

**RECOMMENDATIONS OF Brixton Parish Council
ON PLANNING APPLICATION REFERENCE 0533/19/ARM**

To: Development.management@[southhams.gov.uk](mailto:Development.management@southhams.gov.uk)

Proposal: Reserved Matters application for 83 residential dwellings, on parcels 4 and 5 including affordable housing and associated parking along with all necessary infrastructure including, highways, drainage, landscaping, sub stations, as part of Phase 1A of the Sherford New Community pursuant to Outline approvals ref: 0484/16/VAR 79(SHDC) and 16/00247/OUT (PCC) (the principal permissions that are amended by these consents which were EIA development and were accompanied by an Environmental Statement)

At: Sherford New Community, Land South and South West of A38 Deep Lane junction and East of Hays Road, Elburton

No comments to make

Support

Objection because

No Objection

SUGGESTED POSSIBLE CONDITIONS or REASONS FOR REFUSAL

Parking

The availability of parking space appears to be at a minimum and inadequate and in the light of experience from current residents needs very careful scrutiny.

Feedback from people already living in Sherford includes:

- The off-street parking spaces that are designated to specific houses have been misused, or parking has occurred across people's back gates
- There have been a small number of problems involving residents parking larger vehicles (either people-carriers or work vans) in various parts of Sherford.
- On Hercules Road itself inconsiderate and unlawful parking has caused congestion resulting in the Police being called.

In general, the arrangements for two parking spaces per house would just about fit, although that leaves no room at all for visitor parking. The majority of private buyers seem to be arriving with two cars. This is complicated further if there is also a work van involved!

A number of the issues listed above have been motivated by residents not being able to park close enough to their homes (especially important after trips to the supermarket or with elderly passengers).

At present, 35% of the children at the school are not Sherford residents, they require a place to park when dropping children to and picking up from school. There needs to be careful consideration re drop off spaces for the school.

Play Space

The arrangements for play spaces are insufficient for the number of houses and their location. The small gardens to the houses do not provide sufficient play space so more public open space and play spaces for children of all ages needs to be built in.

Kirstie Aldridge,
Clerk to Brixton Parish Council

2nd April 2019