

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

**To:**

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

**Proposal:** RE-ADVERTISEMENT - 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'. (Revised documents and plans have been received in respect of the masterplan area; additional supporting information in respect of drainage, earthworks and wildlife corridors; consolidation of Town Wide principles and DAS documentation; and an addendum containing additional Environmental Information in respect of the Environmental Statement)

**Location:** 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:**

These further revised documents and the plan for this Variation were considered at Brixton Parish Council on the 16th July 2018.

Brixton Parish Council welcomed the revised plans particularly in relation to the relocation of the proposals for the land north of Wiverton and employment land presented in the previous application.

The response from the Parish Council is No Objection subject to following issues being resolved by the Planning Authority with the Applicant:

- **Flooding**

There remains considerable concern from people who are familiar with Sherford about the potential flooding on land to the east of the site as identified in the Parish Councils previous objection. The Planning Authority needs to be completely satisfied that the sustainable urban drainage proposals for this land will be adequate to prevent any flooding at properties located in this area, i.e. homes and the school, as indicated on the revised proposal. The Planning Authority needs to be certain that any Flood Risk Assessment/Strategy completely addresses the analysis of the risk over a 12 month period, the impact of climate change and the local knowledge of the land in question so that a fully informed view for the long term can be taken. Drainage and flooding were raised in earlier responses to planning

applications for Sherford by people who historically knew the land and the comments were ignored which have led to the current situation.

- **Country Park & Wollaton**

By addressing the concerns raised about land to the north of Wiverton, in the revised plans for residential and employment development have further encroached into the country park. While the requirement to meet the 200 hectares for the country park is a 'key element of the original master plan' any further encroachment towards Wollaton leading to loss of the rural nature of the countryside adjacent to Wollaton reduces the importance of the country park as a buffer between the communities of Brixton Village - a rural village and Sherford - a new urban town. The country park must provide a significant landscape buffer as agreed in the original plans to ensure the rural identity of Brixton Village and the hamlet of Wollaton for the long term. Proposals shown in the 'The Landscape Master Plan' and the 'Landscape and Ecological Mitigation Strategy' are welcomed but must not be subject to any further reduction for development. The proposed woodland planting in the landscape and ecological mitigation strategy and retention of narrow sunken lanes is welcomed.

- **Highways**

The Planning Authority needs to be satisfied that the Highway Authority has fully appraised the road plans from Deep Lane End into Sherford for the safe management of traffic accessing the A38 from the A379; and that these plans will meet the requirements of all legal vehicle users - commercial (less than 7.8 tonnes) and private – as well as the safety of local residents in the longer term.

- **Footpath/cycle links**

The identification of Monkey Lane providing pedestrian, cycle and bridle way access from Brixton to the country park is welcomed. The key pedestrian and cycle routes are defined in the plan, clarity about how the existing Public Rights of Way will be incorporated into these proposals is not clear.

- **Wind Turbines**

The Parish Council notes that wind turbines have been removed from this application.