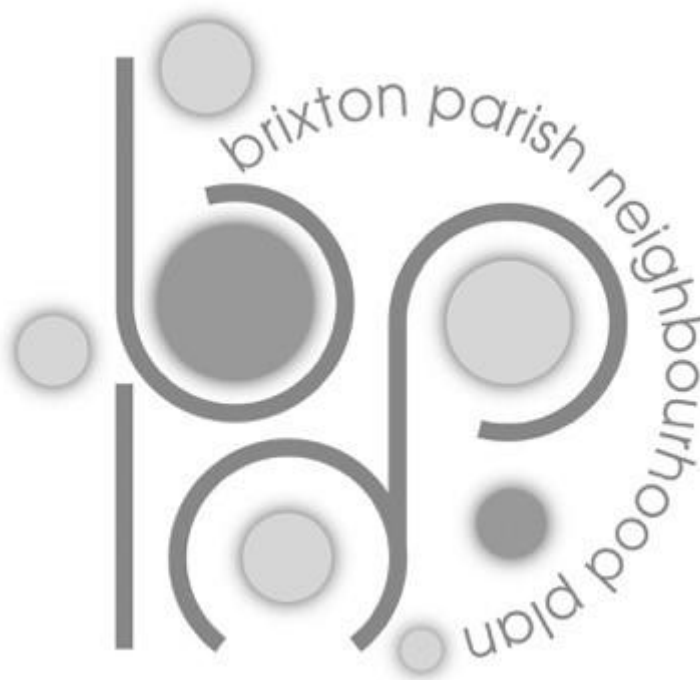


Brixton Neighbourhood Plan 2016-2030

Community Day Report



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Key Findings

- 1.1 The Brixton Neighbourhood Development Plan steering group undertook a community survey and consultation day in 2016. From this the steering group were able to draft a vision, objectives and outline policies for the Neighbourhood Plan. A community consultation day was organised to put these to the community and invite feedback. From that feedback the following key findings can be drawn:
- A. There is strong support (over 70%) for all outline policies drafted for the consultation.
 - B. The further development of Chittleburn business park, solely for light industrial use is of particular concern to residents local to the site. Concerns about the potential negative appearance of the proposed site allocation as a gateway to the parish, and the wider South Hams area were raised. However, residents local to the site expressed a preference for a mixed-use development, where any industrial use would be 'hidden' within the valley and housing near the current residential properties. Additional concerns about access and increased traffic were raised.
 - C. Traffic flow on Red Lion hill was raised as a concern. Whilst these issues might not be directly dealt within the Neighbourhood Plan the steering group should be aware of them.
 - D. There was a mixed response to the future of Steer Point, with no strong preference for one specific future use for the site. The three most common suggestions could be summarised as:
 - 1. Allowing the site to return to nature, or become a nature reserve with access, walks, bird-hides etc.
 - 2. Developing the site for light industrial, small business units, or a potential mix including some housing.
 - 3. An outdoor recreation area and/or site for scouting and outdoor pursuits.
 - E. Other isolated but potentially useful comments were:
 - Differentiate and define 'public open space' and 'green space'
 - Venn Quarry has particular designations around biodiversity which need protecting

Introduction

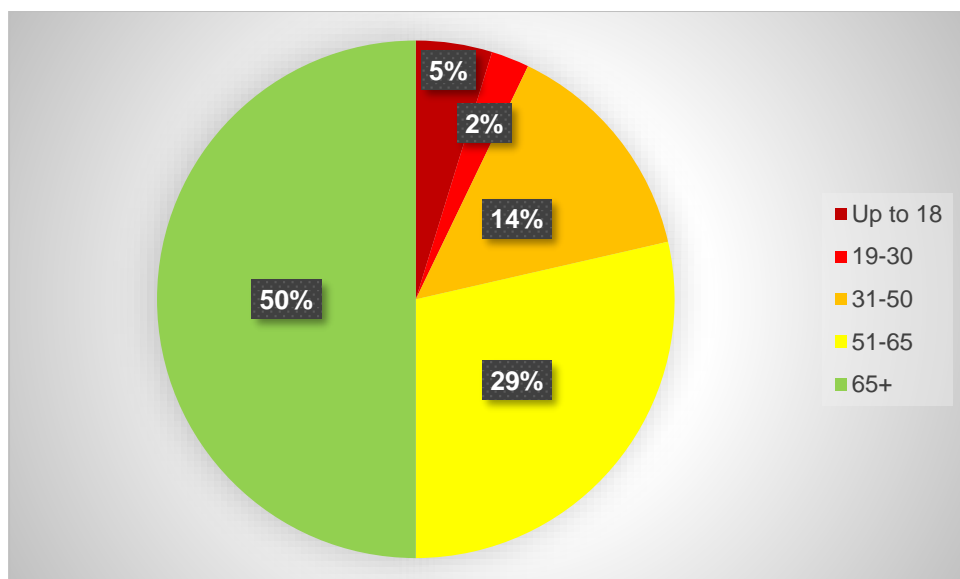
- 2.1 Brixton Parish Council is developing a Neighbourhood Development Plan. The creation of a Neighbourhood Plan requires that everybody within the area has opportunity to engage with the process.
- 2.2 The steering group have drafted a number of policies for the Brixton Neighbourhood Plan and decided to undertake an initial consultation on these draft policies. A community consultation day was organised on the 6 May 2017, 10am – 2pm, in the community room at the local primary school.
- 2.3 On the day all the policies and relevant maps were presented for people to review and comment on. A simple survey was given to all attendees asking their opinion about each policy as well as inviting further comment. One issue identified by the steering group for further discussion was the future of Brixton Steer Point brickworks site. Specific comments on this site were invited.
- 2.4 To support Brixton Neighbourhood Plan Steering Group with this process, they engaged the services of Catalyst.

Catalyst and Devon Communities Together

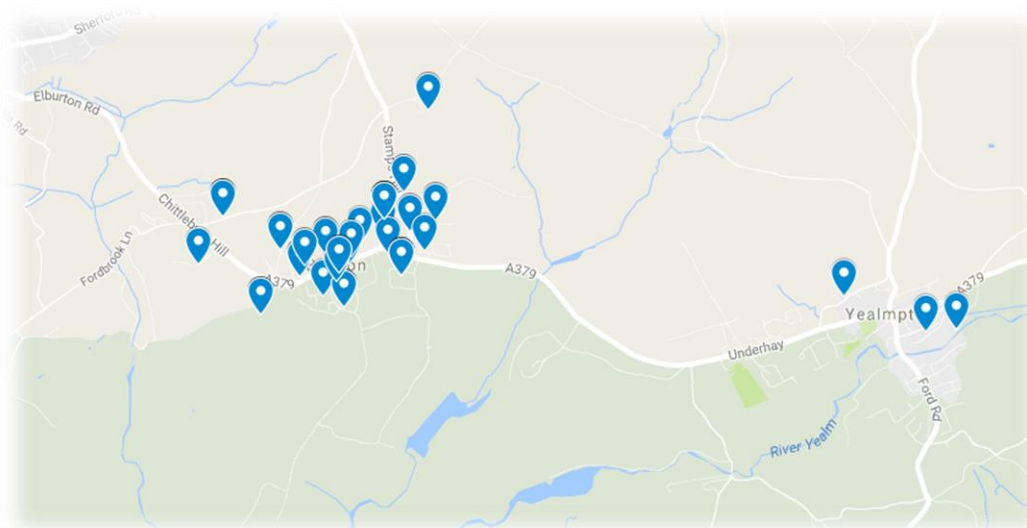
- 2.5 Catalyst is the in-house consultancy service provided by Devon Communities Together. Catalyst and Devon Communities Together have provided support to over 50 Town and Parish Councils, and neighbourhood plan steering groups working on Neighbourhood Plans across Devon.

Feedback

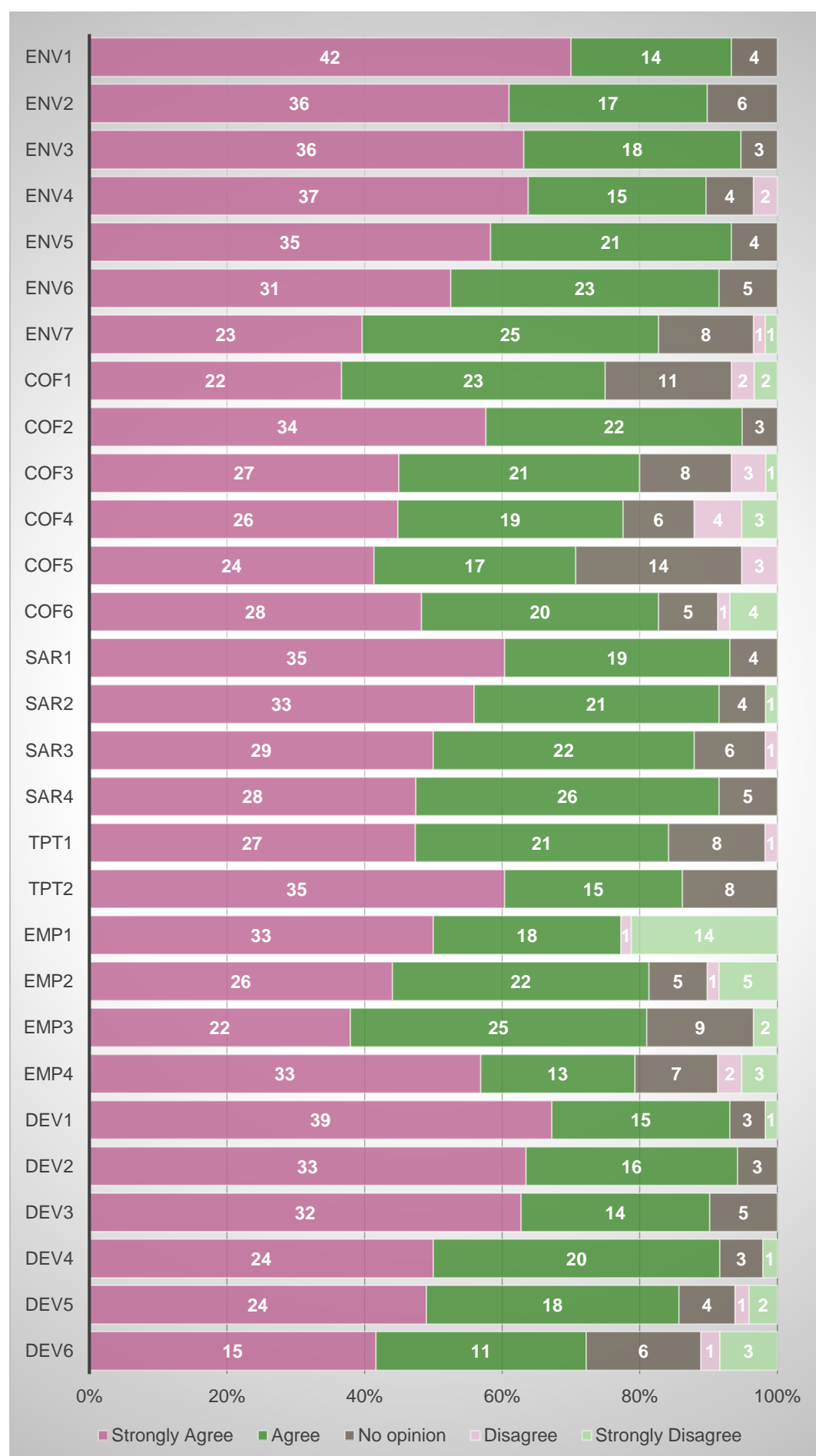
- 3.1 A total of 71 people signed in as attending the day. A further 18 people submitted a survey form after the event. As people signed in on the day they were invited to tick which age-group they were in and to provide their postcode. The age profile of those attending was:



- 3.2 Below is a map of the postcodes provided:



- 3.3 Everybody attending the community day was given a simply survey asking for their opinion about the draft policies. The policies in the following table are listed by their policy number. The text of the draft policy and supporting aims and objectives, as presented at the community day, is provided in Appendix A. A total of 70 forms were received, 52 from the community day and a further 18 at a later date.



- 3.4 All policies had strong support, with over 70% of respondents, agreeing or strongly agreeing with every policy.
- 3.5 The survey also invited people to provide additional comments. 54 comments were provided. A complete list of these is provided in Appendix B. Comments that relate to specific policies are included within the following table:

(All quotes are provided as written by respondents, they therefore may require some interpretation.)

Env1	
Env2	<p><i>"I agree with protecting the land to the South of the A379 on the football field but DO NOT agree with the protection of the field at the East End of the village - this was highlighted as suitable for development by the Princes Foundation."</i></p> <p><i>"On the 2 sites but 2 x fields south of Elbridge should have similar status."</i></p>
Env3	<i>"Including trees with TPA."</i>
Env4	<i>"Green Corridor - extend to cover lodge lane to Hilltop cottages to provide larger area between Elburton and Sherford."</i>
Env5	<i>"Problem of land separating Brixton from Sherford."</i>
Env6	
Env7	<p><i>"Sky lines and no noise" - solar panels ok."</i></p> <p><i>"There will always be some noise to energy generation."</i></p>
Cof1	<i>"Unless maintaining current community room."</i>
Cof2	<i>"Also School."</i>
Cof3	<i>"I DO NOT think there should be any more development in Brixton."</i>

Cof4	<p><i>“New developments should have 2 parking spaces per house.”</i></p> <p><i>“I DO NOT think there should be any more development in Brixton.”</i></p>
Cof5	<p><i>“New developments should have 2 parking spaces per house.”</i></p>
Cof6	<p><i>“We do not require a parish hall - school facilities service us well.”</i></p> <p><i>“New developments should have 2 parking spaces per house.”</i></p>
Sar1	
Sar2	
Sar3	<p><i>“Define Public access.”</i></p>
Sar4	
Tpt1	<p><i>“Define further - much too "blanket covers".”</i></p>
Tpt2	<p><i>“Define further - much too "blanket covers".”</i></p>
Emp1	See separate section below
Emp2	
Emp3	
Emp4	
Dev1	

Dev2	<p><i>“Provide reasons for not developing the land N of Cherry Tree Drive and W of Stamps Hill. This field should be retained as a useful available field - alternatively as managed woodland with wide grassland margins to encourage wildlife diversity.”</i></p> <p><i>““Sky lines” - wind turbines constantly affect these.”</i></p> <p><i>“No development should be permitted outside the development boundary.”</i></p>
Dev3	<p><i>“Provide reasons for not developing the land N of Cherry Tree Drive and W of Stamps Hill. This field should be retained as a useful available field - alternatively as managed woodland with wide grassland margins to encourage wildlife diversity.”</i></p> <p><i>“Although these are laudable policies, I feel most strongly that Brixton has had more than its fair share of development recently with over 5,500 houses at Sherford, Caves Orchard and other areas. My view is NO MORE DEVELOPMENT.”</i></p>
Dev4	<p><i>“Absolutely essential!!!!!!”</i></p> <p><i>““Other natural resources” include wind turbines? – NO.”</i></p> <p><i>“Although these are laudable policies, I feel most strongly that Brixton has had more than its fair share of development recently with over 5,500 houses at Sherford, Caves Orchard and other areas. My view is NO MORE DEVELOPMENT.”</i></p>

Dev5	<p><i>“Adequate parking should be defined min 3 spaces per house.”</i></p> <p><i>“What how many cars?!”</i></p> <p><i>“Although these are laudable policies, I feel most strongly that Brixton has had more than its fair share of development recently with over 5,500 houses at Sherford, Caves Orchard and other areas. My view is NO MORE DEVELOPMENT.”</i></p>
Dev6	<p><i>“Min development and preserve reserve.”</i></p> <p><i>“Develop quarry site which is down to the water table, as a wetland reserve. Remainder of site up to what I believe was the original land - take boundary N of the works as community woodland.”</i></p> <p><i>“Steer Point Brick works. A solar farm would cause less disruption could be convenient from road, the quiet in keeping with peaceful environment of estuary and work not require removal of hard surfaces, very green with free power to the village.”</i></p> <p><i>“Although these are laudable policies, I feel most strongly that Brixton has had more than its fair share of development recently with over 5,500 houses at Sherford, Caves Orchard and other areas. My view is NO MORE DEVELOPMENT.”</i></p>

- 3.6 Other topics that received a significant number of comments were: Policy Emp1, Red Lion Hill and Steer Point Brick Works. Comments relating to Policy Emp1 and Red Lion Hill are discussed below. Comments relating to Steer Point Brickworks have been collated with other general comments relating to this site that were collected throughout the day.

Policy Emp1

3.7 Policy Emp1 has attracted a lot of attention, particularly from those local to the Chittleburn Business Park. A significant number of responses, 14, were received after the community consultation day specifically about this policy.

3.8 However, there appears to have been some confusion about exactly which policy they were commenting on. Policy Emp1 reads:

"The change of use of existing employment land will not be permitted without a clear demonstration of community benefit."

3.9 Policy Emp2 specifically relates to the site at Chittleburn Business Park:

"Employment Area 1 (refer to inset Map Emp2)

- (a). Within the existing employment area at Chittleburn, Employment Area 1, the change of use resulting in the loss of land or premises from employment use will not be permitted.*
- (b). A site of approximately 1.0 Ha (actual area to be agreed) in the vicinity of Dodovens Farm/Chittleburn Business Park is preferred for B1 light industrial development to complement the existing businesses already operating at this location and Chittleburn."*

3.10 Most of the comments received regarding Emp1 only make sense in the light of policy Emp2, so an assumption is made that they were intended to relate to this policy.

3.11 Some local residents did not support any further development on the site. However, the main theme of most of these comments from people local to the site was not opposition to development on the site, but rather that it should be light industrial mixed with housing. The consistent preference was for the industrial development to be 'hidden' from view within the valley. Some example comments below illustrate this point:

"I wish to express my concerns about EMP1 being considered for use as 100% industrial use/development. I do, however, consider that a 50-50 split use of industrial/residential development would be the most logical decision. I would further suggest that, on approach to Brixton, the residential aspect of such development should be the most prominently viewed."

"However should the split of 50% industrial and 50% housing be considered as an alternative use of the land, I feel it would make far better sense and more acceptable to those of us that live here."

"A mix of commercial and residential would be a fantastic use of this space."

"It is my opinion that if the proposed field next to Chittleburn Business Park is used for light industrial use this will have a detrimental effect on the attractive approach into Brixton (along the A379). I am not opposed to the proposed light industrial

development unit being positioned out of sight of the A379, further back into the valley towards Dodovans farm and beyond. More employment locally would of course be beneficial to the local community. But I do not agree that this should be at the expense of losing the attractive approach into Brixton that we currently have. If the field was used for housing in a style to suit the area, it would be beneficial to the community and would be close to the new employment area.”

“...change of use of EMP1 to residential would clearly demonstrate "community benefit". In the main the benefits would be to all the residents living in the Chittleburn area. The value of property would not be devalued so drastically and the visual impact would not be so damaging to locals and visitors alike.”

Red Lion Hill

- 3.12 Another subject which received a significant number of comments was Red Lion – Stamps Hill. Many of the comments regarding this area were about traffic problems and its use as a rat-run. Whilst these issues might not be directly dealt within the Neighbourhood Plan the steering group should be aware of them. Example comments of the issues faced would be:

“Red Lion - Stamps Hill - a rat run, speeding cars, springs overflowing. Parked cars on the brow, increase in traffic.”

“Roads around Brixton to be limited to 30, maybe speed bumps, Stamps Hill/Red Lion BEFORE the Sherford influx of extra traffic takes effect.”

“Speed through the village needs to be controlled/reduced. Roundabout at the bottom of Red Lion Hill?”

Steer Point Brickworks

- 3.13 The steering group were specifically interested in comments about the future of Steer Point Brickworks. A specific question was asked about this on the day and space for people to write their thoughts about how the site could be used in future provided. A photograph of the comments recorded is included in Appendix C.¹
- 3.14 In addition, people also took the opportunity to comment on this site within the comment box of the main survey.
- 3.15 The comments received through both these means tended towards three potential options for the site, with no strong preference for one coming through. These were:
1. Allowing the site to return to nature, or become a nature reserve with access, walks, bird-hides etc.
 2. Developing the site for light industrial, small business units, or a potential mix including some housing.
 3. An outdoor recreation area and/or site for scouting, outdoor pursuits and access to the water.

¹ A high resolution version of this can be provided if you wish to read the comments made.

Appendix A

Our Vision for Brixton Parish

Introduction

Brixton parish offers the opportunity to embrace village and rural life: a sense of community, tranquility, a safe environment with public green spaces and beautiful landscapes. Our community benefits from both the South Devon Area of Outstanding Natural Beauty and the close proximity to the historic port city of Plymouth, with all the advantages of connectivity, culture, educational facilities, heritage, employment, sport and commerce.

The vision, objectives and policy below have been developed from consultation with parishioners over the prior 18 months.

Vision

Our vision is:

- ☐ **to conserve and enhance the rural and historic environment of Brixton parish, with its beautiful landscape of woods, farmland and estuary;**
- ☐ **to retain the identity and independent character of Brixton village and its surrounding hamlets;**
- ☐ **to nurture thriving communities across the parish by providing improved facilities and taking opportunities to meet the needs and wishes of the community.**

Environment Objectives:

- *To ensure a consistent approach in the conservation and enhancement of the natural environment and heritage of the Parish.*
- *To proactively conserve, protect and enhance landscape features of local significance including but not limited to, the South Devon AONB, agricultural land, the River Yealm estuary and green corridors between neighbouring urban centres.*
- *To protect and encourage biodiversity within the parish.*
- *To protect and enhance existing Local Green Spaces (LGS) and to promote the creation of new.*
- *To conserve and maintain historical features such as Estate walling, parkland and woodland, bridges, tracks and hedgerows.*
- *To identify opportunities for renewable energy generation with low visual impact upon the landscape.*

Our Environment Policies are:

Env1. No development shall be permitted that would harm the natural beauty and special qualities of the South Devon AONB. Any development must maintain and enhance the South Devon AONB and its setting, paying full regard to national and local strategic policies for the AONB and to the South Devon AONB Planning Guidance. This is particularly relevant in the case of cumulative impact of individual developments, and the preservation of tranquillity and biodiversity of the Yealm Estuary and Cofflete Creek environs.

Env2. The land identified on Policy Map Env2 will be protected from development to maintain the important public open views across the South Devon AONB that define the setting and character of Brixton village and its east and west approaches.

Env3. Priority Habitat throughout the parish, including deciduous woodland, wood pasture/parkland, ancient woodland and wildlife corridors as shown on Policy Map Env3, will be protected and enhanced.

“UK BAP priority habitats were those that were identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP).”
from JNCC (Joint Nature Conservation Committee) a statutory adviser to UK Government and devolved administrations, <http://jncc.defra.gov.uk/page-5706>

Env4. A green corridor will be maintained for visual and ecological significance to

protect against the further urban expansion east of Plymouth along the A379, and to safeguard the individual identities of, Chittleburn, Combe and Brixton settlements, as defined in Policy Map Env4

Env5. (a). Local Green Spaces will be protected and enhanced. Only development directly associated with and necessary to improve the green spaces will be permitted within them.

(b). Measures to improve the appearance of the A379 route through Brixton, particularly through measures such as tree planting and green landscaping, will be supported.

Project Action Plan (not policy):

To create a designated Conservation Area focussed on the historical centre of Brixton village to conserve the importance and heritage of this long established settlement.

Env6. Designated historic and heritage assets and their settings, both above and below ground, shall be conserved and enhanced.

Development proposals are required not to harm but to conserve, restore and enhance designated and undesignated historic and heritage assets and their settings.

Project Action Plan (not policy):

Suggested inventory to include:

Estate Walling, Steer Point bridge(s); Winston Lane bridge; Cofflete House stables (remains of); Cofflete House fish pond; Cofflete House walled garden (remains of); foot bridge at Cofflete Creek; disused railway from Elburton to Yealmpton including associated bridges and other historical structures (including cylinder bridge), air raid shelters, Silver Stream bridge under the A379 linking Kitley to Lyneham Estates, brickwork loading quay at Steer Point, lime kiln at Gorlofen, Cofflete Park (former drive to Grade 1 Listed Kitley House).

Proposed Village Conservation Area

Env7. Private or community renewable energy generation schemes will be supported provided they will cause no harm to local heritage, biodiversity, landscape, views and skylines, no noise or other nuisance and be in keeping with its setting and surroundings.

Community Facilities Objectives:

- *To support existing and encourage new facilities within the parish and to promote sharing and collaboration with neighbouring communities.*
- *To improve parking provision across the parish.*

Our Community Facilities Policies are:

Cof1. Development shall provide for or contribute towards the provision of a parish hall.

Cof2. The following local facilities are designated as Assets of Community Value:

The village shop

The Foxhound Pub

The scout hut

Assets of Community Value shall be protected and retained. Development that would result in the loss of or harm to any such asset will not be permitted unless there is adequate alternative provision in the parish or the asset can be shown to be no longer viable.

**Definition of Assets of Community Value:*

A building or other land in a local authority's area is land of community value if in the opinion of the authority — (a) an actual current use of the building or other land that is not an ancillary use furthers the social wellbeing or social interests of the local community, and; (b) it is realistic to think that there can continue to be non-ancillary use of the building or other land which will further (whether or not in the same way) the social wellbeing or social interests of the local community. (Section 88(1) Localism Act 2011) Section 88(2) of the Act extends this definition to land which has furthered the social wellbeing or social interests of the local community in the recent past, and which it is realistic to consider will do so again during the next five years. (Part 5 Chapter 3 of the Localism Act 2011 and the Assets of Community Regulations 2012)

Cof3. Development shall provide for or contribute towards the provision of off-street parking in Brixton village.

Cof4. Developments of more than 5 homes shall incorporate adequate public open green space and provision for children's play within the development.

Cof5. Development shall incorporate or contribute towards the provision of allotments.

Cof6. New development will be required to contribute towards the provision or improvement of community facilities in Brixton in accordance with adopted standards and local priorities which include:

- a) a parish hall,**
- b) off-street car parking and/or car park,**
- c) play spaces,**
- d) allotments,**
- e) improvements to footpaths, bridleways and cycle paths,**
- f) measures to mitigate traffic flow and speed through the village,**
- g) improvements to and “greening” of the A379 corridor,**
- h) public river access**

Contribution can be either as a part of the development proposal or in the form of a financial contribution.

Project Action Plan (not policy):

- 1. To support the provision of recycling facilities within the parish, expanding the existing Community Composting Scheme facility at Catson Green.*
- 2. To secure land at Cofflete Mill as a community amenity space.*

and could also include:

- 1. Public use of school swimming pool – a possible project (to be considered under Sport and Recreation Policies).*
- 2. South Devon Car sales site – Landowner to be consulted about any plan for availability for community use.*
- 3. To negotiate greater use of the church for community public events.*

Sport & Recreation Objectives

- *To encourage opportunities for improved outdoor sports and recreation facilities.*
- *To increase the recreational footpath and cycle network.*
- *To look for opportunities to provide bridleways.*
- *To encourage initiatives that will improve the health and wellbeing of parishioners.*
- *To encourage proposals which provide for additional outdoor sports facilities, over and above those which already exist, and which meet the requirements of the community.*
- *To encourage a diverse range of sport and recreation facilities within the Parish.*

Our Sport & Recreation Policies are:

Sar1. Public open space, private outdoor sports grounds, school playing fields and allotments shall be protected and retained in that use. Only development directly associated with and necessary for their improvement will be permitted unless:

(a). an alternative and improved provision is provided that retains its original functional requirements for existing and future users; and

(b). the proposal would not result in the loss of an area important for its amenity or contribution to the character of the area in general.

Sar2. Development that will enhance or extend the footpath, bridleway and cycle network will be welcomed and permitted, providing it meets other policy requirements. Proposals will be particularly welcome which will improve those routes identified in the Brixton Community Action Plan

Project Action Plan (not policy):

1. Providing access from footpath no.9 via Monkey Lane* to provide public safe access for pedestrian, cycles and horse riders to the existing and proposed footpath/cycle/bridleway network at Sherford Country Park.

* Traffic Order required from DCC to restrict vehicular use of Monkey Lane to access only.

2. Extending the range of footpath access along Cofflete Creek to Wembury Woods and to include public footpath access from the Creek to the existing PRow from southerly lane at Spriddlestone

3. Extending the existing public footpath access from Fordbrook to Halwell and link to Horsham Fields
4. Providing safe designated pedestrian footpath access along Steer Point Road.
5. Providing pedestrian footpath access adjacent the A379 from the end of the existing public footpath to Chittleburn (Rodger's Garage).
6. Supporting the upgrade of the footpath/cycle path from Otter Nurseries to Elburton to join with the Sherford to Laira Bridge cycle route (and to provide access for recreational cycling to Saltram, the Plym Trail etc.)
7. Extending the public footpath/cycle way from Elburton to Yealmpton along the dismantled railway line.

NOTE: Rights of way are an important recreational facility, which local authorities must protect and enhance. Local authorities should seek opportunities to provide better facilities for walkers, cyclists and horse-riders, for example by adding links to existing rights of way networks.

Sar3. Development that will enhance public access to the River Yealm and/or Cofflete Creek will be welcomed and permitted, providing it meets other policy requirements.

Sar4. Existing Recreation and Tourism facilities shall be retained for that use. Only development directly associated with and necessary for their improvement will be permitted unless:

- (a). alternative and improved provision will be made in a location well related to the functional requirements of the use and its existing and future users; and
- (b). the proposal would not result in the loss of an area important for its contribution to the character of the area in general.

Transport Objectives

- *To improve and increase the quality and quantity of safe, sustainable transport links, including cycle and footpath routes.*
- *To support transport links from Brixton to neighbouring villages, towns and Plymouth providing they are safe and sustainable.*

Our Transport Policies are:

- Tpt1. Development shall be designed to enable and encourage the use of sustainable modes of transport. Non-residential developments shall also provide suitable secure cycle racks.**
- Tpt2. Highway improvements which mitigate the impact of traffic flow and speed will be welcomed.**

Employment Objective

- *To support suitable employment in sustainable and appropriate locations.*

Our Employment Policies are:

Emp1. The change of use of existing employment land will not be permitted without a clear demonstration of community benefit.

Emp2. Employment Area 1 (refer to inset Map Emp2)

(a). Within the existing employment area at Chittleburn, Employment Area 1, the change of use resulting in the loss of land or premises from employment use will not be permitted.

(b). A site of approximately 1.0 Ha (actual area to be agreed) in the vicinity of Dodovens Farm/Chittleburn Business Park is preferred for B1 light industrial development to complement the existing businesses already operating at this location and Chittleburn.

Emp3. Employment Policy Area at Staddiscombe Service Station/Coop Supermarket.

The triangular site at Carrolsland between Wembury Road and Staddiscombe Road shall be retained in use for the existing supermarket/petrol filling station or, should that cease to operate, for A1 or B1 uses only. Other changes of use will not be permitted.

Emp5 The land currently occupied by the South Devon Repairs and Sales Garage is of strategic value to Brixton village. Development will only be permitted on this site if there is a significant and demonstrable community gain

Development Objectives

- *Development proposed within the AONB will not normally be acceptable. The safeguarding of the rural, unspoilt and tranquil nature of the South Devon AONB is of the highest priority to the Parish community and development within the AONB will only be considered under exceptional circumstances together with a clear demonstration of significant community benefit.*
- *Development should reflect the rural character of Brixton parish; be appropriate to the setting and be limited to conserve the independent identity of Brixton village.*
- *Development that utilises pre-developed (brownfield) sites should be given priority over agricultural land.*
- *Suitable sites for the provision of off-street resident and visitor parking within Brixton village development boundary to be identified.*

Brixton Parish, in particular land immediately north of the village, has been subject to significant housing development since 2014 with 118 new homes being granted planning permission, the majority of which are under construction or already occupied.

Our Development policies are:

Dev1. Development shall not harm but maintain and enhance the South Devon AONB and its setting, paying full regard to national and local strategic policies for the AONB and to the South Devon AONB Planning Guidance.

Dev2. Location, scale and character of development.

- (a). Within the settlement boundary the scale, density and character of development shall be in keeping with its site and surroundings and shall cause no adverse impacts on natural or historic assets, important views or skylines, local amenity, traffic, parking or safety.**
- (b). Elsewhere in the parish development will be strictly controlled and only permitted where it can be delivered sustainably and requires a countryside location, or secures a viable long-term future for a valued local asset which would otherwise be lost, or will meet an essential local need which could not otherwise be met.**

Dev3. All new development should be of high quality and appropriately designed for the context in which it is proposed with respect to its neighbours and the rural character of Brixton village and Parish. Development shall take into account topography, layout, building orientation, massing and landscaping (including any associated public realm) to minimise visual, ecological and social impact.

Dev4. Design shall maximise, where possible, the orientation of new development to capitalise on solar energy and other natural sustainable resources to reduce energy consumption. Development comprising the use of renewable energy and low carbon materials will be encouraged where it does not harm the character and appearance of the Parish and the landscape.

Dev5. All new developments shall include adequate off street parking and cycle storage for residents, users, occupants and visitors.

Residential developments shall also provide at least one parking space per bedroom.

Dev6. Future development of Steer Point Brickworks hardstanding?

Appendix C

All comments received:

A swimming pool and other leisure equipment would be great at the disused brickworks site. There is no public swimming pool in Plymstock or Yealmpton.

EMP1 - I wish to express my concerns about EMP1 being considered for use as 100% industrial use/development. I do, however, consider that a 50-50 split use of industrial/residential development would be the most logical decision. I would further suggest that, on approach to Brixton, the residential aspect of such development should be the most prominently viewed.

EMP1 - Having learnt that EMP1 is being considered for total industrial development, I am somewhat concerned, especially as Brixton is a 'quiet' village. However should the split of 50% industrial and 50% housing be considered as an alternative use of the land, I feel it would make far better sense and more acceptable to those of us that live here.

EMP1 - The site preferred for B1 light industrial development should never be sighted within view of the A379. It would be an eyesore and would have a similar feel to the way into Lee Mill, very unattractive and unwelcoming first view of Brixton to any visitors.

EMP1 - Brixton Village is the gateway to the South Hams which has beautiful villages to live in, visit or drive through. To think the first thing you would see within that gateway was an industrial estate would be a disgrace. It is widely reported that housing is at a crisis. A mix of commercial and residential would be a fantastic use of this space.

EMP1 - Industrial Units in the field at Chittleburn Hill would be detrimental to the look of the village from the road, both coming up from Elburton and down from Brixton. Building industrial units on the land would seriously impact on the value of the surrounding properties. Industrial units would bring an increase in traffic at Chittleburn Cross - this will impact on the surrounding properties, especially those on Chittleburn Hill. If the land must be developed, it would be preferable to have housing, if not in the whole of the land, at least at the top, where buildings would be visible from the road, and would overlook existing residents. The Government is encouraging councils to award planning consent for housing, surely this is a better use of the land than industrial estate. As part of the community I am disagreeing to the designation of the land at Chittleburn Hill as employment land. Air quality - another major concern - increased heavy traffic along the A379 would have an impact on air quality.

EMP1/2 re Chittleburn Business Park/Dodvens Farm. The land adjacent to Chittleburn Business Park was originally wanted for a large detached house with stable and paddock. Then various housing schemes and now business units. As a resident of Hilltop Cottages, I feel my home is slowly being engulfed by a mishmash of business premises. The homes in this area were there long before any of the businesses - probably even Rodgers Garages. The present access off the A379 already backs up along the A379, with turning lanes blocked by the hundreds, and I mean hundreds of cars going to Otter Nurseries over any weekend. Adding yet more commercial vehicles to this will only add to the chaos. The gradual infill of fields between Brixton and Elburton will also make future development more difficult to control. Plympton was once a small village like Brixton when I was young - look

at it now. I would appreciate more consideration to the look of new developments and their long term effect on local communities.

EMP1 and EMP2 - It is my opinion that if the proposed field next to Chittleburn Business Park is used for light industrial use this will have a detrimental effect on the attractive approach into Brixton (along the A379). I am not opposed to the proposed light industrial development unit being positioned out of sight of the A379, further back into the valley towards Dodovans farm and beyond. More employment locally would of course be beneficial to the local community. But I do not agree that this should be at the expense of losing the attractive approach into Brixton that we currently have. If the field was used for housing in a style to suit the area it would be beneficial to the community and would be close to the new employment area.

EMP1 - Industrial units in the field on Chittleburn Hill would be an eyesore to look at for us and anyone entering the village from either direction. It would be far better to build 3-4 houses at the top end and build industrial units lower down and behind the care home unit out of site. The proposed industrial use would increase heavy traffic into the area and cause even more problems getting in and out of our homes onto an ever increasing flow of traffic - also increases noise levels. The overall views for local residents would be impacted on and loss of value on our properties here on Chittleburn Hill.

EMP1 - Being immediately effected by the EMP1. The industrial units should not be seen on the sky line - it is unnecessary as there is a valley that can accommodate them. It would be more acceptable to see 2 or 3 houses on the sky line. The approach to Brixton from the bridge would be ruined with industrial units.

EMP1 - I have concerns about the current plans regarding industrial properties on this land. I feel it will not only be an eyesore but will devalue our properties considerably. Having two young children I also have concerns about more traffic on an already extremely busy road. We have no pedestrian access to our property and I have real worries about my children getting to the bus stop for school journeys and more heavy traffic turning just across from the bus stop concerns me greatly. I understand that area need to be developed but perhaps some compromise could be met regarding how visible any development would be and the traffic implications.

EMP1 - risk of devaluing property, unattractive to look at.

EMP1 - I disagree with the land at EMP1 being used exclusively for Industrial units as I live opposite this site with my 20 year old son who has Autism. He loves to look out of his bedroom window for several hours a day, at the wildlife in the field opposite. This field used to be the home of ponies which was a delight for my son. He watches rabbits, pheasants and birds of prey on this land, one of the main reasons we moved to our property. It has very calming effect on my son and I fear greatly what his outlook would be and the lack of wildlife so close to him should this field be developed in any way, let alone being used for industrial units. We have been blessed with this lovely outlook and it has been a god send for my son.

EMP1 - I disagree with the land at EMP1 being used exclusively for industrial units as I live opposite this site and do not want the noise, dust and the appearance of the buildings. Also our portion of the A379 is busy enough without all the extra traffic generated by the site.

EMP1 - change of use of EMP1 to residential would clearly demonstrate "community benefit". In the main the benefits would be to all the residents living in the Chittleburn area. The value of property would not be devalued so drastically and the visual impact would not be so damaging to locals and visitors alike. The siting of business units within EMP1 would severely damage the intrinsic appearance of the countryside and would be on first impressions driving from Plymouth like driving into Lee Mill industrial estate. There is more than enough land for employment available in the immediate area, but a lack of residential properties meaning more traffic/pollution entering Chittleburn area. It is accepted that Chittleburn is the obvious location to be add employment but should not be used as an employment "Dumping Ground" by those who wouldn't want it on their own doorsteps. Happy balance with more individually designed houses.

Env 7 Principle of 'us harm' means this policy is not supportive of renewable energy.

Tpt2 with 2 young children we very much value this. Calming/reducing traffic flow in both directions if Red Lion Hill and increased visibility of the oncoming main road.

Steer Point Brick works would be an ideal place for homes. It is a brown fill site and instead of being the mess it is now it could be made to be an asset for the village.

Sometimes didn't understand the policies

Very professional submission. Very comprehensive and informative. Hope South Hams listen.

Red Lion - Stamps Hill - a rat run, speeding cars, springs overflowing. Parked card on the brow, increase in traffic. parking for the shops on the Green problematical when nearby residents are in situ. Improved bus service.

"Development should be strictly limited. Brixton has increased 10% in recent years be development. It needs to be kept separate from Plymouth - no more creep. No new building in the AONB.

Housing needs as for disabled & elderly homes also for rentals for singles - no more 2-4 bed houses with inadequate parking. Strongly agree 1xoffroad parking place per bedroom.
"

"AONB should never be built on.

Bus service on a Sunday would be good"

"Dev 5 - Adequate parking should be defined min 3 spaces per house.

dev 6 - Min development and preserve reserve."

Green corridor - Env 4 extend to cover lodge lane to Hilltop cottages to provide larger area between Elburton and Sherford. - Brickworks - nature reserve.

"Dev 6 - Develop quarry site which is down to the water table, as a wetland reserve, Remainder of site up to what I believe was the original land - take boundary N of the works as community woodland.

Dev 4 - absolutely essential!!!!!!

Dev 2-3 Provide reasons for not developing the land N of Cherry Tree Drive and W of Stamps Hill. This field should be retained as a useful available field - alternatively as managed woodland with wide grassland margins to encourage wildlife diversity."

Do not leave Steer Point Brick works site unused! This is an unsafe site which should be of some benefit for the Community/Devon/

I would like Steer Point opened for employment for village people again - small units.

I have concerns that the roads will not be able to service the increased traffic in this area. They are already in a terrible condition especially in Brixton/Yealmpton dip where the potholes are dangerous. Will adequate provision be made to maintain this increased traffic?

"There does not appear to be anything in the plan to improve mobile phone communication. Current 4G signal and phone signal is patchy and very weak.

I would like to see a positive stance taken in the plan to encourage the installation of suitable masts (maybe small and several) across the village to enable the villagers to have better contact with other communities/the world.

We have fast broadband more people are using their mobile phones to communicate and as the village grows and mobile users get older we need to keep up and make the village and even better place to live. It might also help employment in the area."

"Steer Point Bricks work site - mixed use development.

High quality: office, research, education

school field work centre for environment.

Leave quarry for nature reserve

Protect undeveloped AONB

Protect priorities habitat"

"Policies are too 'wordy' and not 'normal people/child' friendly.

Loads of work has clearly gone into this thank you."

NO MORE RESIDENTIAL DEVELOPMENT. Address speeds on rural roads approaching the village i.e. Red Lion/Stamps Hill and A379 possibly speed cameras. speed bumps/ pinch points.

"Please no more housing developments!

Roads around Brixton to be limited to 30, maybe speed bumps, Stamps Hill/Red Lion BEFORE the Sherford influx of extra traffic takes effect.

Maybe if we have to have more housing development 6 might be the right site?"

Small industries need to be encouraged to the village - sports facilities also.

"Houses that our young people can rent/buy, we do not have big wages in this area!!!

Steer Point Brick works what a shame we can't get more employment down there."

Env - Needs to be strongly modified otherwise people will not accept any - solar panels, wind turbines etc.

"A green gym for public use.

Cof - St. Mary's church - coffee/shop/cage/library/post office links.

TP - smaller mini bus transport between villages on A379

Steer Point development - Could be a major water recreational facility - Fishing, rowing, sailing school, environmental facility."

"Dev 5 - what how many cars?!

Dev 6 - Steer Point Brick works. A solar farm would cause less disruption could be convenient from road, the quiet in keeping with peaceful environment of estuary and work not require removal of hard surfaces, very green with free power to the village. "

"Sar 3. - define Public access

Dev 4 - ""Other natural resources"" include wind turbines? - NO

Dev 2 - ""Sky lines"" - wind turbines constantly affect these.

Env 7 ""Sky lines and no noise"" - solar panels ok.

Cof 6 - we do not require a parish hall - school facilities service us well.

Tpt 1& 2 - Define further - much too ""blanket covers""

Dev - NO RESIDENTIAL DEVELOPMENT. Area of Outstanding Natural Beauty. Would involve traffic along lane for access (tonnage protocol) already got the lorries for the quarry infill. Appalling, blatant financial interests. Should be mature reserve with cycle and footpaths only."

"The Steer point Brick works would make an ideal opportunity for mixed use development. ""high end"" housing, employment research, river access, outdoor pursuits etc.

This could be done in conjunction with improved road access in Steer Point Road and opening the old railway line at Cydeway to Otter nurseries and Elburton."

"Keep traffic low.

Solar - out of sight. Mixed with reserve (nature) +/-or recreation."

"Env 7. There will always be some noise to energy generation.

Cof1 - unless maintaining current community room.

Cof2 - Also School.

Cof4-6 - New developments should have 2 parking spaces per house.

Transport policies fail to address issues - better public transport - bikes not suitable for large percentage of population. Suitable parking needs to be available.

Residential developments should aim for 2 parking spaces. Most families 2 working adults needs 2 cars - failure to incorporate this into plans results in developments like new Kitley estate in Yealmpton!"

Needs improvement in the bus service

"Env2 - I agree with protecting the land to the South of the A379 on the football field but DO NOT agree with the protection of the field at the East End of the village - this was highlighted as suitable for development by the Princes Foundation.

Re Cof3 & 4 - I DO NOT think there should be any more development in Brixton.

Development policies 3-6 Although these are laudable policies, I feel most strongly that Brixton has had more than its fair share of development recently with over 5,500 houses at Sherford, Caves Orchard and other areas. My view is NO MORE DEVELOPMENT. "

Verge at end of Cherry Tree Drive to be maintained as a green space and ear marked as such.

"Steerpant Brickworks - Some real strategic thinking needed for this site, engaging the village, school and children - this is a real opportunity to produce a plan which will benefit the community and landowner. Wildlife, amenity, leisure, recreational and educational, small traditional work units and community space (built and open space) e.g. C.F. Wembury Marine Centre.

Taking advantage of the particular 'specialness' of this site for the long term future perhaps in partnership with other organisations."

Something needs to be done for the Scout group. The only drawback to public use of the pool is the cost of maintenance and life guard. Speed through the village needs to be controlled/reduced. Roundabout at the bottom of Red Lion Hill? Explanation of things like A1, RB1 would have been useful I think extending the current footpaths/cycle routes to our neighbouring villages is a great idea.

"Env2 - on the 2 sites but 2 x fields south of Elbridge should have similar status.

Community Facility Policies - Mostly agree if development occurs however Brixton has suffered from over development and should be resisted where possible.

Dev2 - No development should be permitted outside the development boundary.

With Sherford, Camelsland, Venn Farm and Lodge Farm developments Brixton has suffered over developments and, other than minor in-fill within the development boundary, should resist further development to retain the nuclear nature of the village."

Brown field sites should only be used if there is an overwhelming community need. Please protect AONB. Any development at Steer Point should take into account rising sea levels and possible flooding.

The green verge Cherry Tree Drive opposite my house! Great idea to keep green but would still have problem of keeping pavement clear of growth?! No parking at the green for shop users because of parking by householders. Heavy use of traffic Stamps Hill & Red Lion Hill has greatly increased prone to flooding. We do not need more houses!!!!

Development = Do not agree with any further development in Brixton.

"Environment Env5a- Problem of land separating Brixton from Sherford

Env3:Including trees with TPA."

Venn quarry designated as historic heritage assets. Wildlife, flowers bird etc

Appendix C

We would like to know your views on future development of Steer Point Brickworks hardstanding?



Please stick a Post-it Note or write your comments below:

- No residential development
- Minimise traffic increase on the road
- NO RESIDENTIAL DEVELOPMENT - NATURE RESERVE
- Perfect Site for residential homes so beautiful!
- Good site for nature reserve + maybe a local craft centre of small businesses
- Evening walking and creation of a bird sanctuary, nature reserve
- Nature walks with university
- Mixed use - Employment/educational/residential
- Links with Dalhousie zoo
- Bridge look along the trails?
- Business park
- Develop some food fest
- High quality mixed use: offices, university, research, fields, nature reserve
- Develop into commercial nature area, bird sanctuary & brick museum
- Develop up into stream + use it to give in nature

NATURE RESERVE WITH LAKE ETC. THINGS ETC.
- PICNIC AREAS
- FOOTPATHS/CYCLEWAYS
AN AREA FOR USE BY ALL IN THE VILLAGE YOUNG & OLD
- GET RSPB, WOODLAND TRUST & OTHER ORGANISATIONS INVOLVED

MAKE SURE THE SITE IS USED FOR COMMUNITY PURPOSES

Developed park area for Scouts, Brownies, Cubs etc
OLD AND NEWTON AREA

HIGH QUALITY MIXED USE: OFFICES, UNIVERSITY, RESEARCH, FIELDS, NATURE RESERVE

Waterfront

Nature Energy

RSPB TWITCHED (FIELD WITH TREES) VENTURE RESERVE

RSPB to nature

Re-develop as a park in similar fashion that can still be a nature reserve

more natural use

Small industrial units & small residential

Recreation - River access Canoe/sailing, outdoor games, activities on river
Small craft units/related active businesses a community resource

High eyes

Thames Path Community centre

Important to have links with:
- Village
- School
- Church

Mixed use - Community college, Recreational, Offices, Residential
Don't have this nature site unused!

Mixed land use - Some residential (brownfield site) and some small craft / retail units

Kindle village residents have the right to help pay for community facilities on the site e.g. slipway, footpaths etc

