Madam

I wish to make a representation in support of the Alternative Site, which I 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 Haye Road as a public transport link.

Haye 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.

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.

/continued overleaf

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.

In addition to the above, I wish to make the following additional comments:

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

Yours faithfully

..... (Signature) ..... (Date)