

**Statement explaining why the proposed plan area for Brixton Parish Neighbourhood Plan is appropriate.**

The proposed plan area comprises most of the current County Parish of Brixton, within the South Hams, Devon.

The parish has borders with the County Parishes of Wembury, Newton Ferrers and Noss Mayo and Yealmpton to the south and east and the City of Plymouth to the west and north. The northern boundary of the parish is contiguous with the A38 dual carriageway.

The northern portion of the current parish of Brixton is designated for the new town of Sherford which will have its own Town Council within the time period covered by this Neighbourhood Plan; responsibility for the implementation of its own Neighbourhood Plan will therefore rest with that Council and associated bodies.

It is therefore proposed that the Neighbourhood Plan for Brixton shall cover the current parish (outlined in blue on the attached map) and exclude the area designated as Sherford New Town (outlined in red on the attached map). The blue and red boundaries shown on the attached map are taken from the local Area Action Plan and Local Development Framework (2006-2016). These will be consistent through the evolution of the emergent South Hams Local Plan which will cover strategic planning in the area up to 2031.

The proposed plan area is largely rural and agricultural in character. It includes part of the South Devon AONB, the village of Brixton and its surrounding hamlets, as well as Carrolsland on the far western boundary.

The plan area is congruent with current electoral ward boundaries and formal and informal networks of community based groups.