



**South Hams  
District Council**

**South Hams Local Development Framework**

**Sherford New Community Area Action Plan  
Submission Stage**

**Statement of Consultation  
Regulation 28 Statement**

**Date: June 2006**

## Statement of Consultation

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## **1. Introduction – Regulation 28 Statement**

- 1.1 This statement sets out how South Hams District Council has complied with the requirements of the Town and Country Planning (Local Development) (England) Regulations 2004. The Statement has been prepared to meet the requirements of Regulation 28 (1) (c) and (d) of the Town and Country Planning (Local Development) (England) Regulations 2004.
- 1.2 It details how the Council has dealt with consultation under Regulation 25, how representations have been sought in accordance with Regulation 26 and how representations received under Regulation 27 have been addressed in the preparation of the Sherford Area Action Plan (Submission Stage).
- 1.3 It has also been prepared so that those organisations and individuals who submitted comments to the Sherford Area Action Plan (Preferred Options Stage) can see how their comments have been taken into account. Furthermore, it may be of benefit to those organisations and individuals who did not submit comments but who are interested in understanding how the Sherford Area Action Plan has been prepared.

### **Statement of Community Involvement (SCI)**

- 1.4 The SCI was adopted by the Council on the 15<sup>th</sup> June 2006 and is available to view on the Council's website. The SCI builds on the extensive ways in which the Council has already successfully worked with people in the South Hams, and sets out how the Council will seek to achieve continuous community involvement for all sections of the community in spatial land use planning and significant development control decisions. The SCI establishes a framework which has the scope to allow for community involvement to be tailored to the nature of each Local Development Framework document, including the level of consultation required in the publication of the Sherford AAP. This document will set out how the Council has met, and indeed gone beyond, the level of consultation required in its preparation of the AAP.

## **2. Consultation under Regulation 25 (Pre-submission consultation)**

- 2.1 This section of the Statement meets the requirements of Regulation 28 (1) (c) of the Town and Country Planning (Local Development) (England) Regulations 2004.
- 2.2 Regulation 25 (1) of the Town and Country Planning (Local Development) (England) Regulations 2004 requires the Council to undertake pre-submission consultation on all Development Plan Documents (DPD's) with specific consultation bodies and such general consultation bodies as they feel appropriate.
- 2.3 The Council published a 'Town and Village: Issues and Options Report' - for comment in October 2004. This Local Development Framework (LDF) document set out the possible and preferred sites for housing and employment development at the main towns and a number of villages. It also covered the proposed new community at Sherford together with other development options to consider in the South Hams immediately adjoining Plymouth. Consultation began on the 19<sup>th</sup> October 2004 for a six week period finishing on the 30<sup>th</sup> November 2004.

### **Availability**

- 2.4 The Town and Village: Issues and Options Report was officially available at South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE, Monday-Thursday, 9am-5pm, and Friday 9am-4.30pm. It was also available to view at the following libraries:
- **Dartmouth Library**, The Flavel, Flavel Place, Dartmouth, TQ6, Mon & Thurs 9.30am – 7pm, Tues & Fri 9.30am-5pm, Sat 9.30am-1pm, Weds Closed
  - **Ivybridge Library**, 7a Keaton Road, Ivybridge, PL21 9DH, Mon & Fri 9.30am-1pm 2pm-7pm, Tues & Thurs 2pm-5.30pm, Weds 9.30am-1pm 2pm-5.30pm, Sat 9.30am-1pm
  - **Kingsbridge Library**, Ilbert Road, Kingsbridge, TQ7 1EB, Mon & Fri 9.30am-7pm, Tues & Weds 9.30am-5pm, Thurs & Sat 9.30am-1pm
  - **Kingswear Library**, Kingswear Hall, Kingswear, TQ6 0AG, Tues 2pm-5pm, Fri 3pm-6pm, Mon, Weds, Thurs, Sat Closed
  - **Salcombe Library**, Cliff House, Cliff Road, Salcombe, TQ8 8JQ, Mon & Fri 3pm-6pm, Weds & Thurs 9.30am-12.30pm, Sat 10pm-12pm, Tues Closed
  - **Stoke Fleming Library**, Village Hall, Dartmouth Road, Stoke Fleming, TQ6 0QT, Mon 3pm-4.30pm, Tues 10.30am-12pm, Thurs 3-6pm, Weds, Fri, & Sat Closed
  - **Totnes Library**, 27a High Street, Totnes, TQ9 5NT, Mon & Weds 9.30am-1pm 2pm-5pm, Tues & Fri 9.30am-1pm 2pm-7pm, Thurs & Sat 9.30am-1pm

- 2.5 Copies of the Town and Village: Issues and Options Report were also available at Parish and Town Councils across the district, and on the Council's website at [www.southhams.gov.uk](http://www.southhams.gov.uk)

### **Publicity**

- 2.6 The Town and Village: Issues and Options Report and accompanying information including a copy of the advert and locations where the document could be viewed were available on the Council's website and at the planning reception desk.
- 2.7 Advertisements were placed in the following local newspapers, on the specified dates:-
- Totnes Times (October 20 & October 27, 2004)
  - Gazette Group (October 22 & October 29, 2004)
- 2.8 A copy of the advertisement is enclosed in **Appendix 1**.

### **Consultation**

- 2.9 Copies of the Town and Village: Issues and Options Report, along with details of where the documents were available for inspection, were sent to the bodies listed in **Appendix 2a – 2c**.

### **Further Publicity**

- 2.10 The Town and Village: Issues and Options Report was publicised further through the following events:-

#### **Extended Parish Cluster Meetings to include wider stakeholders beyond Parish and Town Councils:**

- Dartmouth Cluster Meeting - Monday 18 October at 7.00 pm, Council Chamber, Follaton House, Totnes
- Ivybridge Cluster Meeting - Tuesday 19 October at 7.00 pm, Council Chamber, Follaton House, Totnes
- Kingsbridge Cluster Meeting - Wednesday 20 October at 7.00 pm, Council Chamber, Follaton House, Totnes
- Totnes Cluster Meeting - Thursday 21 October at 7.00 pm, Council Chamber, Follaton House, Totnes

A copy of the invitation letter is attached as **Appendix 3**.

### **Participation Days**

- 2.11 The Council organised Participation Days on its first LDF documents at:
- Ivybridge/Modbury/Kingsbridge/Salcombe & hinterlands – area specific issues and options Thursday 4 November 2004, 2.00pm to 5.00pm at Ivybridge Town Hall

- District wide Core Strategy and policies (including specific focus groups on the themes of the Core Strategy) - Monday 8 November 2004 10.00am to 4.00pm at Follaton House, Totnes
  - Dartmouth/Totnes and hinterlands – area specific issues and options Wednesday 10 November 2004, 2.00pm to 5.00pm at Follaton House, Totnes
- 2.12 Each of the above mentioned events offered the opportunity for group discussion on the recently published LDF documents. The Ivybridge Participation Day enabled group discussions to focus on Sherford related issues.
- 2.13 A copy of the invitation letter is attached as **Appendix 4**.
- 2.14 In addition to the cluster meetings and the participation days, officers of the Council attended various meetings around the district during the six week consultation period to raise awareness of the Town and Village: Issues and Options Report and to discuss its content. These included meetings of the South Hams Local Strategic Partnership, AONB Joint Advisory Committee, South Hams Community Partnership Forum, and the Market and Coastal Towns Initiative (MCTi) forum.

### **Summary of Consultation**

- 2.15 The Council received **25** representations to the Town and Village: Issues and Options Report from **15** different organisations, of which 20% were in support, 36% were comments and 44% were objections. A summary of the main issues raised is contained within **Appendix 5**.
- 2.16 In addition to those representations received to the Town and Village: Issues and Options Report, the Council also consulted with local residents via the 'Planning Survey' which sought to engage the wider South Hams community in shaping the future content of the LDF documents. The survey was published in October 2004, and 655 responses were returned by the South Hams District Council Citizens Panel 'Sounding Board'. This represents a positive response rate of 71%. In addition to the questionnaires 77 face-to-face interviews were conducted across the district with the harder to reach younger residents, and 560 additional surveys were returned by the wider community.
- 2.17 Question 44 of the Planning Survey asked respondents to list what they considered the top 5 priority facilities would be for a new community. The results of which can be found in **Appendix 6**. The complete Planning Survey report is available to view on the Council's website, and forms part of the evidence base of the Sherford Area Action Plan.

## **Consultation under Regulation 25**

### **Appendix 1 – 6**

- Appendix 1 – Copy of local press advertisement
- Appendix 2 - Consultation Bodies (Under Regulation 25)
  - 2a: List of Town and Parish Councils
  - 2b: List of Statutory Consultees
  - 2c: List of Organisations Consulted
- Appendix 3 – Consultation Letter to Parish/Town Councils & Wider Stakeholders
- Appendix 4 – Consultation Letter to Parish/Town Councils & Wider Stakeholders informing of Participation Days
- Appendix 5 – Summary of main issues raised to the Town and Village: Issues and Options Report
- Appendix 6 – Planning Survey October 2004. Summary of Main Findings on Question 44 – Sherford New Community.



**South Hams  
District Council**

## **South Hams Local Development Framework**

*The new planning blueprint for the South  
Hams*

- Under the Government's new development planning system Local Development Frameworks (LDF's) will replace Local Plans.
- The LDF will set out the planning framework and policies for the area and will make specific proposals for new developments. The LDF is made up of a number of documents dealing with different subjects and issues.
- South Hams District Council will publish the first of its LDF documents for the district on

**19<sup>th</sup> October 2004**

- **Core Strategy: Issues & Options Report:** Contains the planning strategy for the district.
- **Town & Village: Issues & Options Report:** Contains issues and proposals for towns and villages.
- **Statement of Community Involvement (SCI).** Sets out how the Council aims to involve the community in the LDF.
- These documents are subject to a six week consultation period from 19<sup>th</sup> October to 30<sup>th</sup> November 2004. Forms are available with the documents for your comments. All comments must be received by **5pm 30 November 2004.**
- Also published is the **Local Development Scheme (LDS)**, a project plan of the LDF.
- These documents are available:-
  - on the Council's website <http://www.southhams.gov.uk>
  - for public inspection at Follaton House, on Monday-Thursday 9.00am-5.00pm and Friday 9.00am-4.30pm
  - at local libraries within the district.
  - or from the Forward Planning team,  
SHDC  
Follaton House  
Plymouth Road  
Totnes  
TQ9 5NE  
Tel (01803) 861257

We would like to know what you think. Your views will help us shape the Local Development Framework for the South Hams

## Appendix 2 - Consultation under regulation 25:

### Appendix 2a - List of Town and Parish Councils

Ashpington	Ermington	Salcombe
Aveton Gifford	Frogmore & Sherford	Shaugh Prior
Berry Pomeroy	Halwell & Moreleigh	Slapton
Bickleigh	Harberton	South Brent
Bigbury	Harford	South Huish
Blackawton	Holbeton	South Milton
Brixton	Holne	South Pool
Buckfastleigh West	Ivybridge	Sparkwell
Buckland-Tout-Saints	Kingsbridge	Staverton
Charleton	Kingston	Stoke Fleming
Chivelstone	Kingswear	Stoke Gabriel
Churchstow	Littlehempston	Stokenham
Cornwood	Loddiswell	Strete
Cornworthy	Malborough	Thurlestone
Dartington	Marldon	Totnes
Dartmouth	Modbury	Ugborough
Dean Prior	Newton & Noss	Wembury
Diptford	North Huish	West Alvington
Dittisham	Rattery	Woodleigh
East Allington	Ringmore	Yealmpton
East Portlemouth		

### Appendix 2b - List of Statutory Consultees

Caradon District Council	Dartmoor National Park	Devon County Council
English Heritage	English Nature	Government Office for the South West
Network Rail	Plymouth City Council	South West Regional Assembly
South West Regional Development Agency	South West Water	Teignbridge District Council
The Countryside Agency	The Environment Agency	The Highways Agency
Torbay Council	West Devon Borough Council	Department of Environment, Food and Rural Affairs
The National Grid Company	South Hams and West Devon Primary Care Trust	Cornwall County Council

## Appendix 2c - List of Organisations Consulted

Age Concern	Devon and Cornwall Constabulary	Intercom Trust
Agricultural Forum	Devon and Cornwall Housing Association	Ivybridge Business Forum
Anchor Trust	Devon Association of Parish Councils	Ivybridge and District Community Transport Association
Area of Outstanding Natural Beauty Partnership Committee	Devon Fire and Rescue Service	Ivybridge Regeneration Group
Barn Owl Trust	Devon Learning Disability Health and Social Care Partnership	Ivybridge and South Dartmoor Tourist Information Centre
British Geological Survey	Devon Racial Equality Council	Kingsbridge Tourist Information Centre
CABE	Devon Rural Transport Partnership	Learning Disability Group
Campaign to Protect Rural England	Devon Wildlife Trust	Local Agenda 21
Care and Repair	Devon Youth Network	Local Business Partnership
Centre for Ecology and Hydrology	Disability Rights Commission	Job Centre Plus (DWP)
Church Commissioners and Diocesan Board of Finance	East Devon District Council	Kingsbridge District Transport Partnership
Churches Together in Devon	Eddystone Trust	Kingsbridge and District Chamber of Trade
Civil Aviation Authority	English Partnerships	Kingsbridge and Salcombe Area Partnership
Commission for New Towns and English Partnerships	Enterprise South Devon	Mencap Society
Commission for Racial Equality	Equal Opportunities Commission	Mid Devon District Council
Community Council of Devon	Forestry Commission	Ministry of Defence
Community Mental Health	Friends of the Earth	Modbury Chamber of Trade
Cornwall County Council	Hastoe Housing Association Ltd	Modbury Society
Crown Estate Office	Help the Aged	Modbury Tourist Information Centre
Dart Harbour Navigation Authority	HM Prison Service	National Playing Fields Association
Dartington Hall Trust	Home Office	North Devon District Council
Dartington Housing Association	House of Commons	Office of Government Commerce

Dartmouth and Kingswear Society	House Builders Federation	Office of the Deputy Prime Minister
Dartmouth Chamber of Trade and Business	Housing Corporation	Plymouth Airport Operators
Dartmouth and District Area Committee	South Hams Society	Post Office Property Holdings
Royal Society for the Protection of Birds	South Hams Strategic Partnership	The National Trust
RSL Partnership	South West Tourism Board	Tor Homes
Safer South Hams and Disorder Reduction Partnership	South Western Co-op	Totnes and District Chamber of Commerce
Salcombe Tourist Information Centre	Sovereign Housing Association	Torrige District Council
Sanctuary Housing Association	Sport England	Totnes and Dartmouth Ring and Ride
Signpost Housing Association	Tamar Housing Society	Totnes and District Community Strategy Group
Social Services Directorate	The Devon Partnership NHS Trust	Totnes and District Society
South Hams Access Group	The Guinness Trust	Totnes Rail Transport Group
South Hams Amenity Federation	South Hams Council for Voluntary Services	Westcountry Ambulance Service
South Hams and Teignbridge Priority Action Team	South Hams Food and Drink	Westcountry Housing Association
South Hams Arts Forum	South Hams Marine Industries	Women's National Commission
South Hams Citizens Advice Bureau		Yealm Harbour Authority

## APPENDIX 3 – Letter to Parish/Town Councils & Wider Stakeholders

Office of:

**Lee Bray, BSc(Hons), DipTP, MRTPI, DMS**

*Head of Community Regeneration*

Please ask for: Lee Bray

E-Mail: lee.bray@southhams.gov.uk

Direct Tel No: (01803) 861292

Our Ref: CR/LB/SLH

4 October 2004

Dear Sir / Madam

### **South Hams Local Development Framework (LDF) - Cluster Meetings**

South Hams District Council is about to publish the first of the South Hams Local Development Framework (LDF) documents. You may already be aware that the Planning and Compulsory Purchase Act took effect on 28 September, introducing sweeping changes to our planning systems, including the introduction of LDFs which will gradually replace Structure Plans and Local Plans. The Council has resolved to publish the first of its new LDF documents on the heels of the new Act, on October 19.

The LDF will be an open portfolio of documents, building up over time, and gradually taking the place of the South Hams Local Plan. The portfolio approach will enable the Council to address priority matters such as the delivery of affordable housing and regeneration in our market towns and villages. The documents scheduled for publication on October 19 are:

- **The Local Development Scheme (LDS):** A project plan of the documents the Council intends to produce over the next several years. It will be monitored and reviewed on a regular basis to ensure that documents are being delivered in a timely fashion and that priorities are kept up to date.
- **A Statement of Community Involvement (SCI):** Sets out the manner in which the Council intends to engage local communities in the production of the LDF documents.
- **Issues, Options and Preferred Options Reports:** Consultation documents to engage local views from the outset concerning the district as a whole, its towns and villages. Views already expressed by local communities and wider consultees over recent years will also be taken into account.

In order to help inform your organisation of what is happening and how you can be involved we have arranged a series of Cluster meetings. You are invited to send a representative to one of the meetings, which are as follows:

- **Dartmouth Cluster Meeting - Monday 18 October at 7.00 pm**, Council Chamber, Follaton House, Totnes
- **Ivybridge Cluster Meeting - Tuesday 19 October at 7.00 pm**, Council Chamber, Follaton House, Totnes
- **Kingsbridge Cluster Meeting - Wednesday 20 October at 7.00 pm**, Council Chamber, Follaton House, Totnes
- **Totnes Cluster Meeting - Thursday 21 October at 7.00 pm**, Council Chamber, Follaton House, Totnes

Each meeting will deal with district-wide considerations and will move on to look at issues local to the town and hinterland cluster. If you are particularly interested in a single locality you may prefer to attend that cluster, although each meeting will follow the same pattern and should enable you to gain an appreciation of the LDF.

There will also be an update regarding the roll-out of the Council's waste and recycling programme.

Please would you return the attached slip or contact Catherine Hill (01803 861257) to let us know who will be attending and when. I look forward to seeing your representative at one of the meetings.

Further opportunities to be involved will occur on Participation Days at the beginning of November. More details will be given at the Cluster Meetings.

If you have any queries in the meantime, please do not hesitate to contact the Forward Planning Team.

Yours sincerely



Lee Bray  
**Head of Community Regeneration**

## Appendix 4 - Letter to Parish/Town Councils & Wider Stakeholders informing of Participation Days

Please reply to: John Oakes  
Service: Community Regeneration  
Direct telephone: 01803 861 257 Fax: 01803 866151  
E-mail: john.oakes@southhams.gov.uk

Your ref:

Our ref: CR/JO/JD

22 October 2004

### South Hams Local Development Framework: Participation Days

I am writing to invite you to a number of participation days being organised as part of the consultation process on the South Hams Local Development Framework (LDF).

These events will offer the opportunity for group discussion on the following LDF documents the Council published on 19 October 2004:

- **Issues & Options Reports:**
  - **Core Strategy** – contains the planning strategy for the district
  - **Town & Village** - contains proposals and issues for towns and villages with options and preferred options
- **A Statement of Community Involvement (SCI):** Sets out the way in which the Council intends to engage local communities in the production of LDF documents.
- The **Local Development Scheme (LDS):** A project plan of the documents the Council intends to produce over the next several years.

Three events have been organised and will enable participants to debate different aspects of the LDF documents as follows:-

- Ivybridge/Modbury/Kingsbridge/Salcombe & hinterlands – area specific issues and options Thursday 4 November 2004, 2.00pm to 5.00pm at Ivybridge Town Hall
- District wide Core Strategy and policies - Monday 8 November 2004 10.00am to 4.00pm at Follaton House, Totnes
- Dartmouth/Totnes and hinterlands – area specific issues and options Wednesday 10 November 2004, 2.00pm to 5.00pm at Follaton House, Totnes

Your organisation is invited to send one or two representatives to the core strategy participation day on 8 November and/or the appropriate area based

day. Please note that area specific issues will not be discussed at the Core Strategy day.

It is intended that these events will offer the opportunity for small group discussion between different organisations on similar areas of interest. They will also give the Council the opportunity to listen more closely to what you think about the content of the LDF document.

Please complete the attached reply slip if you wish to attend by **1 November 2004**. If you have any queries please contact the Forward Planning Team on 01803 861257

Yours sincerely,

John Oakes  
Forward Planning Manager

**REPLY SLIP: South Hams Local Development Framework - Participation Days**

Please give the name of your organisation, representative(s) and a telephone contact no.

Name	Organisation	Contact No.
_____	_____	_____
_____	_____	_____

**Core Strategy Participation Day**

At SHDC offices, Follaton House, Plymouth Rd, Totnes.  
Monday 8 November, from 10am to 4pm.

I am able / unable to attend the Core Strategy day (delete as appropriate)

It is intended that there will be group discussions on the issues of: Housing, Economy, Environment, Social, and the Statement of Community Involvement (SCI). Please indicate below which discussion groups you would like to attend (up to a maximum three per representative) and indicate an order of preference by writing 1 (top preference) to 3 (bottom preference) in the boxes:

Name	Housing	Economy	Environment	Social	SCI
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Name					
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Area Specific Participation Days**

At these events there will be group discussions on area specific issues including housing, the economy, environment, social and the Statement of Community Involvement. You are invited to attend the area event(s) relevant to your organisation. Please indicate the event(s) you will attend by ticking the relevant box below.

I am able / unable to attend an Area Specific Participation Day (delete as appropriate)

If able to attend please tick the relevant box:-

- Ivybridge, Kingsbridge & Hinterlands**  
Thursday 4 November: Ivybridge Town Hall, 2-5pm
- Totnes, Dartmouth & Hinterlands**  
Wednesday 10 November: Follaton House, Totnes, 2-5pm

Please return this to the Forward Planning Team by **1 November 2004**:-

Post: Forward Planning Team South Hams District Council Follaton House Plymouth Road Totnes TQ9 5 NE	Fax: (Marked Forward Planning) 01803 861404
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**Appendix 5 - Summary of main issues raised to Section 8 of the Town and Village: Issues and Options Report.**

Section	Summary of main issues
<p>Section 8: Sherford New Community</p>	<p><b>Plymouth CC</b> – Request clarification on what is meant by “<i>meeting local needs, with the right development in the right place at the right time</i>”. Object to the absence of any information on the timing or delivery of Sherford, or if it will be subject of an AAP.</p> <p><b>Scott Wilson</b> – The LDF should incorporate the work of the EbD process and the Council should express it’s commitment to the outcome. Concerned that Sherford is unlikely to accommodate much more than about 4000 dwellings by 2016. The capacity of the EbD solution is about 5000 units providing for additional growth. Welcome the opportunity to discuss how the additional 450 new homes is best addressed.</p> <p><b>Terence O’Rourke (acting on behalf of the Plymouth &amp; South West Co-operative Society Ltd)</b> - Development at Chittleburn could link with Sherford thereby being a more cost affective solution than a stand-alone development in terms of economies of scale and infrastructure provision. Chittleburn could be the first phase of the much larger development.</p> <p><b>South West Regional Development Agency</b> – Welcomes the inclusion of an AAP for Sherford, as this demonstrates a commitment to concentrating growth in the PUA as a sustainable urban extension in accordance with the Regional Economic Strategy.</p> <p><b>Devon County Council</b> – Request acknowledgement of the presence of mineral resources within the area.</p> <p><b>Highways Agency</b> – Object to the development at Sherford until the potential impact upon the Trunk Road Network has been totally addressed.</p> <p><b>South West Water</b> – Major infrastructure provision will be required to serve the proposal which will be provided in partnership with developers.</p> <p><b>South Devon AONB</b> – Welcome the work of the Prince’s Foundation and the fact that the development is to be sited further away from the AONB than first appeared to be the case. Good quality recreational space should be provided in and around the new community providing day-to-day recreational facilities reducing the need for car travel. There is also opportunity for a wood-fuel renewable energy and district</p>

heating system in this development.

**Sustrans** – Will be applying to PCC to create an off-road cycle route along the former railway line between Laira Bridge and Elburton, potentially joining the southern part of the new community with the centre of Plymouth.

**Totnes & District Society** – Support the objective to achieve “a high quality, sustainable, locally distinctive development”.

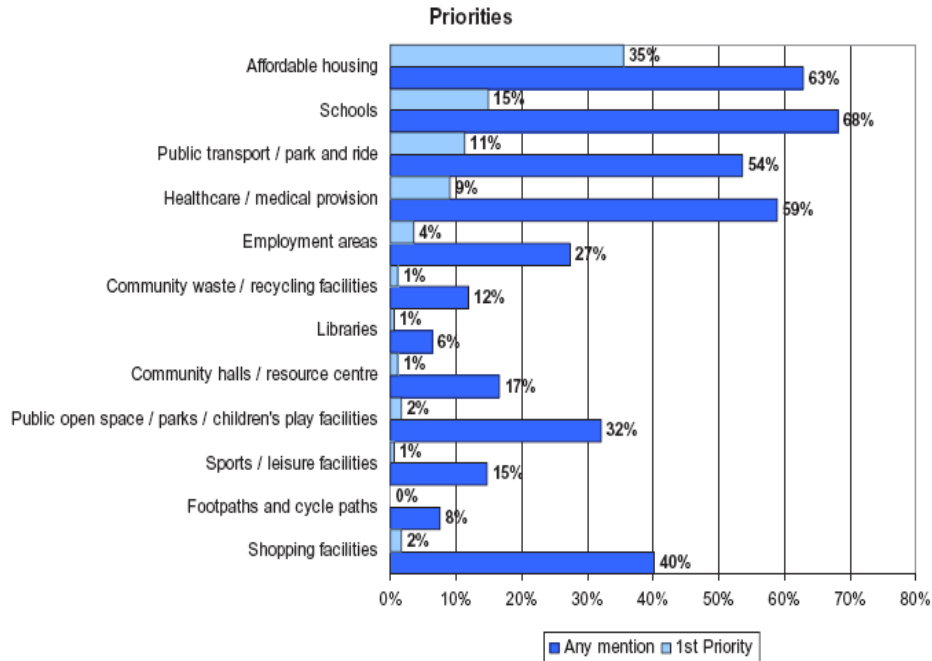
**Other issues of concern include:**

- The deliverability of the development within the lifetime of the LDF
- Significant improvements required to transport links could delay delivery
- All costs relating to services and facilities in the New Community should be met through the development process in so far as they relate to the legitimate needs of the residents
- In setting priorities, the provision of one set of facilities should not be to the detriment of another
- Need to make better use of brownfield sites
- Need to ensure adequate provision of infrastructure
- There has been a lack of community involvement in the process
- Landscape impact
- Roads are already heavily congested
- That the new community should only provide for local people
- Exclusion of land within designation

**Appendix 6: Planning Survey October 2004: Summary of Main Findings on Question 44 – Sherford New Community**

Question 44 of the Planning Survey informed respondents that the LDF will propose a mixed use new community at Sherford, which has been identified as the most sustainable location for a new community. Respondents were asked to indicate what they considered the top five priorities should be when developing the new community. The chart below indicates the respondents first priority, and also the proportion indicating any priority (1-5) for each service.

Chart 1: Priorities for Sherford New Community



*Base: All those from Ivybridge and Modbury area (355)*

Affordable housing was thought to be the most important issue that should be focused on during the development of Sherford, with 35% selecting it as their top priority and 63% of respondents selecting it as a priority issue.

This was followed by development of schools, with 15% selecting it as a top priority and 68% of respondents mentioning it as an issue, and public transport with 11% selecting it as a top priority and 54% mentioning it as an issue. A copy of the Planning Survey report is available as part of the evidence base and is available to view on the Councils website. The results of this Survey helped to inform the contents of the Sherford proposals.