

**RECOMMENDATIONS OF Brixton Parish Council  
ON PLANNING APPLICATION REFERENCE 0825/18/VAR**

**To:**

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

**Proposal:**

0825/18/VAR Variation of conditions 3 (approved drawings), 6, 7, 8, 10, 11, 12, 13, 14, 18, 19, 20, 21, 26, 28, 35, 36, 45, 46, 52, 53, 54, 57, 66, 67, 68, 69, 70, 71, 99, 100, 101, 102, 104, 106, 107 and 110 and Informatives of outline planning permission ref. 1593/17/VAR to accommodate proposed changes of the Masterplan in respect of the 'Sherford New Community'

**At:** Sherford New Community, Land south west of A38, Deep Lane and east of Haye Road, Elburton, Plymouth PL9 8DD

No comments to make

Support

Objection because

No Objection

SUGGESTED POSSIBLE CONDITIONS or REASONS FOR REFUSAL:

**Introduction**

Brixton Parish Council welcomes a redesign for the town of Sherford to improve the management of water across the site and to provide an improved urban environment with more green spaces and water features enhancing the residential areas. However the issue of the need for effective drainage planning on Sherford land was raised at the time planning permission was granted. The management of naturally occurring water i.e. the many springs, run off on clay soil and saturation alongside the two streams on this previous agricultural land has always been an issue for landowners and farmers. This was brought to the attention of the planning authorities and the developers in the past by Brixton Parish Council and the many locals familiar with the characteristics of this land in objections to previous applications. Brixton Parish Council is not satisfied that these revised outline processes for drainage will sufficiently improve the whole management of water given the geology of the area.

The Parish Council notes the retention of the historic Public Rights of Way.

## **Objection**

**Brixton Parish Council objects to this application for the following reasons (all of which have equal importance):-**

▪ **Connectivity - no defined links for pedestrians, cyclists, horse riders or vehicular traffic**

i. **Footpath/cycle links**

There is no evidence in the application for a north south connection between Sherford and Brixton. There is no public footpath/cycle link to the Community Park to Monkey Lane in Brixton for pedestrians, cyclists and riders as proposed in the emerging Brixton Neighbourhood Plan. This proposal has been developed in collaboration with the developer's previous landscape project manager following the Neighbourhood Plan consultation with residents of Brixton parish. It was also discussed with the Architect, James de Havilland, at a meeting with the Brixton Neighbourhood Plan Group in 2017 and raised again in public consultation meetings in December 2017 when the architect advised that he planned to include it in the revision but has not. This essential connectivity is supported through the Brixton Neighbourhood Plan Regulation 14 consultation completed on the 12<sup>th</sup> January 2018. It was also raised with the Architects by Brixton Parish Council at the public consultation on this application on the 17<sup>th</sup> April 2018. A lack of pedestrian/cycle connectivity will increase vehicular traffic unnecessarily.

ii. **Access for vehicular traffic from the A38 to A379 (both directions)**

In the plan access for all traffic, (less than 7.8 tonnes), to the A38 from the A379 in Brixton and from the A38 at Deep Lane End to the A379, is proposed to go through the centre of Sherford town or through residential areas. This can only result in increased traffic going through these areas at all times of day and night with particular increase in peak hours resulting in additional noise, nuisance, pollution and disturbance in both the town and residential areas. Access to the A38 via Deep Lane End is currently congested with delays during rush hours, before over 5,000 additional housing adds to the loading. An alternative more direct route to access the main routes across this site needs to be considered.

▪ **Land north of Wiverton identified for employment- business/Park & Ride**

The small historic hamlet of Wiverton will be destroyed by the proposal to use the land immediately adjoining to the north of this settlement adjacent to Deep Lane End for Park and Ride/employment use. This is a tranquil hamlet in the countryside with listed buildings. The proposal to use this land for this purpose and the consequent harmful impact on the rural hamlet of Wiverton is unacceptable. Constant noise, nuisance and disturbance will destroy the tranquillity of the hamlet as the proposed site lies substantially higher than Wiverton with commercial buildings of up to 20 meters in height outlined which will overlook the hamlet.

This proposal would also result in the tree planting undertaken on this land during the early stages of the Sherford development being destroyed. These trees were planted as part of the original planning conditions to enhance the

landscape before any building started. These trees should be considered as protected and part of the emerging landscape for the town. The removal of any of these trees must be resisted.

There are no additional drainage plans to address the issue of runoff in this poorly drained area where there are many springs in the fields lower down.

Rather than using this site for Park & Ride and employment purposes these facilities would be best located along the length of the road which runs parallel to the A38 as originally planned.

Brixton Parish Council objects to this land being used for this purpose and would support its use as a green buffer as outlined in the original plan.

▪ **Drainage to the east of Sherford**

The drainage plan for fields to the east of the site around Butlas Farm, Wiverton and East Sherford needs to be thoroughly explored and explained. These fields historically are known to have many springs and to flood onto the road at Blackpool Farm. The proposed school is located in a field known to flood. It is understood that the original Flood Risk Assessment for the site has not been updated since the original permission was granted. Increased eastward development will increase run off to land and properties around Sherford's eastern boundary. Brixton Parish Council requests that a current Flood Risk Assessment is produced for this area.

▪ **Protection of Trees**

Tree planting was a key consideration in preparing the landscape for a new town. Hundreds of trees were planted in strategic locations in advance of any earth moving or building on the land to ensure that there were trees maturing as the building of the town progressed. These trees need to continue to be part of the developing landscape and must be considered as protected. The removal of any of these trees must be strongly resisted.

▪ **Destruction of Hedges**

The Devon hedges are an important feature of this landscape providing significant habitat and environment for wildlife. Plans need to be in place to ensure that where these hedges are removed that they will be reinstated/relocated to ensure that these environments and habitats are not lost.

Kirstie Aldridge  
Clerk to Brixton Parish Council

29<sup>th</sup> March 2018