

# Sherford

## Members Community Surgery

5pm. to 6 pm. 14<sup>th</sup> November 2022: Sherford Community Hub

| <b>Attendees</b>            | Cllr Dan Brown SHDC Member<br>Ian Sosnowski (IS) SHDC Urban Fringe Manager<br>Alex Whish (AW) SHDC Principal Urban Fringe Green Infrastructure Officer<br>Andy Tinnelly (AT) Senior Associate Director, Brookbanks (Bks)<br>Richard Darlow (RD) Production Director, Brookbanks (Bks)<br>Jason Allen (JA) Devon County Council<br>Sherford residents (SR)<br><br>Apologies: Judy Talbot, Sherford Community Trust |           |  |   |
|-----------------------------|---|-----------|--|---|
| <b>Notes of the meeting</b> |   |           |  |   |
| Item                        | Subject/Topics  | Who       | Discussion   | Actions   |
| 1                           | Update on current projects including: <ul style="list-style-type: none"> <li>• Brixton - Road Closure</li> <li>• Leisure Centre</li> <li>• Local Centre – Shops</li> <li>• Phase 3 - Infrastructure</li> </ul>  | RD/<br>AT | Notice has been served with Devon County Council as Highway Authority for proposed closure of Brixton Road to enable delivery of services/infrastructure to Phase 2D and re-routing of Brixton Road – will last 16 months.<br>Application for new Leisure Centre has been submitted to Plymouth City Council<br>Delivery of local centre will be through a Third party partner – Consortium currently in negotiations over contract<br>Consortium is currently preparing detailed designs for Phase 3 (which is to east of current build areas) which will come forward for planning in Spring 2023. |   |
| 2                           | Freeport and business park  | IS        | IS confirmed that an area for the Sherford Business Park – land to the north east of the site – has been allocated as part of the Governments Freeport designation   |   |
| 3                           | Qu: Section 106 - Publication   |           | Request for transparent and clear summaries of S106 trigger points and compliance to be made publically available, as delivery of key infrastructure and facilities are tied to this legal agreement;  | Consortium to raise with their communications team to provide a summary of S106 obligations and |

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|  |   |    | <p>The resident surveys undertaken every two years help provide demographic information that do help inform service providers when certain services may be needed and this helps inform discussions around S106 delivery.</p> <p>It is recognised however that speed of delivery for housing has meant that triggers points for infrastructure have not been hit as quickly as previously anticipated. Triggers are based on house commencements/occupations and not specific dates.</p>   | triggers on the Community Trust website   |
|  | Qu: Concern over recovery of the plastic tree guards within existing planting of Country Park   | AW | <p>Concern over presence and environmental impact of plastic tree guards within the park; currently only the Friends of Sherford Country Park removing them on an ad hoc basis as part of their voluntary work</p> <p>AW – Confirmed this falls under planning conditions as part of the requirement for maintenance and management of planting schemes implemented by the Consortium; certain duties are unenforceable following completion of the 5 year maintenance period; shelters are biodegradable. Maturity of planting limits access to fringes. Additionally, the voluntary work by the Friends group is hugely appreciated by local residents and the Consortium for the added value they bring to the Country Park</p> | SHDC to review planning commitments and liaise with Consortium over reasonable approach to future management; Consortiums landscaping consultant to consider use of biodegradable products; |
|  | Qu: What are the longer term access arrangements for the Country Park as some residents are currently unable to confidently access the upper areas? |    | RD clarified the current restoration works including delivery of more parts opening up. This includes approved works such as the steps with handrails directly up from the green space next to Gemini Road. Also an accessible path with gentle gradients to zig zag up to the higher areas across fields to the west of West Sherford Farm. Consortium to prioritise delivery around the park edge. Brookbanks  | Top up gravel on current access routes; progress other access routes as a priority  |

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|  |   |       | to work with landscape contractor over surfacing of existing access arrangements.  |   |
|  | Qu: Request for Bus Stop in Local Centre  | RD    | Concern raised by residents over the adverse impact this was having on residents waiting for buses especially with inclement weather and need for safe seating   | Brookbanks to secure and install temporary shelter  |
|  | Qu: With Local Centre still 2/3 years away, could a temporary pop up shop be explored?  | IS/AT | Concerns raised over the lack of shopping facilities to date especially given the suggested timescales outlined by sales teams early in the development. Given the delays could the option of providing a pop-up shop be fully considered; the success of other similar activities were highlighted including community foodbank and support for vulnerable people etc.  | Consortium to review and consider options for early delivery of a temporary, small convenience store.   |
|  | Qu: What are the current plans for delivery of the next phase of the Sherford Vale Primary and the future of the secondary school?  | IS/AT | Informed discussion around the early delivery of Sherford Vale Primary (SVP) and the subsequent importance of progressing delivery the next 'wing'. This plays an inherent role in the sale of houses and the aspirations for residents to ensure their children can attend the local school. IS/AT confirmed progression of awarding the contract for the next wing. However, triggers for the Secondary School have not yet been reached. Some frustration growing over current capacity at SVP and impacts on siblings etc. | Consortium to engage with DCC and SVP to propose early delivery of the second wing at the primary school.   |
|  | Qu: Significant resident concerns with current management arrangements for parcels, highlighting strong dissatisfaction with service by current Management Company (Man. Co.) Mainstay /Firstport. Queries raised about the implications of |       | A number of residents showed frustration and ongoing problems with the current management companies appointed to oversee infrastructure and communal areas. This included high costs and maintenance charges, a lack of service and engagement. A letter of representation sent from the residents has been sent to the Sir Gary Streeter MP and local councillors.  | Consortium are seeking to clarify specific management responsibilities with the Mainstay/Firstport to clear up ambiguities. This will be communicated on Sherford website |

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|  | moving to Community Trust etc   |    |  |   |
|  | Qu: Specific concerns over elements of the infrastructure causing problems or dissatisfaction in light of sales/mis-selling of proposals – features not as told by sales office |    | A number of individual problems where highlighted and discussed including: <ul style="list-style-type: none"> <li>• Design of GI features – Sustainable Urban Drainage system and ponds</li> <li>• Aquarius Drive - No street sign; street lighting; cracks in surfacing; bin stores no lights, poor condition and doors broken etc. –</li> <li>• Skate park still suffering from ASB, request for some additional screening trees –</li> </ul>  | AW to review current agreed SUDs scheme to see if any options over variation to form etc.<br>Consortium to review maintenance with Man. Co.<br>AT confirmed locking of gates to MUGA and tennis courts; to review screening with SHDC |
|  | Qu: What is the future of Main Street, rumours over longer term form and 'dual carriageway'?  | IS | IS confirmed that the original plans included dedicated bus lanes and cycle lanes within high street section of Main Street – but no proposals for a dual carriage way. This is presently under review as part of the proposals for the Town centre. Footways are marked to differentiate the mixed cycle/pedestrian routes  |   |
|  | Qu: Bus services – confusion for residents over arrangements and who provides service?  | IS | IS confirmed that this orchestrated by Devon County/PCC, but services themselves are provided by a commercial operator. Specific routes are now opening up but will be limited in nature as not all routes are favourable or economic.   |   |
|  | Qu: What is the present situation with the cricket, playing fields and All Weather Pitch?   |    | <ul style="list-style-type: none"> <li>• AT confirmed that a local sport trust had been appointed to manage the facilities as the Leisure Centre application progresses to delivery.</li> <li>• RD confirmed the pitches have recently been worked on with drainage etc. installed. An external specialist is managing the delivery and will oversee seeding and preparation of the grass finish.</li> <li>• RD confirmed that the access to the All Weather Pitch was nearing completion and</li> </ul> |   |

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|  |                                     |        | the AWP opening is currently programmed for the Summer  |  |
|  | Qu. Winter weather planning         |        | Concern raised over winter weather planning, as numerous roads at Sherford are not adopted and as such gritters would not de-ice certain roads of footpaths | Sherford website to be updated to include winter weather plans |
|  | Qu: Future surgeries and engagement | Cllr B | There was a discussion about need to publish the meeting notes and ensure residents were provided with feedback and actions delivered                       | Notes to be published on Community Trust website               |