

# NPS 1995A

## NORTH PLYMSTOCK AREA ACTION PLAN TEST 7 SESSION A

### STATEMENT BY STEVE O' HIGGINS

Further to our telephone conversation last Thursday when we discussed the inspectors decision to delete some of the hearings scheduled for the end of March (at which I was scheduled to speak), I would like to bring to your attention the following items of concern that I would have spoken on at the hearing.

My family and I feel very strongly that the proposed road alignment south of the King George playing fields is completely inappropriate in the Plymouth City Council's LDF. This alignment would not only separate the existing residents of Elburton from having direct access by foot onto their existing playing fields, but would also involve the removal of at least 2 sports pitches, a changing room pavilion and children's playground. On this point I believe that the developer's, Redtree, with their planning application showing a road alignment north of the playing fields have at least listened to the very vocal local objections to the preferred PCC alignment and changed the route to avoid the issue of using valuable playing field land. I have some doubts as to whether they can avoid the playing fields completely as unless they are prepared to move the quarry bunding there does not seem to be enough width to incorporate foot paths and cycle ways in addition to the new roadway from Vinery Lane to Haye Road (the application shows these terminating at Vinery Lane on the new Sherford High Street). They suggest a system of retention for the bunding which would in our opinion be unsightly and unworkable.

In addition PCC have suggested that in the next plan period residential development will take place on land South of the new road (PCC's preferred route) from Haye Road through towards the Kings Hill residential development. Whilst this may happen it would further distance and isolate the existing residents from the playing fields and sports pitches.

I am sure that the inspector will have visited the site but I would like to point out that where PCC are suggesting that the new junction will meet Haye Road this area is on a steep incline and safety at this point could be an issue when detailed design commences. At least the alternative position would enable a safer junction to be constructed as Haye Road at this location is more or less level with the benefit of better visibility splays etc.

We believe that decisions are being and will continue to be made that will substantially affect our lives and will undoubtedly create a blight on our property and the thought of living next to a busy building site for the next 10/20 years fills us all with dread. For the last 18 months or so we have lived with the uncertainty surrounding this proposal and in the main have been ignored by both the public and private sector interested parties who have played us off against each other. We do not believe that given the very sensitive location of our property (being completely surrounded by the new community planning application site) that either side has been proactive in allaying our fears and concerns. We have tried to meet with the developers and the council officials to discuss the detail but apart from a few early meetings both the private and public sector parties have done their best to avoid consultation with not only ourselves but also our neighbours. We have listened to rumour and counter rumour about the proposed Sherford development and in particular the road alignment and

on the one occasion that we were invited to attend a Redtree consultation were sent an invitation showing our land being used for the new road. It is not that we are against the new town proposal merely that no one has seen fit to be open and honest with us and our neighbours about the future of our position of Vinery Lane. Make no mistake this will have a significant impact on our lives and our property for the future.

The Redtree application shows an effective hole in the application site (i.e 3 houses and approximately 4 acres of land). This has caused my wife, myself and our children considerable anxiety as effectively we and our neighbours will be left in the middle of a group of sports pitches. We will be effectively cut off from both communities and have flood lit all weather sports pitches on our boundary which will create noise late into the evening. It is simply not the case that we will enjoy peace and quiet once the project has received planning consent and is underway let alone complete.

Perhaps the developers and the local authorities should work together more closely to remove the residential element in our part of Vinery Lane altogether and open up a wider landscaped belt running from Haye Road to the new community Park. This could be accommodated by moving the planned sports centre complex closer to Vinery lane with the added benefits to the people of Elburton. It would also create an opportunity to position support infrastructure changing rooms, toilet accommodation and grounds maintenance support infrastructure closer to the centre of the sports hub and by not having residential elements within the sports hub could I would suggest allow the area to be properly and more efficiently planned. Clearly these are detailed points and probably not of interest to the inspector, but we do need for someone to undertake a proper review of the detail and the land use for the area as at this time a major opportunity to create an exemplar new community could be lost.

Rather than repeat the detailed response made to the Redtree planning application I have attached a copy of our letter and supporting plans which we sent to the Plymouth City Council for the inspectors reference. We believe that some of the points raised would apply to both road alignments whichever route was finally consented to.

I would be more than happy to attend in person or to provide further information if the inspector requires.

Stephen O'Higgins MRICS MCIQB

Existing Land Interests



Ordnance Survey

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