



Draft Minutes of Brixton Parish Council Meeting 17th April 2018
Brixton Community Room 7.00 pm

Present: Cllr Liz Hitchins (Chair), Cllr Michael Wills (Vice Chair), Cllr Roger Wakeham, Cllr Ian Calvert, Cllr Huxtable, Cllr Martin, Cllr Williams and Cllr Du Pont.

In attendance: Kirstie Aldridge (Clerk)

Members of the public in attendance: 75 (including over 30 residents from Elburton)

Cllr Hitchins explained the format of the meeting and introduced the guest speakers. Cllr Hitchins asked attendees to state if they were from Elburton or Brixton Parish – the audience was 50 / 50.

Open Forum

James de Havilland, Architect and Richard McWilliam, Landscape Architect

James de Havilland explained the posters displaying the main masterplan, landscape masterplan, and the masterplan overall.

Background - planning permission was agreed for a new town comprising 5500 houses, the consortium purchased land and the plan. This is a 20 year development with 15-20 years still ahead, policy and requirements change.

Since the original planning permission was granted there has been a significant increase in rainfall, an additional 40 % instead of 20% (double) this is a very significant increase and creates a risk of flooding on Sherford and beyond.

The major reasons for the proposal is that there is not enough room to complete the drainage in a sustainable way on the site. More land is required more land above ground as original proposal looked at underground storage and requires in excess of 23 hectares additional land for drainage. This required a new masterplan as a significant change. Undertook a series of consultations over 12 months - 5 workshops and a public exhibition.

Outcome is a general change to the masterplan, introduces more green space within the development. That is the crux of the application. Application is being submitted as a Section 73 application – a planning law that allows an existing planning application and change the details in it.

Same amount of land, schools, houses, employment land – all that has happened is that it has been moved around within the red line area.

Original plan was very polarised, very dense town and large area of greenspace. Needed to create larger areas, with stream corridors and the bridge stream and allow significant ponds to be added.

This is an outline application not a full application, this is to agree principles, parameters, then detailed application will follow.

Regulations and current thinking that was in place 2005/2008 and 2009 is completely different to current day.

The red line of the application is the same

Date

Signed
 Mrs E Hitchins – Chair Brixton Parish Council

The original plan for drainage does not work. This proposal looks at retaining stream pattern visual links and small hamlets and farms and protecting copse and woodland (with bats). Two and half times the houses will have better outlook on to the green spaces.

There will be three distinct areas, with good local centres. The main one is in same location (walking and cycling distance maintained to school – 400 / 800 metres). School is being built at the moment and the square is fully designed.

To allow for the new drainage arrangements the development land has moved out to the east.

Development land is identical 121 hectares, green space is identical, size of Country Park is just over 20 hectares; increase 70 – 100 hectares of woodland, goes from being a regional resource to a national resource. The country park replaces the retained farmland this is a better resource for residents and the community.

Questions from parishioners and answers were as follows:

TRANSPORT

Cycling

There is no proper connectivity from Brixton to Sherford, this has not appeared on the plan and it is very disappointing. The link to cycle plan is strongly encouraged, 40 residents of Sherford were spoken to and all want to be able to access the Brixton facilities.

Discussions are being held with the county with regard this linkage and it is part of the application.

It was reiterated that it is currently omitted from the current plans.

It is not omitted; this will be addressed as it is known to the county council. It is on the masterplan

Car Access

It is very unclear how to deal with the route to A38 from Elburton, Brixton and Yealmpton who currently use the main connector to A38. There is no plan for accessing it rather than through the houses in Sherford.

With the application (Section 73) we are not looking at changing the Highways on the site from the previous application. Everything that is happening with this application is identical.

The use of Sherford Road has changed.

The Transport Assessment hasn't changed

The plan says that Sherford Road, a change has been made, preferred choice is to have calming measure in Sherford Road. On the original plan it stated that Sherford Road was going to merge. What about vehicle access.

In terms of the junction there is no change

What is the existing approval for Sherford Road?

CLlr Hitchins stated that Sherford Road was not in Brixton and if residents wished take this further the would need to speak to PCC Councillors.

James reiterated that he has not been involved with this section of the plan.

Part of phase 1 – this has detailed planning application, prior to this variation order.

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Sherford Road

Residents expressed their disappointment with reference Sherford Road, they used to have a wonderful healthy life but now they are suffering due to the closure of Vinery Lane, 30mph on Billacombe Road and the access to the A38 also the dust, dirt, noise and development in all areas.

When is Sherford Road closing?

The new road – Main Street funding been applied for and agreed £5 – 8million has been made available, securing the link all the way through involving redirection in how people access the A38.

Existing residents are angry that no one listens to complaints, nothing has happened to protect the residents. James and Richard stated that they will feed this back.

Wiverton

There is a significant shift of housing from the west to east. People have had a choice previously, more people will go through Deep Lane junction, and this junction can't cope with the existing traffic.

There are three options as part of the previous options. This application allows for all 3 of those:

- *do nothing*
- *significant improvement to existing*
- *slip road to improve access*

County are looking at which of these is the best option as part of existing application

The existing road through Wiverton, the road has moved further away, tried to minimise the impact of having houses there. The road will join onto a road on Main Street, to the south of the existing junction.

Is the Transport Assessment available on the internet? What year was it written?

Who is controlling the closure of Sherford Road? Who makes the decision?

Decision for PCC and SHDC

Majority of area is within SHDC, PCC are a consultee. 2 stage process, goes to SHDC and statutory consultees, DCC is a major statutory consultee.

Who do we lobby with regard to Sherford Road? *PCC, SHDC and DCC.*

Yealmpton

Since the building has started there has been an increase in standing water on Red Lion Hill and massive pot holes. *Cllr Hitchins confirmed that BPC are dealing with this already with DCC Highways*

Wiverton

Where is the industrial estate going to be? Is there going to be the Park and Ride there as well?

It is in such close proximity to Wiverton and there are listed buildings in this area.

With the 20 metres high buildings planned they will be above the existing houses.

There will be 2 storey office accommodation, this could be up to 20 metres.

Cllr Huxtable explained that District Cllr Cane will be voting against the proposal due to the Wiverton issue.

James and Richard stated that the computer generated image by a parishioner will not be the actual view. Discussing principles, existing listed building, existing community, some trees may be sacrificed. The perimeter masterplan tests the maximum harm that will happen and overall assess the development, the next stage is the detail and how it relates to the existing buildings. This will then show the true picture.

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Quantum of development has stayed the same, may be part of the application that the levels come down. This will all form part of the discussion.

Did you test for hard rock before you started this development?

That would have been done previously.

Drainage

Hareston Cottages, all the fields are full of underground springs and undisturbed farm land
Extremely concerned as now bringing development over to this area which will result in flooding.
This is of great concern.

Drainage modelling ensured that this will not flood, this has been modelled now. Immense areas of attenuation.

There are springs under the field where the school is?

Fully aware of this and the drainage system will cope with this.

Residents stated that residents have been conned from the beginning by predecessors, now making excuses that plans need to change due to the flood plain

Would like to see the proof of more rain as this has been a flood plain from the beginning and wet land. Rock foundation has been there for years

Can't talk about what previous owners did or told you. When we were brought in by the current owners, had to change the masterplan due to flooding, 40% increase.

Within that red line there need to be 5500 houses. That is not changing and they need to be built in a way that they will not flood or affect them or existing residents.

Is there a pond planned? There appears to be ponds on the central and western side but nothing on the eastern side. Is there any specific drainage on the eastern ridge?

Yes there is draining from east to west.

Elburton

Live in a bungalow and there are 3 storey houses built outside the window, no longer have a view.
The dust is also horrendous.

Within the new code that has been submitted, that is part of this with changing perimeters with the size of the houses, cars will also be brought to the front of the houses.

Trees

It is wonderful that there are hundreds and hundreds of trees been planted but there are trees without stakes, swaying as no one is looking after them.

Devon Hedges

Want to ensure that these are kept with all the wildlife

These are being kept.

There have been rumours that these are going to be ripped out and dumped in the country park

There has been a significant earth moving scheme as part of this.

100 hectares of woodland is being planted over that area.

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There is pressure by developers to get this scheme through. With every project there is always something sacrificial through public opinion and agencies. If you do not achieve what you are setting out to achieve what adaption do you have? Where is this project going to go if you are backed into a corner?

Really a question for the housebuilders. Local authorities are relying on this providing 5500 houses. If it doesn't provide this there will be other sites required to locate these houses.

Can't go outside that red line – looking at infill, land ponds could be sacrificed with houses

There are three national house builders who have identified this a solution

Worst case scenario they will stop building. That is worst case scenario.

Investing so much in getting this right

Green space will be handed over to the local authority and will have the highest protection.

James and Richard reiterated that they will take these messages away.

Fundamental point is the delivery of the scheme, worst thing that can happen is that it stalls.

Housing assessment needs have been identified

Change can be made through personal pressure and dialogue.

Parishioner then asked residents to stand up if they felt less safe than 2 years ago when walking to school, going to work and driving in their car. Around 2/3 of the audience stood up.

Open Forum Closed

Cllr Hitchins thanked James and Richard to their attendance at the meeting.

Due to the extra time allowed for questioning BPC will be discussing this planning application at the April meeting – 25th April 2018.

Cllr Hitchins then drew the meeting to a close.

107. Welcome and Apologies for Absence

108. Declarations of Interest

- 109.** 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' **Sherford New Community, Land south west of A38, Deep Lane and east of Hays Road, Elburton, Plymouth. PL9 8DD**

Date of next meeting

Brixton Community Room

Wednesday 25th April 2018

Meeting closed 8.31pm

Kirstie Aldridge, Clerk to Brixton Parish Council

Date

Signed

Mrs E Hitchins – Chair Brixton Parish Council