



**South Hams  
District Council**

**South Hams Local Development Framework**

**Sherford: Submission Stage**

**Representations Statement  
(Regulation 31 Statement)**

**August 2006**

## **Consultation under Regulation 28** **(Regulation 31 Statement)**

This statement sets out the information required under Regulation 31, of the Town and Country Planning (Local Development) (England) Regulations 2004.

The Council amended the Sherford Area Action Plan: Preferred Options Report in view of the comments received at the pre-submission public participation stage (24/06/05 - 05/08/05), and formally submitted this version of the Sherford AAP to the Secretary of State on 31 July 2006. From 31 July to 11 August 2006, we undertook a six-week consultation on the submitted Sherford AAP.

### **1. Availability**

1.1 The Sherford AAP and DPD matters were officially available at South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE, Monday-Thursday, 9am-5pm, and Friday 9am-4.30pm. They were also available to view at the following libraries:

- **Dartmouth Library**, The Flavel Centre, Flavel Place, Dartmouth, TQ6 9ND, Mon & Thurs 9.30am – 7pm, Tues & Fri 9.30am-5pm, Sat 9.30am-1pm, Weds Closed
- **Ivybridge Library**, 7a Keaton Road, Ivybridge, PL21 9DH, Mon & Fri 9.30am-1pm 2pm-7pm, Tues & Thurs 2pm-5.30pm, Weds 9.30am-1pm 2pm-5.30pm, Sat 9.30am-1pm
- **Kingsbridge Library**, Ilbert Road, Kingsbridge, TQ7 1EB, Mon & Fri 9.30am-7pm, Tues & Weds 9.30am-5pm, Thurs & Sat 9.30am-1pm
- **Kingswear Library**, Kingswear Hall, Kingswear, TQ6 0AG, Tues 2pm-5pm, Fri 3pm-6pm, Mon, Weds, Thurs, Sat Closed
- **Plympton Library**: Harewood, Plympton, Plymouth, PL7 2AS, Mon, Tues, Thurs & Fri 9am-7pm, Weds 9am-1pm, Sat 9am-5pm
- **Plymstock Library**: Horn Cross Road, Plymstock, Plymouth, PL9 9BU, Mon, Tues, Thurs & Fri 9am-7pm, Weds 9am-1pm, Sat 9am-5pm
- **Salcombe Library**, Cliff House, Cliff Road, Salcombe, TQ8 8JQ, Mon & Fri 3pm-6pm, Weds & Thurs 9.30am-12.30pm, Sat 10pm-12pm, Tues Closed
- **Stoke Fleming Library**, Village Hall, Dartmouth Road, Stoke Fleming, TQ6 0QT, Mon 3pm-4.30pm, Tues 10.30am-12pm, Thurs 3-6pm, Weds, Fri, & Sat Closed
- **Totnes Library**, 27a High Street, Totnes, TQ9 5NT, Mon & Weds 9.30am-5pm, Tues & Fri 9.30am-7pm, Sat 9.30am-1pm, Thurs Closed

1.2 Documents were also available at Parish and Town Council's across the district.

## 2. Publicity

- 2.1 The document, DPD matters (**Appendix B1**), and pre-submission consultation statement (Reg. 28 Statement) (**Appendix B2**) were published on our website, along with advice on where and when paper copies would be made available for inspection (in a statement of availability – **Appendix B3**).
- 2.2 We placed an advertisement in the Plymouth Evening Herald on the:
- 30 June 2006 and the
  - 7 July 2006.
- 2.3 A copy of the advertisement is enclosed in **Appendix B4**.
- 2.4 Joint drop in sessions were held with Plymouth City Council on the 2 and 3 August 2006 enabling members of the public opportunity to discuss their concerns with Council Officers and to receive assistance in completing representation forms. See **Appendix A6** for a copy of the letter / email sent to community groups and a copy of the poster advertising the event.

## 3. Consultation

- 3.1 We sent copies of the document, along with a covering letter, the pre-submission consultation statement (Reg. 28 Statement), the DPD matters and details of the time and place where the documents were available for inspection, to the bodies listed in **Appendix A** (being a detailed list of bodies consulted).

## 4 Summary of Consultation

- 4.1 In total 1915 different organisations, groups and individuals responded during the six week formal consultation period. The majority (90%) were submitted on standard letters from Plympton Community Council Action Group, Plymstock and Plympton City Conservative Councillors and a third standard letter where individuals requested to represent themselves.
- The Council has made copies of the representations received available to view at the Council Offices, Follaton House, Plymouth Road, Totnes.
  - A summary of the numbers and types of representations received, together with scanned copies of all the non standard letters and samples of the standard letters are available to view on the Council's website.
  - A Summary of all the Main Issues raised to the Sherford Area Action Plan (Submission Stage) can be viewed in **Appendix C**.
  - An A - Z Index of all respondents can be viewed at **Appendix D (attached separately)**

## **Appendices**

### **Appendix A – Consultation Bodies**

- A1: List of Town & Parish Councils
- A2: List of Statutory Consultees
- A3: Letter to Statutory Consultees (inc. Town & Parish Council's)
- A4: List of Notified Organisations
- A5: Letter/Email of Notified Organisations
- A6: Letter / Email sent to Community Groups (with copies of advertising poster)

### **Appendix B – Supporting Documents**

- B1: DPD Matters
- B2: Pre-submission consultation statement (Reg. 28 Statement) (attached separately)
- B3: Statement of Availability
- B4: Copy of local press advertisement

### **Appendix C – Summary of Main Issues Raised to the Sherford Area Action Plan (Submission Stage)**

### **Appendix C1 – Appendices to Summary of Main Issues Raised to the Sherford Area Action Plan Submission Document.**

### **Appendix D – A – Z Index of Respondents (attached separately)**

## Appendix A – Consultation Bodies

### A1: List of Town & Parish Councils

Ashprington	Ermington	Salcombe
Aveton Gifford	Frogmore & Sherford	Shaugh Prior
Berry Pomeroy	Halwell & Moreleigh	Slapton
Bickleigh	Harberton	South Brent
Bigbury	Harford	South Huish
Blackawton	Holbeton	South Milton
Brixton	Holne	South Pool
Buckfastleigh West	Ivybridge	Sparkwell
Buckland-Tout-Saints	Kingsbridge	Staverton
Charleton	Kingston	Stoke Fleming
Chivelstone	Kingswear	Stoke Gabriel
Churchstow	Littlehempston	Stokenham
Cornwood	Loddiswell	Strete
Cornworthy	Malborough	Thurlestone
Dartington	Marldon	Totnes
Dartmouth	Modbury	Ugborough
Dean Prior	Newton & Noss	Wembury
Diptford	North Huish	West Alvington
Dittisham	Rattery	Woodleigh
East Allington	Ringmore	Yealmpton
East Portlemouth		

## A2 List of Statutory Consultees

BT Group – c/o RPS	Government Office for the South West	South West of England Regional Assembly	The Highways Agency
Caradon District Council	Jobcentre Plus	South West of England Regional Development Agency	The National Grid Company
Cornwall County Council	Lattice Property Holdings	South West Peninsula Strategic Health Authority	Torbay Council
Dartmoor National Park	Learning and Skills Council Devon & Cornwall	South West Water	Tor Homes
Devon County Council	Mobile Operators Association	British Gas Connections	Wales and West Utilities
Department of Environment, Food and Rural Affairs	Network Rail	Teignbridge District Council	West Devon Borough Council
English Heritage	Planning Inspectorate	The Countryside Agency	Western Power Distribution
English Nature	Plymouth City Council	The Devon Partnership NHS Trust	South Hams CVS
Enterprise South Devon	South Hams and West Devon Primary Care Trust	The Environment Agency	Devon Social Services

### **A3: Letter to Statutory Consultees (incl. Town & Parish Council's)**

Please reply to: Major Developments  
Service: Community Regeneration  
Telephone: 01803 861234 Fax: 01803 861404  
E-mail: major.developments@southhams.gov.uk

Your ref:

Our ref: RM/LDF

Date: 19 July 2006

Dear Colleague,

#### **South Hams Local Development Framework – Drop In Sessions**

Further to our letter of 29 June 2006 informing you of the publication of the latest South Hams District Council LDF documents, including the Sherford Area Action Plan (AAP) Submission Stage, I am now writing to invite you to a drop in session which South Hams District Council are jointly hosting with Plymouth City Council on both the Sherford and North Plymstock AAPs.

The events are to be held on:

- Wednesday 2 August 2006, 2 – 7pm, Plymstock Community Centre.
- Thursday 3 August 2006, 1 – 6pm Harewood House, Plympton.

The drop in sessions will provide opportunities for people to share their views with Officers on both the Sherford and North Plymstock AAPs and to receive advice on completing response forms for these AAPs.

I enclose copies of a poster to advertise the events which I would be most grateful if you would distribute and display as widely as possible within your community.

Please may I also take this opportunity to remind you that the Sherford AAP was submitted on the 30 June 2006, and is available for comment over a six week period which ends at **4:00pm on 11 August 2006**. An independent Examination of both AAP's will be held in January / February 2007. At the Examination the Inspector will consider whether both AAP's are 'sound'. In order to do this, the Inspector will assess the AAP against nine 'tests of soundness', as required by Government guidance. If you wish to comment on either of the AAP, you should, where possible state which test of soundness you believe the AAP does not meet. Whilst we appreciate that these new procedures may be confusing for some, the drop in sessions provide an opportunity for people to come and discuss their representation forms with Officers.

The Sherford AAP can be viewed on the Councils website at [www.southhams.gov.uk/sherford](http://www.southhams.gov.uk/sherford), at the libraries within South Hams and at Plympton and

Plymstock libraries, and at the Council offices at Follaton House, Totnes during office hours (09.00-17.00 Monday –Thursday; Friday 09.00-16.30).

The North Plymstock AAP will be published on the 30 July 2006 and will be available for comment over a six week period which ends at **on 11 September 2006**. It will also be available to view on the Councils website [www.plymouth.gov.uk](http://www.plymouth.gov.uk).

If you have any queries please do not hesitate to contact the Community Regeneration Service on 01803 861234.

With regards,

A handwritten signature in black ink, appearing to read 'Paul Tyler', with a long, sweeping horizontal stroke extending to the right.

Paul Tyler  
Major Developments and Projects Officer

#### A4: List of Notified Organisations

Age Concern (National & Local)	British Geological Survey	CABE	CPRE (South Hams & Devon)
Duke of Somerset Estates	Modbury Chamber of Trade	Totnes and District Chamber of Commerce	Ivybridge Business Forum
Kingsbridge and District Chamber of Trade	Dartmouth Chamber of Trade and Business	Church Commissioners and Diocesan Board of Finance	Civil Aviation Authority
Commission for New Towns and English Partnerships	Commission for Racial Equality	Crown Estate Office	Dart Harbour Navigation Authority
Devon Association of Parish Councils	Devon Conservation Forum	Devon Fire and Rescue Service	Devon Wildlife Trust
Disability Rights Commission	Equal Opportunities Commission	English Partnerships	Forestry Commission
Friends of the Earth (Torquay, South Hams & Bristol)	The Gypsy Council	Help the Aged	HM Prison Service
Home Office	Home Builders Federation	Anthony Steen MP	Housing Corporation
Local Agenda 21	Ministry of Defence	NFU South West Region	National Playing Fields Association
Office of Government Commerce	Office of the Deputy Prime Minister	Plymouth Airport Operators	Post Office Property Holdings
Royal Society for the Protection of Birds	Sport England	Yealm Harbour Authority	Women's National Commission
Salcombe Harbour	South Hams Agricultural Forum	Anchor Trust	AONB Partnership Committee
Barn Owl Trust	Care And Repair	Churches Together in Devon	Community Council of Devon
Community Mental Health	Culture South West	Dartington Hall Trust	Dartington Housing Association
Dartmouth and Kingswear Society	Devon and Cornwall Constabulary	Devon and Cornwall Housing Association	Devon Learning Disability Health and Social Care Partnership
Devon Local Access Forum	Devon Racial Equality Council	Devon Rural Transport Partnership	Devon Youth Network
Eddystone Trust	Enterprise South Devon	Hastoe Housing Association Ltd	Intercom Trust
Ivybridge and District Community Transport Association	Ivybridge and South Dartmoor Tourist Information Centre	Job Centre Plus (DWP)	Kingsbridge District Transport Partnership
Kingsbridge Tourist Information Centre	Learning Disability Group	Local Business Partnership	Dartmouth and District Area Committee
Ivybridge Regeneration Group	Kingsbridge and Salcombe Area Partnership	Totnes and District Community Strategy Group	Mencap Society
Sparkwell Parish Community Council	Modbury Tourist Information Centre	Regeneration South West	RSL Partnership
Safer South Hams and Disorder reduction Partnership	Salcombe Tourist Information Centre	Sanctuary Housing Association	Signpost Housing Association
Social Services Directorate	South Hams Access Group	South Hams Amenity Federation	South Hams Arts Forum

South Hams and West Devon Primary Care Trust	South Hams Citizen Advice Bureau	South Hams Council for Voluntary Services	South Hams and Teignbridge Priority Action Team
South Hams Food and Drink	South Hams Marine Industries	South Hams Society	South Hams Strategic Partnership
South West Tourism Board	South Western Co-op	Sovereign Housing Association	Tamar Housing Association
The Guinness Trust	The National Trust	Tor Homes	Totnes and Dartmouth Ring and Ride
Totnes Rail Transport Group	Westcountry Ambulance Service	Westcountry Housing Association	Totnes and District Society
RedTree	Local Dialogue	Neptune Land	The Planning Bureau
Sandover Associates Ltd	South West RSL Planning Consortium c/o Tetlow King Planning	Richard Hosking	Wm Morrison Supermarkets plc c/o Rapleys LLP
Halwell & Moreleigh Community Action Group	Barton Willmore Planning	SHARD	The British Wind Energy Association
The Bell Cornwall Partnership	Gary Streeter MP	Vodafone	Hutchison 3G UK Ltd
Orange Personal Communications Ltd	Ramblers Association	Devon Archaeological Society	Devon Sports Partnership
Devon Playing Fields Association	Sports South Hams	Strategic Land Partnership	DPDs Consulting
Mr A J Watling	RPS Planning	Nathaniel Lichfield & Partners	Tetlow King Planning
Mr R Simmonds	Oliver McGuinness	Gordan Carling Foundation	South Hams Sustainability Group
Savills	Devon Stone Federation	Devon Rural Housing Enabler	Cluttons
GL Hearn	Levvel	Inland Waterways Association	O2 UK
Strutt & Parker	Bovis Homes	Malcolm Judd & Partners	Totnes Tourist Information Centre
Dartmouth Tourist Information Centre	DevPlan UK	Totnes & District Sustainability Group	Campaign for Real Ale
South Hams Tourism Forum	Wild Woolwell	Penrilla Consultants	Mr R Jackman
Bramble Close Residents Association	Diocese of Exeter	South West Regional Committee of Jehovah's Witnesses	Ms P Wilcox
Paul & Company	Bakers Associates	Hopwood & Swallow	

## Neighbouring Parishes

Landulph Parish Council	Bere Ferrers Parish Council	Buckland Monachorum Parish Council
Saltash Town Council	Dartmoor Forest Parish Council	Ashburton Town Council
Buckfastleigh Town Council	Ipplepen Parish Council	Kingskerswell Parish Council
Burrator Grouped Parish Council	Broadhempston Parish Council	Woodland Parish Council

## Community Groups (sent letter in Appendix A6)

Chaddlewood Community	Brixton Parish Council	Plymstock Community Forum
Plympton St Maurice Civic Association	Elburton Residents	Plympton Community Council
SHARD		

## **A5: Letter/Email of Notification Organisations**

Please reply to: Forward Planning  
Service: Community Regeneration  
Telephone: 01803 861234 Fax: 01803 861404  
E-mail: forward.planning@southhams.gov.uk

Your ref:

Our ref: CR/JO/LDF

Date: 29 June 2006

Dear Colleague,

### **South Hams Local Development Framework**

South Hams District Council has published further documents as part of its Local Development Framework. These are the Sherford Area Action Plan (AAP) Submission Stage and Plymouth Urban Fringe Site Specific Allocations Preferred Options Stage. These documents are available electronically on the Council's website at the following address: [www.southhams.gov.uk](http://www.southhams.gov.uk) (follow the links Residents - Forward Planning and it is listed under the LDF pages).

These documents are available for comment over a six week period which will run from **30 June to 4.00pm on 11 August 2006**.

The Sherford AAP sets out the proposal for the new community of at least 4,000 new homes by 2016. It is accompanied by the following documents:-

- Sustainability Appraisal Report,
- Statement of Availability,
- Notice of DPD Matters,
- Regulation 28 Statement,
- Response Forms, and
- Guidance Note

The Plymouth Urban Fringe document sets out site specific allocations for new housing and employment land, it also sets out the policy context for the settlements of Woolwell and Roborough. It is accompanied by the following documents:-

- Sustainability Appraisal Report,
- Statement of Availability,
- Notice of Proposal Matters,
- Response Forms, and
- Guidance Note

Extra copies of the Sherford AAP and Plymouth Urban Fringe document can be obtained from the Council at a cost of £5 each (including p&p).

All of these documents are available on the Council's website. Also available on the Council's website are the documents that form the evidence base for these documents.

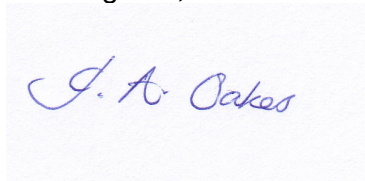
I would also like to draw your attention to the fact that the Council adopted the following two LDF documents on the 15 June 2006:

- Statement of Community Involvement (which sets out how the Council aims to involve the community in the LDF), and
- Open Space, Sport and Recreation Supplementary Planning Document (which sets out guidance on the provision for open space, sport, and recreation in new development).

These documents including their Adoption Statements will be available on the Council's website, or will be available to be viewed at the Council offices or local libraries.

I hope you will find the above information useful. If you have any queries please do not hesitate to contact the Community Regeneration Service on 01803 861234.

With regards,

A handwritten signature in blue ink that reads "J. A. Oakes". The signature is written in a cursive style and is centered within a light blue rectangular box.

John Oakes  
Forward Planning Manager  
South Hams District Council

**Appendix A6: Letter / Email sent to Community Groups (with copies of posters)**

Please reply to: Major Developments  
Service: Community Regeneration  
Telephone: 01803 861234 Fax: 01803 861404  
E-mail: major.developments@southhams.gov.uk

Your ref:

Our ref: RM/LDF

Date: 18 July 2006

Dear Colleague,

**South Hams Local Development Framework – Drop In Sessions**

Further to the recent publication of the Sherford Area Action Plan (AAP) Submission Stage, I am now writing to invite you to a drop in session which South Hams District Council are jointly hosting with Plymouth City Council on both the Sherford and North Plymstock AAPs.

The events are to be held on:

- Wednesday 2 August 2006, 2 – 7pm, Plymstock Community Centre.
- Thursday 3 August 2006, 1 – 6pm Harewood House, Plympton.

The drop in sessions will provide opportunities for people to share their views with Officers on both the Sherford and North Plymstock AAPs and to receive advice on completing response forms for those AAPs.

I enclose copies of a poster to advertise the events which I would be most grateful if you would distribute and display as widely as possible within your community.

Please may I also take this opportunity to remind you that the Sherford AAP was submitted on the 30 June 2006, and is available for comment over a six week period which ends at **4:00pm on 11 August 2006**. An independent Examination of both AAP's will be held in January / February 2007. At the Examination the Inspector will consider whether both AAP's are 'sound'. In order to do this, the Inspector will assess the AAP against nine 'tests of soundness', as required by Government guidance. If you wish to comment on the AAP, you should, where possible state which test of soundness you believe the AAP does not meet. Whilst we appreciate that these new procedures may be confusing for some, the drop in sessions provide an

opportunity for people to come and discuss their representation forms with Officers.

The Sherford AAP can be viewed on the Councils website at [www.southhams.gov.uk/sherford](http://www.southhams.gov.uk/sherford), at the libraries within South Hams and at Plympton and

Plymstock libraries, and at the Council offices at Follaton House, Totnes during office hours (09.00-17.00 Monday –Thursday; Friday 09.00-16.30).

The North Plymstock AAP will be published on the 30 July 2006 and will be available for comment over a six week period which ends at **on 11 September 2006**. It will also be available to view on the Councils website [www.plymouth.gov.uk](http://www.plymouth.gov.uk).

If you have any queries please do not hesitate to contact the Community Regeneration Service on 01803 861234.

With regards,

A handwritten signature in black ink, appearing to read 'Paul Tyler', written in a cursive style.

Paul Tyler  
Major Developments and Projects Officer

## LOCAL DEVELOPMENT FRAMEWORK



### DROP IN SESSIONS

for



South Hams  
District Council

### NORTH PLYMSTOCK AND SHERFORD AREA ACTION PLANS

on

Wednesday 2 August 2006, 2 - 7 pm at Plymstock  
Community Centre  
(Broadway Car Park)

and

Thursday 3 August 2006, 1 - 6 pm at Harewood House,  
Plympton

The consultation period for the Sherford Area Action  
Plan ends at 4.00pm on 11 August 2006, and the  
consultation period for the North Plymstock Area  
Action Plan ends on 11 September 2006.

For further information visit

[www.southhams.gov.uk](http://www.southhams.gov.uk) (Tel: 01803 861234) or  
[www.plymouth.gov.uk](http://www.plymouth.gov.uk) (Tel: 01752 304145)

## LOCAL DEVELOPMENT FRAMEWORK

**Appendix B – Supporting Documents  
B1: DPD Matters**



**DPD Matters**

**South Hams Local Development Framework**

**Sherford Area Action Plan  
Submission Stage**

The following details relate to the Submission stage of the Sherford Area Action Plan (AAP) and comply with The Town and Country Planning (Local Development) (England) Regulations 2004, Regulation 28.

Proposed title of Consultation Document:	Sherford Area Action Plan Submission Stage
Proposed Subject Matter:	New community proposal for at least 4,000 new homes by 2016, with employment, transport links and community infrastructure.
Geographic Coverage:	Sherford, cross border proposal straddling the South Hams/Plymouth administrative boundary
Consultation Period:	<b>A six week period from 30 June to 4pm on 11 August 2006</b>
Address to direct comments:	<p>Representations should be sent:</p> <p><b>By Post:</b> Major Developments Team South Hams District Council Follaton House Plymouth Road Totnes TQ9 5NE</p> <p><b>By Email:</b> <a href="mailto:major.developments@southhams.gov.uk">major.developments@southhams.gov.uk</a></p> <p><b>By Fax:</b> marked Major Developments to 01803 861404</p>
Requests to be notified:	Respondents need to indicate if they wish to be notified by the Council of the publication of the Planning Inspector's Binding Report on the Sherford AAP, or the Council's adoption of the Sherford AAP, or both. If so, please complete the reply slip below.

If you have any further queries regarding the Sherford AAP, please call the Community Regeneration Service on **01803 861234**



I request to be notified of the publication of the Planning Inspector's Binding Report / the Council's adoption / or both, of the Sherford AAP (please delete as applicable):

**Name:** .....

**Address:** .....

**Postcode:** .....

**Signature:** ..... **Date:** .....

**Please return your completed form to:** Major Developments Team, South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE

**Appendix B – Supporting Documents**  
**B2: Pre Submission Statement of Consultation (Regulation 28  
Statement)**

**Attached separately – see Council’s website.**

**Appendix B – Supporting Documents  
B3: Statement of Availability**



**South Hams  
District Council**

**Statement of Availability**

**South Hams Local Development Framework**

**Sherford Area Action Plan (Submission Stage)  
Plymouth Urban Fringe Site Specific Allocation Document (Preferred  
Options Stage)**

This statement is to comply with Regulation 26 and 28 of The Town and Country Planning (Local Development) (England) Regulations 2004.

The Sherford Area Action Plan (Submission Stage) and the Plymouth Urban Fringe Site Specific Allocation document (Preferred Options Stage) have been published for consultation commencing on the **30 June 2006** and ending **11 August 2006 at 4pm**. The statement details the places and times that the documents can be inspected.

Copies of these documents are available to view at the Council offices:

Planning Reception, South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE (09.00-17.00 Monday –Thursday; Friday 09.00-16.30)

and the following libraries:

**Dartmouth Library**, The Flavel Centre, Flavel Place, Dartmouth, TQ6 9ND, Mon & Thurs 9.30am – 7pm, Tues & Fri 9.30am-5pm, Sat 9.30am-1pm, Weds Closed

**Ivybridge Library**, 7a Keaton Road, Ivybridge, PL21 9DH, Mon & Fri 9.30am-1pm 2pm-7pm, Tues & Thurs 2pm-5.30pm, Weds 9.30am-1pm 2pm-5.30pm, Sat 9.30am-1pm

**Kingsbridge Library**, Ilbert Road, Kingsbridge, TQ7 1EB, Mon & Fri 9.30am-7pm, Tues & Weds 9.30am-5pm, Thurs & Sat 9.30am-1pm

**Kingswear Library**, Kingswear Hall, Kingswear, TQ6 0AG, Tues 2pm-5pm, Fri 3pm-6pm, Mon, Weds, Thurs, Sat Closed

**Salcombe Library**, Cliff House, Cliff Road, Salcombe, TQ8 8JQ, Mon & Fri 3pm-6pm, Weds & Thurs 9.30am-12.30pm, Sat 10pm-12pm, Tues Closed

**Stoke Fleming Library**, Village Hall, Dartmouth Road, Stoke Fleming, TQ6 0QT, Mon 3pm-4.30pm, Tues 10.30am-12pm, Thurs 3-6pm, Weds, Fri, & Sat Closed

**Totnes Library**, 27a High Street, Totnes, TQ9 5NT, Mon & Weds 9.30am-5pm, Tues & Fri 9.30am-7.00pm, Sat 9.30am-1pm, Thurs Closed

Copies of the documents are also available to view within Plymouth City at the following libraries:

**Plympton Library**: Harewood, Plympton, Plymouth, PL7 2AS, Mon, Tues, Thurs & Fri 9am-7pm, Weds 9am-1pm, Sat 9am-5pm

**Plymstock Library**: Horn Cross Road, Plymstock, Plymouth, PL9 9BU, Mon, Tues, Thurs & Fri 9am-7pm, Weds 9am-1pm, Sat 9am-5pm

The Sherford Area Action Plan and the Plymouth Urban Fringe Site Specific Allocation document and their supporting documents are also available to view on the Council's website at [www.southhams.gov.uk](http://www.southhams.gov.uk) in the Forward Planning section under the South Hams Local Development Framework.

Both documents are available to purchase from the Community Regeneration Service, at £5 (incl. P&P) each.

Representations on the Sherford Area Action Plan can be sent:

**By Post:** Major Developments Team  
South Hams District Council  
Follaton House  
Plymouth Road  
Totnes  
TQ9 5NE

**By Fax:** marked Major Developments to 01803 861404

**By Email:** [major.developments@southhams.gov.uk](mailto:major.developments@southhams.gov.uk)

Representations on the Plymouth Urban Fringe document can be sent:

**By Post:** Forward Planning Team  
South Hams District Council  
Follaton House  
Plymouth Road  
Totnes  
TQ9 5NE

**By Fax:** marked Forward Planning to 01803 861404

**By Email:** [forward.planning@southhams.gov.uk](mailto:forward.planning@southhams.gov.uk)

**Representations must be received by the Council within the six week period beginning on 30 June 2006 and ending at 4pm 11 August 2006. Only those representations received during this period will be considered.**

For further information please contact the Community Regeneration Service on 01803 861234.

## Appendix B – Supporting Documents

### B4: Copy of local press advertisement (placed in the Plymouth Evening Herald)



**South Hams  
District Council**

#### **South Hams Local Development Framework**

*The new planning blueprint for the South  
Hams*

- 
- The Government's new development plan system introduces Local Development Frameworks (LDF's) to replace Local Plans.
  - The LDF will set out the planning framework and policies for the area and will make specific proposals for new developments. The LDF is made up of a number of documents dealing with different subjects and issues.
  - South Hams District Council will publish the next phase of its LDF documents on **24<sup>th</sup> June 2005**:
    - **Core Strategy: Preferred Options Report\***: Contains the planning vision and strategy for the district
    - **Sherford Area Action Plan: Preferred Options Report\***: Contains proposals and requirements for the Sherford new community
    - **Statement of Community Involvement (SCI): Submission Stage**: Sets out how the Council aims to involve the community in the LDF.
  - \* A Sustainability Appraisal report is also available
  - These documents are subject to a six week consultation period from 24<sup>th</sup> June to 5<sup>th</sup> August 2005. Response Forms are available with the documents to register your views. All comments must be received by the Council by **5pm on 5 August 2005**.
  - These documents are available:-
    - on the Council's website <http://www.southhams.gov.uk>
    - for public inspection at Follaton House, on Monday-Thursday 9.00am-5.00pm and Friday 9.00am-4.30pm
    - at local libraries within the district.
    - or from the Forward Planning team,  
SHDC  
Follaton House  
Plymouth Road  
Totnes  
TQ9 5NE  
Tel (01803) 861257

We would like to know what you think.  
Your views will help us shape the Local  
Development Framework for the South  
Hams



### Appendix C: Summary of Main Issues Raised to the Sherford Area Action Plan (Submission Stage)

Policy / Para	Issue Raised	ID No <sup>1</sup>
<b>1. Forward</b>		
1.22	Support partnership approach	1678
1.22	Welcome inclusion of Highways Agency	1129
	Clarify role of the RPB and the RSS.	1250
<b>2. Context</b>		
2.25	Support EbD process, the key outcomes should be summarised.	920
2.30 – 2.34	Reference should be made to the Devon Community Strategy and how this has informed the Sherford proposal. (Test 5)	920
2.30 – 2.34	Support South Hams Community Strategy	1678
	Welcome joint working undertaken to produce the Plan and the EbD process.	1
<b>3. Cross Boundary Issues</b>		
3.3	Supports strategic work underpinning the proposal. Welcomes inclusion of the Eastern Corridor Study and supports the provision of the HQPT route.	1129
3.5	The role and function of Sherford should be set out as part of the Vision statement in Section 5. (Test 6)	920
	Support successful joint working between SHDC and PCC	1308
	Support the links that have been introduced to illustrate how Sherford will integrate with Plymouth, Langage and other initiatives in the surrounding areas.	1308

<sup>1</sup> Appendices 1 - 33 refer to where several people made the same comment (see Appendix C1 for a comprehensive list of all respondents).

Policy / Para	Issue Raised	ID No 1
<b>4. Location</b>		
7.68 – 7.69 SNC7	Support 'Sherford Refined' - <ul style="list-style-type: none"> <li>• Coalescence is avoided, and has the least impact on surrounding communities.</li> <li>• No need for a road to be built through Hays Road playing fields.</li> <li>• Site directly adjoins the A379 and access to the development and a park and ride can be achieved at Chittleburn.</li> <li>• Development is contained within the valley and reduces visual impact.</li> <li>• Sherford Refined is led by the need for a deliverable and sustainable public transport route.</li> <li>• An inferior public transport solution will result in greater reliance on private vehicles and increased traffic movements impacting on local roads.</li> </ul>	Appendix 9
	Development should be moved off the high land adjacent to the A38 and into the valley to avoid Elburton, Plymstock and Plympton merging, and to avoid expenditure in relocating utilities.	Appendix 1, 2, 3, 4,
	The wide open corridor (traversed by the A38) should be protected.	Appendix 2. 1952
	Development should be moved northwards towards the A38, where an additional access should be made between Marsh mills and Deep Lane	2329
	Utilise brownfield sites before Greenfield ones.	Appendix 5
	Support - AAP clearly explains the locational characteristics of Sherford.	920
	Should have retained original proposals for Sherford (smaller villages)	Appendix 6
	Scale of development is too large / overcrowding	Appendix 7
	<u>Alternative locations</u> - Ivybridge and South Brent, Totnes, closer to Brixton and Yelamton, in the South Hams, Lee Mill, Chittleburn. Development (particularly the affordable housing) should have been distributed between other towns / villages in housing need, within the South Hams. Does not meet the housing needs of South Hams residents.	Appendix 8
	Alternative Location – London	855

<b>Policy / Para</b>	<b>Issue Raised</b>	<b>ID No</b> 1
	Support new community at Sherford	1900
	The SW part of Sherford should be moved to the area for future expansion or to the east of deep lane, thereby leaving a greenbelt between Sherford and Elburton	2229
	Should not be built	401, 1521, 1522,
	Too close to Elburton and Plymstock	1515
	Need not proven	2222
<b>5. Vision</b>		
5.2	Remove ' <i>not being a dormitory suburb</i> '.	920
5.2	Supports vision, particularly (e) and (g).	1129
5.3	Support partnership approach. Improvements to the A38 Deep Lane junction must be compliant with Circular 4/2001.	1129
	Support vision. Add additional criterion which sets out the importance of the infrastructure and facility provision coming forward appropriately to serve the development. With this in mind – fully agree with SNC16.	1900
	General support of the positive approach that SHDC has taken.	1250
	Support Sherford vision.	920, 1678, 1110, 1303,
<b>6. Development Objectives and Principles</b>		
6.1	Lack of clear link between Policy CS5 of the Core Strategy, suggest setting out CS5 in full with the reasoned justification.	1
6.2 – 6.7	Key principles should be set out clearer in a single statement to improve clarity. Sustainability should be included as a 'key foundational principle'. Economic development,	920

<b>Policy / Para</b>	<b>Issue Raised</b>	<b>ID No 1</b>
	employment, sustainable travel, high quality design should be added to the list of principles. Ref to reducing carbon dioxide emissions should read 'greenhouse gas emissions'. Para 6.5 are mitigation actions, the AAP could consider including some adaptation issues here.	
6.4	Support	1110
6.4	Support principles, in particular (a,b,d,g,h). In respect to (g, h) reference should also be made to appropriate infrastructure provision, maximising the advantage enjoyed by public transport over the private car.	1129
6.5	Support	1110
6.6	Support	1110
6.6a	Delete 'drivers are made equally comfortable' (Test 4)	920
6.7	Support in particular (a). Additional reference to extending the sustainable transport network beyond the new community. Would welcome the inclusion of the Core Strategy objectives for Sherford within para 6.1.	1129
6.7a	Opportunities should be maximised to physically combine new wetland areas as SuDS and public open space to demonstrate that the landscape operates on a multi functional basis.	1202
6.6, 6.7	Object to reference to a 'town plan', should refer to a sustainable community.	1110
	Support requirement for sustainability checklist	1202
	Refer to <a href="http://www.sportengland.org/activedesign.pdf">www.sportengland.org/activedesign.pdf</a>	1678
	General aims and objectives supported	2232, 1, 1202
	Too much reliance placed on the production of 'strategies' to accompany the planning application, rather than on the whole Plan itself to provide a robust basis for further planning/design/delivery work.	1
	More appropriate to use 'positive planning' language rather than the regulatory language of 'require' and 'requirements'. In respect to affordable housing and planning obligations 'require' conflicts with Circular 6/98 and 5/05.	1

Policy / Para	Issue Raised	ID No
<b>7. Sherford New Community Proposal</b>		
<b>Strategy</b>		
SNC1	Include reference to the Type 2 Police Station, which is a strategic requirement.	1900
SNC1	Support, particularly (4)	1213
SNC1	Support strategic elements.	1110
SNC1	Development rates are optimistic. Policy should include requirement for annual monitoring of the delivery of housing, which should be related to a 'plan, monitor and manage' approach of releasing additional housing to address any shortfalls.	1936
SNC 1 (2)	Object to terminology 'town centre', strategy diagram 3 correctly refers to a 'district centre'. Contrary to PPG6 and the overall retail hierarchy in Plymouth.	1110
SNC1 (7a)	Clarify 16,000m2 net or gross, concerned over impact on vitality and viability of existing district centres.	1110
SNC 1 (7b)	Clarify 67,000m2 is net or gross, and if its an appropriate interpretation of the 18ha within the Preferred Options.	1110
SNC1	Policy does not meet requirements of carbon neutrality set out in Policy G of the Draft RSS. Fails Test of Soundness 4c.	1250
SNC1	Object to 5) further growth is a westerly direction. Assumption further growth is needed is not clear, lack of detailed analysis to illustrate conformity with RSS Policy SD3. As in accordance with the SEA of the RSS and PPG3 higher densities should be considered before expansion.	1104
SNC1	Support requirements subject to adding the walking equivalent to the 5 minute walk (400m).	1078
SNC1	Broadly support. Reference should be made to the 'Proposals Map' in the first sentence. Criterion 1) The key delivery proposal should be limited to the implementation of phased comprehensive development (Masterplan and stakeholder involvement are covered elsewhere). Criterion 6) 'Well related' is unclear and ambiguous. Delete 1 <sup>st</sup> sentence and incorporate the list of settlements into the 2nd sentence.	1
SNC1	Development rates not realistic, clause 1) not founded by evidence, and fails Test 7. Clause 2) No reference to timing / phasing of the town centre / neighbourhood centres to show how	1130

<b>Policy / Para</b>	<b>Issue Raised</b>	<b>ID No</b> 1
	access for residents can be achieved. Clause 3) Early provision of infrastructure is not defined; policy is vague and fails Test 8. Clause 5) Conflicts with Clause 2, fails Test 4 as lacks conformity with RSS (RPG10).	
SNC1	Support clause 6, Sherford can assist in providing for more sustainable transport modes on the eastern side of Plymouth in conjunction with Langage, Newnham and Plymstock Quarry. The Masterplan should include detail of Phase 2 of the transport infrastructure to ensure the network can accommodate the cumulative impact of development. The Transport Strategy should be more inclusive and integrate better into the existing villages and networks (Brixton and other villages of Western South Hams). Access directly and a transport interchange on the A379 would be beneficial.	1130
SNC1	Clarify delivery timetable for 5,500 dwellings. (Test 6)	920
7.1	Commuting into Plymouth for higher order facilities should be maximised by public transport, i.e the provision of free bus passes or demand management in Plymouth. The TA must include such measures if the Sherford vision is to be achieved.	1129
7.2	Support implementation of infrastructure	1678
<b>Sustainable Development</b>		
SNC2	Support policy	1202, 1110
SNC2	Object to exclusion of "PCC's agreement" in respect of the contents of the Sustainability Checklist. Fails Soundness Test 4, 6 and 7	1936
SNC2	Support AAP's approach to achieving best practice in sustainable development, would be helpful if the AAP gave clear guidance as to how it expects the aims to be achieved, and how the targets for on site renewables and carbon emissions will be delivered.	920
SNC2	Energy efficient will be best achieved through Building Regulations. Inclusion of energy efficiency targets is inflexible and could result in unviable developments.	1922
SNC2 & 5	Demand challenging targets in terms of energy consumption and reducing carbon emissions.	913

<b>Policy / Para</b>	<b>Issue Raised</b>	<b>ID No</b> 1
	Within SNC5 (10) there needs to be consideration of the implications of SNC5(9a). SNC(5) should be expressed as a % against those houses built in accordance with current building regs and standards. Para 7.38 and SNC5 (13) should not have a burden of proof on the supply of gas, particularly where there is no clear objective reference to decide what is proof. The demand should be that where there is a feasible, reasonable economic and practical alternative to the gas supply this will be provided.	
SNC2	Ambitious renewable energy targets should be accompanied by a risk assessment. Energy targets should be complemented by targets relating to transport provision / modal change, clarify whether Eco-homes / BREEAM standards will be retained as 'Excellent' through revisions of the standards during the construction period.	920
SNC2	Criterion 2) Have reservations about incorporating that into upper case policy.	1
SNC2	Include a clear and consistent statement of the phasing anticipated for the proposed development. (Test 6)	920
7.4	AAP should specify the key priorities SHDC wants to see achieved and how they will be achieved and monitored.	920
7.5	Support energy hierarchy, should be expressed as 'minimise usage, energy efficiency and renewable energy generation'. Welcome ref in 7.9 to necessary adaptations to take account of climate change.	1202
7.5	Checklist is extensive and potentially onerous in the context of what is required by the rest of the Plan in terms of investment and infrastructure.	1130
7.6	Replace 'truly sustainable' with 'ensure that Sherford achieved the highest sustainability standards in all key aspects of its design and development'	920
7.4 – 7.15	AAP should show how Sherford will address the need for: climate change adaptation and mitigation, projections of climate change and consider climate change beyond 2026.	920
7.10	Energy efficiency requirements should be set through the review and reform of building regs, as it impacts viability.	1130
7.10 - 15	Issues / actions should be divided into demand reduction, energy efficiency, use of renewable	920

<b>Policy / Para</b>	<b>Issue Raised</b>	<b>ID No</b> 1
	energy technology.	
7.14	Clarity required on number and scale of wind turbines, and ability to generate substantial amounts of energy in this location. Impact on residential areas, Dartmoor and the AONB need to be fully investigated. (Test 4, 6). Wind Farm needs to be tested against CO2, 3 and 12 of the Devon Structure Plan.	920
7.41 & 7.42	Wind turbines conflict with 'sensitive treatment' in para 7.95.	2238
	Object to wind turbines will be a blot on the landscape, solar panels should be fitted to all buildings instead.	2251, 816,
	Light pollution	1911
	Noise / airborne pollutions.	Appendix 10
	Contact should be made with the London Development Agency and Sherford should become a partner with the London initiative (based on the Dongtan eco-city in China)	2259
<b>Design</b>		
SNC3	Object to exclusion of "PCC's agreement" in respect of the Design Strategy and Design Codes (Town and Detailed). Fails Soundness Test 4, 6 and 7	1936
SNC3	No objection to approach (of the design strategy, town and detailed codes), but imposes another level of requirement on the new community, which raises doubts over the deliverability in the timescale.	1130
SNC3	Include all the key elements to be included in the Design Strategy, and clarify 'topic specific codes'.	920
	Refer to <a href="http://www.sportengland.org/activedesign.pdf">www.sportengland.org/activedesign.pdf</a>	1678
SNC3	Support	1110
SNC3	Ref to design strategy (1) is not required if para 7.22 is upgraded to Policy. Should 'propose' rather than 'require' the key elements of a Design Code(s).	1
SNC 3 (2)	Object to the phrase 'town', Sherford should be a sustainable community.	1110
7.20	Should outline key features of the 'Sherford Design Code' and the detailed design code. Design	920

<b>Policy / Para</b>	<b>Issue Raised</b>	<b>ID No</b>
	principles should be more locally relevant. AAP should make commitment to feed the design for Sherford to a 'local design panel'. Need clear mechanisms for monitoring the codes implementation.	
7.22	Should appear in upper case.	1
7.22 (4)	The network of streets should be designed to give absolute priority to public transport and safeguard the HQPT Route.	1129
7.23	Support aim	1678
<b>Community Facilities</b>		
SNC4	Policy does not identify the mechanisms which are to be in place to ensure effective management / implementation of community facilities, and fails Test 7 and 8.	1130
SNC4	'Required' is an inappropriate approach.	1
SNC 4, 5, 6, 7 and 8	Support policy, reasoned justification and policy should have clearer demarcation, and not repeat each other. (Test 6)	920
7.24	Support para	1900
7.24	Reference to the Type 2 Police Station should be included in this para.	1900
7.25	Support	1303
7.26	Remove 'except where this leads to'	920
7.27	Support	1678
7.29	Support reference to police station in shop front, would like to see size increased from 90sqm to 150sqm.	1900
7.28	Support Community Services and Infrastructure Strategy and dual use approach.	1678
7.29	Clarify size of shop front – in para 7.29 its 600 sq m and in SNC11 its 90sq m.	1900
7.20 – 7.32	List of requirements is extensive and express concern for delivery.	1130

<b>Policy / Para</b>	<b>Issue Raised</b>	<b>ID No 1</b>
7.29	The provision of services and facilities are based on an assumption of 5,500 dwellings, which has not been adopted via the RSS, fails Test 4. Question resources available to deliver these facilities. Red Tree have stated that no public subsidy is required to invest in these facilities. Concerned over implementation, and failure of Test 8.	1130
7.29	Provide appropriate descriptions of the various community facilities within the text.	920
7.29	Support. The theatre / cinema should be attached to the school rather than contained within in. The library and youth centre could be accommodated within the mutli purpose community centre rather than the town hall.	1303
7.29, 7.90 & SNC9	Support range of sport and recreation facilities. See indicative list of facilities to be explored by the Strategy.	1678
7.31	Clarify whether a 'hospital' will be provided.	920
7.38	Note that travel is a key contributor to the burning of fossil fuels, the provision of the HQPT will play a substantial role in reducing CO2 emissions.	1129
7.88	Support	1678, 1110,
	Development will create a burden on existing facilities i.e schools (secondary) , medical facilities (dentist, doctors), youth facilities, swimming pools, police resources, leisure facilities	Appendix 11,
	Inadequate existing infrastructure – particularly at Chaddlewood.	Appendix 12
	Lack of community facilities / infrastructure / police to provide for the size of the development	646,2052, 2078, 2137, 2633
<b>Infrastructure and Utilities</b>		
SNC5	Support policy. Criteria 11 clarify whether an assessment has been undertaken to show this is the best technology for the site.	1202
SNC5	Support	1110
SNC5	Object to exclusion of "PCC's agreement" in respect of the Energy Strategy. Fails Soundness Test	1936

<b>Policy / Para</b>	<b>Issue Raised</b>	<b>ID No</b> 1
	4, 6 and 7	
SNC5	Clarity required on whether or not consideration has been given to facilities to manage residual waste, and the use of recycled materials (such as recycled aggregate) during construction and the reuse of materials on site.	1250
SNC5	Criterion 3) Waste management policies should be in the Waste Development Framework, not the LDF. Lack of distinction between waste management and waste collection, lack of information on waste disposal. Criterion 9) The Energy Strategy is a process to achieve a) - c) and does not need to be upper case policy.	1
SNC5	Clarify reference to Infrastructure and Utilities Strategy, and para 7.28 to a Community Services and Infrastructure Strategy.	1130
7.40	Does 'energy demand' refer to electricity and heating.	920
7.44	AAP should 'exceed' County and District recycling targets. AAP should specify the use of recycled and secondary materials in construction.	920
	All infrastructure to be in place before building the houses.	Appendix 14
	Development will create an overburden on existing services i.e. waste management, water, sewage.	Appendix 13
	Support energy strategy for Sherford	929
<b>Housing including Affordable Housing</b>		
SNC6	Fails Test 7. Policy not founded on robust and credible evidence base. should be based on housing market assessments not housing needs assessments.	1922
SNC6	Support	1110
SNC6	Support SNC6 (4), object to para 7.55 and should be replaced with 'appropriate legal mechanisms should be used to ensure that all affordable housing provided within Sherford cannot be sold on the open market, and remains reserved for local people based on appropriate residency qualifications	1213

<b>Policy / Para</b>	<b>Issue Raised</b>	<b>ID No</b> 1
	in perpetuity’.	
SNC6	Inconsistency between SNC6 (4) referring to 15% intermediate housing reserved for key workers, and para 7.54 referring to first time buyers on average incomes.	913
SNC6	Density proposals are not in conformity with H2: Housing densities of the Draft RSS, and Annex 3 of draft PPG3. Fails test of soundness 4c. Densities should be increased from 35-40dph to 50dph.	1250
SNC6	The Housing Strategy is a process to achieve 1 – 7, and does not need to be subject to ‘upper case’ policy. Criterion 1) Reference to Devon Supporting People create ambiguity over the status of the strategy under s38(6), could simply refer to ‘vulnerable groups’ and move ref to strategy to the RJ. Criterion 2) Overall density is ambiguous. PPG3 refers average net density. Criterion 4) ‘Required’ conflicts with guidance in circular 6/98 which advises affordable housing maybe ‘sought’. This change was accepted during the CS Examination.	1
SNC6	Affordable housing % is inflexible and should allow for negotiation and tenure split on a site by site basis. Fail Test 4b.	1922
SNC6	Housing density is under ambitious and does not accept RSS principles for urban extensions. Fails Test 4c	1922
SNC6	Support affordable housing target, evidence of deliverability is required.	1250
SNC6	Object to exclusion of “PCC’s agreement” in respect of the Housing Strategy. Fails Soundness Test 4, 6 and 7	1936
SNC6 (3)	Object to the requirement for housing to meets the needs ‘from within the South Hams and the remainder of the Plymouth sub-region’. The requirement of Sherford is based on needs from within the Plymouth PUA.	1110
7.58 - 59	Clarify use of terminology, should be ‘housing mix’ rather than ‘mixed use’. Identifying a rough mix of housing in the open market should be identified in the Plan as per the affordable housing. Developing policy and guidance to achieve objectives is the job of the LPA rather than the applicants.	1

<b>Policy / Para</b>	<b>Issue Raised</b>	<b>ID No</b> <b>1</b>
Para 7.47 and SNC11	Density ranges need to be clearly justified and related to RSS, PPG3 and CABE's best practice guidance. Policy SNC11 should not specify upper density limit. (Test 4)	920
7.54	Inconsistency of average earnings for intermediate housing, PCC is £60,000, compared to SHDC £70,000. Clarify 15% intermediate key worker target, does it form part of the 20% defined in intermediate housing.	1110
7.56	Object to delivery of affordable housing outside the PUA.	1110
	Housing is being provided not where the need is.	2251, 2241
	Level of affordable housing is too high / mix is wrong	Appendix 15,
	Not enough affordable housing for young couples / first time buyers	2621, 2636
	Lack of information on retaining affordable housing, to prevent it being sold on to second home buyers and inflate local house prices	Appendix 16
	No clear mechanisms for delivery of affordable housing	1659
	Increase proportion of rentable accommodation	515,
	Planning application should not be submitted until the Housing Market Assessment is published	2238
	Density too high	997
	Off site delivery of affordable housing must include Elburton and Plymstock	1222
	Proportion of affordable housing for elderly people should be increased to 15% and 2 beds reduced to 30%	1222
<b>Movement and Transport</b>		
SNC7	Support	1110
SNC7 (2)	Inconsistency with NP AAP – with regard to HQPT, and inclusion of proportionate contributions towards wider transport works.	1110, 913
SNC7	Object to exclusion of "PCC's agreement" in respect of the Integrated Movement and Transport Strategy. Fails Soundness Test 4, 6 and 7	1936
SNC7	Demand responsive services could provide a more appropriate solution than conventional public	2244

<b>Policy / Para</b>	<b>Issue Raised</b>	<b>ID No 1</b>
	transport	
SNC7	Lack of provision of transport to meet the needs of young people, particularly safe and reliable evening public transport	2244
SNC7	No mention of providing links to rail services – would reduce pressure on the roads.	2244, 2631
SNC7	Concerned over increased traffic flow from Yelampton to Plymouth. Disappointed park and ride on the A379 is not required, would like an easy access between Yealmpton and the Deep Lane park and ride. Improve the A379 between Elburton and Plymouth City Centre. Improve existing public transport. All contract vehicles should use the A38 and not the A379 during construction.	2250
SNC7	Support policy, draw attention to policy TR11 of the Draft RSS.	1250
SNC7	Reduce number of components. 3 and 4 could be merged, and 5 is dealt by SNC11-14.	1
SNC7	The AAP should outline the requirements and key principles for the transportation and movement strategy. The strategy should seek to discourage car use and encourage walking and cycling for the remaining trips. Parking standards should be better than those in PPG13 and linked to proposed car trip generation forecasts. More detail is required on the standard and frequency of public transport in different phases (Tests 4, 6, 8)	920
SNC7	Provision of public transport - Is 'at the outset' consistent with 'at the commencement of development' (Devon Structure Plan). If so retain wording from Devon Structure Plan. (Test 6)	920
SNC7	Support. Clarification of (14) required to ensure that in the absence of any other major development in the vicinity all the costs will fall to the developer for the complete major junction improvement at Deep Lane.	1129
SNC7	Lack of detail in respect to the capacity, or frequency of the HQPT. Policy does not make clear if the HQPT will be available from Day 1 and fails Test 7,8 and 9. The Policy should be modified to prescribe more detail. Criteria 1) refers to supporting the HQPT service, assume this means financially. As this is not clear, it fails test 7. Policy should be modified.	1130

Policy / Para	Issue Raised	ID No 1
	<p>The direct link from the A38 to A379 is not appropriate, and fails Test 7 and 8.</p> <p>Haye Road is not of sufficient standard to be used as the HQPT in the interim and fails test 7 and 8. – Alternative routes to provide access to the A379 should be considered.</p> <p>Without significant improvements to Deep Lane junction, it is inappropriate to accommodate additional traffic. Plan fails Test 7,8 and 9. Consideration should be given to suitable junction improvements at commencement of development.</p> <p>Plan fails to address how concerns over increased volume of traffic particularly at the Park and Ride can be addressed, nor the resources to implement an ambitious infrastructure programme. The Plan fails Test 7,8 and 9.</p> <p>Criteria 13) Plan fails to address how this can be implemented, and fails Test 7 and 8.</p> <p>Transport policies and proposals are deficient and unsound (Test 7,8 and 9) in terms of the extent to which the resources are identified and the strategies needed to achieve the Plans objectives. Little reference of integration to PCC (Test 4).</p>	
7.63	General aim supported, however a lack of detail on how this will be achieved	2244
7.64	Transport mix should make use of existing community transport in the area	2244
7.65	AAP must have commitments to deliver the objectives at the outset.	920
7.65	<p>Hierarchy of modes should distinguish between walking, cycling and public transport</p> <p>More detail and clarity needed on the 'sustainable travel organisation'.</p> <p>Need a clear commitment to a package of travel planning initiatives.</p>	920
7.65	Support inclusion of sustainable travel within the movement hierarchy.	1202
7.66	More detail required on how the Sustainable Travel Organisation will function	2244

<b>Policy / Para</b>	<b>Issue Raised</b>	<b>ID No</b> <b>1</b>
7.70	Omission of park and ride on the A379.	1655
7.63 – 7.74	Support. Concerned over appropriate mix of uses at the park and ride. The HQ bus service provision should not be over-prescriptive regarding stop / interchange facilities, quality and frequency, until the business case for the HQPT is better understood. The TA must establish the full impact of the development on the A38 as well as the local network.	1129
7.73	Lack of regard to PPG15 (para 5.1,2,and 3).	1647, 1180
7.70	Insufficient evidence to support the exclusion of the park and ride on the A379. AAP should indicate the need to reassess the need during the later stage of development. (Test 7)	920
7.72	Clearer guidance required on the A370 – A38 link. The HQPT network information better placed in the text rather than the glossary.	920
7.73	Before development commences the A38 needs to be widened to accommodate additional traffic	2238
7.73	Lack of evidence to discount the alternative route and support the proposed (Test 7, 9)	920
	Inconsistency between PCC Cross Border Diagram and SHDC Diagram 3 with respect to traffic along Vinery Lane and Sherford Road	2241
	Inconsistency between North Plymstock and Sherford AAP with regard to 'potential long term links' crossing Coltdown Hill.	2247, 2248, 2249
	Developers at Plymstock Quarry have not yet been approached with a view to coordinating the access strategy for Sherford. Resources for implementation have not been identified, and the AAP fails Test 7 and 8.	1130
	Lack of footpaths in / out of the site, lack of footpaths in the area to link to. 'Shared paths' are not favoured with walkers, particularly those hard of hearing. Paths should be wide enough to accommodate both parties.	1093
	The proposed Sherford – Plymouth cycle route does not provide for the impact of development on existing cyclists.	1864
	General principles supported, details of delivery are not clear.	2244

<b>Policy / Para</b>	<b>Issue Raised</b>	<b>ID No</b> 1
	Eastern Corridor study not robust enough to inform the AAP (lack of survey work carried out on proposed routes).	1839, 1222
	Inconsistency between North Plymstock and Sherford AAP in respect to access into Plympton St Maurice. Access to Plympton St Maurice should be changed to 'public transport and limited access' rather than local access. Conservation Area should be afforded more protection.	Appendix 17,
	Clarification of 'traffic management measures' required (in relation to Plympton Hill and Plympton St Maurice Conservation Area).	Appendix 18
	The proposal will not achieve Policy SNC7 (12).	Appendix 1, 2, 3, 19
	HQPT needs to be available from the commencement of the development.	Appendix 1, 2, 3, 20.
	All road infrastructure and proposed improvements need to be in place before development commences	Appendix 21
	The A38 and Deep Lane junction should not be used as public transport corridor, which will result in more traffic on the A38, contrary to the policies of the Highways Agency.	Appendix 1, 2, 3. 2238, 1952
	Massive financial investments required at Laira Bridge.	2329
	King George V playing fields are held under charitable trusts by PCC, compensatory provision is not acceptable.	1513
	The main public transport access should not be across King George V Playing Fields. The proposal is flawed due to a loss of playing fields, timescale to achieve delivery and Haye Road is inappropriate for such a use.	Appendix 1, 2, 3, 22.
	The best opportunity to achieve HQPT is to provide a direct link to the A379 at Chittleburn.	Appendix 1, 2, 3. 931, 2238, 1952,

<b>Policy / Para</b>	<b>Issue Raised</b>	<b>ID No 1</b>
	<u>Concern over increased traffic / congestion/ pollution/ safety issues / inadequate transport infrastructure particularly at;</u> Haye Road, In and around Plymouth, On the A379, Marsh Mills, Cot Hill, Deep Lane, Glen Road, Ridgeway, Plympton St Maurice (Conservation Area, Fore Street) , George Lane, Merafield Road, Plympton, Elburton Road, A38, Plympton Hill, Chaddlewood, Langage, Plympton Hill / Amados Hill, Sherford Road, Bullers Hill, Ridge Road, Glen Road, local narrow country roads, traffic from Langage, Drunken Bridge Hill, Laira Bridge, Billacombe Road, access to Plymouth city centre, Inappropriate road links between the A38 and A379, Stanborough Cross roundabout, Chaddlewood, Merafield Close and Road, Wiverton, Longbrook Street, Wolverwood Lane, Sherford Road, Longbrook Street and George Lane, Pomplett Road, Wembury, Valley Road, Market Road, Glen Road,	Appendix 23
	Traffic should be diverted away from the A379 and Sherford Road.	2251
	Lack of direct route between A379 and A38 avoiding Elburton and Brixton	2451
	Utilise the former railway route replacing the bridge over the Ride.	2021, 2022
	Inadequate public transport (existing)	563, 1313, 1316,
	Inadequate traffic calming / pedestrian routes in Plympton St Maurice	2243
	Inadequate public transport (proposed), HQPT route will not benefit local residents	1495, 1222
	Proximity of HQPT to Hazeldene Quarry	1222
	HQPT route should run above Colesdown Hill and into Sherford.	1222
	Lack of direct route from A379 to A38 for local residents (which avoids the main street)	1222
<b>Economy</b>		
SNC8	Support	1110
SNC8	Object to exclusion of “PCC’s agreement” in respect of the Energy Strategy. Fails Soundness Test 4, 6 and 7	1936

<b>Policy / Para</b>	<b>Issue Raised</b>	<b>ID No</b> 1
SNC8	Policy and supporting text should clarify 'gross' floorspace figures, clarify split between convenience and comparison goods and make clear that retail provision must be phased with the growth of Sherford.	1298
SNC8	If training and development requirements at Sherford are distinctive it should be identified, if not remove reference.	1
SNC8	More details on the mix of different employment uses and how it fits in with the regional economic strategy should be provided. Justification of 1 job per dwelling. Policy should contain clear commitment to attract a mix of employers helping to attract a genuine social mix.	920
SNC8	Question resources available to deliver the strategies and implementation programme. Fails Test 8.	1130
SNC8 para 7.77	Lack of 'need assessment' to support the requirement of 16,800 sq.m of retail floorspace.	1923
7.79	AAP should state that the objective is for a town centre to be designed along the principles of a high street and main square. AAP should also emphasize the need for the high street to be designed as an attractive urban space.	920
	Concern over lack of job opportunities. Jobs before houses.	Appendix 24
	Support inclusion of employment space, which compliments provision at Langage	1308
<b>Public Space, Sport and Recreation</b>		
SNC9	Support	1110
SNC9	Delete text in ( )	1
SNC9	All the strategies are likely to have significance as far as the S106 negotiations are concerned. The timetable is therefore unrealistic. Fails Test 7,8 and 9.	1130

<b>Policy / Para</b>	<b>Issue Raised</b>	<b>ID No</b> 1
SNC9	Support approach. AAP should set clear targets in terms of access from dwellings to public space, sport and recreation opportunities.	920
SNC9	AAP should focus on what 'must be' provided in Sherford and give a clear indication as to when facilities will be provided.	920
SNC9 (1)	No reference is made to the sports hub on the edge of Elburton, or appropriate contributions from the development towards proposed strategic infrastructure projects in the city that will also meet the needs of Sherford, (such as the Life Centre in Central Park). Reference should be made to proportionate contributions toward the delivery of a landscaped green corridor to provide a green pedestrian and cycle link between Sherford to Stag Lodge and Saltram House.	1110
7.91	AAP should clearly state that Sherford must provide the appropriate quantum of space (for sporting opportunities) in order to be a socially inclusive community.	920
7.91	Support dual use. Concerned if the school playing fields are included in the quantum of playing field provision for Sherford as they are seen as asset by the owners to be sold off for development when schools close down and lost forever.	1678
7.92	AAP should provide greater clarity about size, location and funding of the sports centre.	920
	The 5 acre standard should be applied to Sherford as the baseline for playing field and play area provision. Concerned over restricted provision for car parking (for visitors and supporters) related to sport and play facilities. King George Fifth Playing Fields should be preserved, an alternative transport route should be provided.	1656
7.92	Concerned if King George V playing fields were adversely affected by development. Replacement provision should be sought.	1698
7.92	Support the use of planning obligations to secure infrastructure.	1698
	Loss of King George V playing fields.	Appendix 25
	Alternative road alignment across King George V - north of the playing fields, Ridge Road, Top of	Appendix 26

<b>Policy / Para</b>	<b>Issue Raised</b>	<b>ID No</b> 1
	Vinery Lane through to Stag Lodge, N or S of the Driving Range in Haye Road.	
	Retention of existing trees. TPO (354) Moorcroft, Elburton Road.	1186, 1675,
	Loss of fields (farmland) / greenbelt.	Appendix 27
	Loss of character (particularly Plympton St Maurice, Plympton).	
	Environmental impact inc tree damage	Appendix 28 518
	Community open space should be in the north west of the site not the south east	2259
	Planning application should not be submitted until the Plymouth Eastern Corridor Study is published.	2238
<b>Landscape, Biodiversity and Cultural Heritage</b>		
SNC10	Support policy and proposed strategy	1202, 1110
SNC10	Object to exclusion of "PCC's agreement" in respect of the Landscape, Biodiversity and Cultural Heritage Strategy. Fails Soundness Test 4, 6 and 7	1936
	AAP will require Appropriate Assessment.	1252
SNC10	Reduce number of components.	1
SNC10	Support approach. Should be more commitments to 'enhancement' rather than just 'protection against adverse impacts'.	920
SNC11 - 14	Approach is consistent with the approach outlined in the general representation, and is supported.	1
SNC11 - 14	Lack of justification / evidence for the proportion of retail and employment floorspace in each neighbourhood. Policies should accord with the planning application proposition.	913
	Proposals Map does not comply with SNC10 para 8 in respect to listed buildings. Concerned over proximity of wind turbines to Higher Hareston – impact on the setting of the building. Concern over	1835

<b>Policy / Para</b>	<b>Issue Raised</b>	<b>ID No</b> <b>1</b>
	the inclusion of West Sherford within the built area (Diagram 2 showed it in the country park).	
	Include reference to the South West Nature Map	1202
<b>Town Centre Neighbourhood</b>		
SNC11	The size of the children's centre has not been determined.	920
SNC11	Joint use arrangements would be required for the community theatre/cinema and opening up school facilities for use by the wider community.	920
SNC11	Support policy	2232, 1301, 1110,
SNC11 (2)	Object to description of 'town centre', strategy diagram 3 correctly refers to 'district centre'.	1110
SNC12 - 14	No reference to the Type 2 Police Station	1900
SNC12 - 14	Support 3 smaller neighbourhood centres	1298
SNC12 - 14	Object to 'neighbourhood centres', no longer used in PPS6, if the centres are to be sequentially designed, the term 'local centre' should be used.	1110
7.99	Definition of a 'medium sized foodstore' is required	1298
<b>Western Neighbourhood Centre</b>		
SNC12	Support	1110
<b>Southern Neighbourhood Centre</b>		
SNC13	Support	1110
<b>Eastern Neighbourhood Centre</b>		
SNC14	Support	1110

Policy / Para	Issue Raised	ID No 1
<b>Buffer Zones</b>		
SNC15	Inadequate 50m buffer between Elburton and Sherford, need at least 1km.	1495
SNC15	Inclusion of land in buffer zone without consent	1217
SNC15	Support	1110
<b>Phasing and Construction</b>		
SNC16	Should include reference to the Type 2 Police Station	1900
	Lack of reference to construction hazards / disruptions, no segregation of industrial traffic from residential.	Appendix 30
SNC16	Not clear what the phasing programme needs to add.	1
SNC16	Funding for improvements is not likely to be delivered within the required timescales and should be revisited to allow for uncertainty of Deep Lane improvements. Amend timetable at para 8.7. Currently fails Test 9. Deliverability / funding of HQPT questioned. Infrastructure is unlikely to be phased from commencement of development. Plan fails Test 7,8 and 9.	1130
SNC16	Clearer phasing framework required, and related to Policy SNC2 (Test 6,8)	920
SNC16	Support	1110
SNC 16 (2)	No reference to timing of the replacement of King George Fifth playing fields. Object to the phrase 'town'.	1110
<b>The Next Stage – Delivering the Planning Application</b>		
SNC17	Support policy	1202, 1110
SNC17	Should include reference to the Type 2 Police Station	1900
SNC17	Include reference to the requirement of a Flood Risk Assessment to be carried out and submitted	1202

<b>Policy / Para</b>	<b>Issue Raised</b>	<b>ID No</b>
	with the application, in accordance with PPG25.	
SNC17	Object to exclusion of "PCC's agreement" in respect of the all of the strategies referred to. Fails Soundness Test 4, 6 and 7	1936
SNC17	If the substantive proposals are clear, s38(6) has implications for the contents of the planning application without the need for a separate policy. Would be helpful if the processes were referred to in the RJ, not necessarily in the policy. Criterion 2) EIA is subject to separate legislation, additional requirement is unnecessary and could lead to complication.	1
SNC7	Para 8.7 is unrealistic in terms of quantum of housing to be developed, infrastructure costs and delivery timescales. Fails Test 7,8 and 9. Lack of alternatives for accommodating development in Plymouth and South Hams, therefore housing delivery for the PUA is under threat, and the Plan fails Test 9.	1130
SNC17	Remove 'outline' from SNC17	1129
SNC17 (2)	Object to 'town', Sherford will be a sustainable community.	1110
	Planning contributions towards policing facilities should be considered as an integral part of any planning contribution.	1900
<b>Delivery / Soundness</b>		
8.1	Support. No HA funding is available for upgrades to the Deep Lane junction.	1129
8.1 – 8.8	AAP should recognise that there is uncertainty surrounding the strategic context for Sherford until the Inspectors binding report is received. All reference to 4,000 by 2016 is unsound (para 1.6, 1.25, 7.46 and SNC1).	1078
8.1 – 8.8	Delivery rate / timetable is unrealistic, and will not deliver 4,000 by 2016. Expected shortfall of 1,600 dwellings	1078
8.1	Para needs to be reworded, to state all development will be required to make appropriate contributions, remove 'unacceptable burden' (Test 8).	920

<b>Policy / Para</b>	<b>Issue Raised</b>	<b>ID No</b> 1
	Development must not prejudice the availability of external funding sources.	
8.7	2009 is missing from the delivery programme (completion of 300 dwellings).	920, 913
	Delivery unrealistic. No foundation for 5,500 dwellings other than draft RSS Policy, thus is not in conformity with established policy and fails Test of Soundness 4c.	1130
	The various strategies required to be in place or at an early stage of development is achievable in the longer term, not within the timescales identified in the AAP. Plan is unsound in respect of Test 7 and 8.	1130
	AAP is premature, the TA and EIA should inform the AAP strategy and design	1698
	Inconsistency between para 7.13 and 8.7 with respect to delivery rates.	913
	The AAP does not conform with Devon Structure Plan policies.	Appendix 1, Appendix 3. 1698,
	The AAP is not founded on a robust evidence base and is not the most appropriate site considering the alternatives	Appendix 1, 2 and 3. 1698, 1952
	The AAP is not a plan and not had proper regard to other relevant plans, policies and strategies relating to the area or adjoining areas.	Appendix 2. 423, 1698, 1952, 2247, 2243, 2247, 2248, 2249
<b>Monitoring</b>		
	Reliance on the AMR is inadequate to monitor the implementation of a new community, a more stringent monitoring regime is required.	1078
	AAP should identify clear mechanisms for changing policies, strategies and targets when they are found to be inappropriate. Need to clearly identify indicators and targets used to monitor progress.	920

<b>Policy / Para</b>	<b>Issue Raised</b>	<b>ID No 1</b>
	(Test 8)	
	Monitoring of trip generation of the site is required to show whether targets of modal split are met	1129
<b>Sustainability Appraisal</b>		
	SA does not adequately address traffic issues.	2241
	Page 57/58 of the SA - combine both sections on biodiversity indicators and include bats.	1252
<b>Consultation and Community Arrangements</b>		
	Little consideration given to opinions of local residents	Appendix 31
	Lack of communication between Local Authorities	1333
	Lack of consultation / communication with Plymouth residents	2092, 368,
	General lack of information, maps need road names.	2509
<b>Appendix – Precis of Alternative Sites Considered</b>		
12.5	Para should be deleted, Newnham was never considered as an alternative to Sherford.	1130
	Duplication of Appendix 1 of the Core Strategy, which has been objected to, the results of which are pending. The Inspectors report on the CS should be carried through the Sherford Examination.	1078
<b>Diagrams</b>		
Illustrative Plan	Lack of detail in connections between A38 and A379 and improvements at Deep Lane, more detail of the park and ride is required, fails to consider connections to the west, and thus fails Test 4. Concerned over frontage development along the busy main street, and the main street becoming a barrier to the free flow of movement around the development, and potentially unsafe for mobility impaired.	1130

<b>Policy / Para</b>	<b>Issue Raised</b>	<b>ID No 1</b>
Diagram 5	Object to narrowness of the green corridor between Sherford and Elburton. Needs to be wider to accommodate cycling and walking, wildlife corridor and to prevent coalescence.	1213, 2172,
	Helpful in encouraging a cross border planning approach (Test 6)	920
<b>Sherford and North Plymstock Cross Border Strategy Diagram</b>		
Diagram 2	Mis-representation of the transportation alignment (north of the playing fields).	1110
	Misrepresentation of the extent of the King George V playing fields (omitted SW quarter), allowing the proposal to use the southern boundary of the playing field to appear feasible, in reality the proposal would truncate the western half of the field.	1513, 1695, 1696,
<b>General</b>		
	Residents will use the City facilities yet Council Tax will go to South Hams. South Hams residents will benefit as the expense of Plymouth residents.	Appendix 32
	Inconsistency between North Plymstock and Sherford AAP regarding long term links.	2247
	Representation process complicated and restrictive.	2241
	DPD is sound	7, 2510
	Support AAP's aspiration for a sustainable community, and consider the AAP satisfies the Test of Soundness. AAP should provide additional detail in respect of enforcement and monitoring, targets for delivering high level objectives and provision of different services and facilities. (Test 8)	920
	AAP should clarify outcomes the 'strategies' need to deliver and set out the scope of such details the strategies must contain. (Test 7)	920
	'Promoters', 'developers' and the 'planning application' should be replaced by 'any' application for a 'detailed proposal'.	920
	The LDF will require an Appropriate Assessment, happy to advise on a suitable strategy.	1252
	Increase in crime.	689, 2066, 2127, 2215,

Policy / Para	Issue Raised	ID No 1
	Against development	Appendix 33
	Loss of garden to provide road link.	1784

**Appendix C1 – Appendices to Summary of Main Issues Raised to the Sherford Area Action Plan Submission Document (by respondent number).**

**Appendix 1** – Plympton Community Council Action Group (Standard Letter) – Attached separately - see Council's website

**Appendix 2** – Plymstock and Plympton City Conservative Councillors (Standard Letter) – Attached separately - see Council's Website

**Appendix 3** – Standard letter representing individuals – Attached separately - see Council's website

**Appendix 4**

7	1619	2117	2245
11	1653	2139	2252
111	1952	2151	2451
892	2017	2171	2627
1374	2061	2174	
1616	2076	2238	

**Appendix 5**

31	966	1909	2184
154	1185	2033	2599
348	2599	2042	2600
399	1314	2051	50
515	1630	2071	
875	1634	2126	

**Appendix 6**

126	388	552	748
177	547	639	1217

**Appendix 7**

478	1374	1630	1672	1996
965	1380	1647	1866	2001
1371	1528	1658	1915	2051

**Appendix 8**

181	1012	1376	1658	2544	2157	2258
388	1244	1520	1667	2076	2171	2640
414	1244	1612	1676	2091	2174	2653
480	1318	1613	1694	2092	2210	1245
791	1319	1614	1765	2102	2224	
859	1344	1625	1909	2130	2234	
889	1345	1635	1977	2132	2253	
1000	1372	1635	2063	2149	2254	

**Appendix 9**

1079	1780	1797	1815	1831	1849
1090	1781	1798	1816	1832	1850
1096	1781	1799	1817	1833	1851
1107	1782	1800	1818	1834	1852
1439	1783	1801	1818	1836	1853
1519	1784	1802	1819	1837	1854
1523	1784	1803	1819	1837	1856
1524	1785	1804	1820	1838	1857
1612	1786	1805	1821	1838	1858
1698	1787	1806	1821	1840	1859
1762	1788	1807	1822	1841	1860
1772	1789	1808	1823	1842	1861
1773	1790	1809	1824	1843	1862
1774	1791	1810	1825	1844	1865
1775	1791	1811	1826	1844	1891
1776	1792	1811	1826	1845	2074
1777	1793	1812	1827	1845	2143
1777	1794	1812	1828	1846	2144
1778	1795	1813	1829	1847	2171
1779	1796	1814	1830	1848	

#### Appendix 10

2538	609	2014
217	1229	2238
218	2005	

#### Appendix 11

246	1372	2003	2353
388	1495	2028	2616
433	1540	2048	2538
656	1622	2132	
855	1631	2155	
1053	1769	2156	
1367	1988	2170	
1370	1997	2196	

#### Appendix 12

179	1771	1952	2088
470	1897	2033	2179
1770	1917	2033	

#### Appendix 13

40	402	1053	1622	1994	2127	2218
49	452	1054	1628	1998	2129	2251
80	504	1188	1634	2010	2136	2267
114	515	1244	1645	2024	2137	2270
139	516	2605	1653	2027	2160	2605
158	540	1313	1693	2034	2175	2633
169	656	1317	1751	2036	2177	2640

239	689	2535	1887	2049	2196	2655
249	766	1369	1901	2055	2198	2671
250	791	1370	1911	2550	2199	50
253	931	1372	1912	2061	2202	1187
343	937	1373	1961	2066	2203	1180
344	990	1495	1985	2092	2204	1245
363	999	1529	1989	2098	2211	2668
368	1009	1531	1990	2100	2215	

#### Appendix 14

838	1757	1918	2192	2223
1616	1886	2122	2193	

#### Appendix 15

111	1617	2665
122	1618	
422	1977	
547	2275	
1244	2451	
1245	2633	

#### Appendix 16

515	1519	1751
2574	1659	2015

#### Appendix 17

392	862	1659	1993
423	936	1660	519

#### Appendix 18

392	1181
862	1647

#### Appendix 19

1839	1952	2238	2329
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#### Appendix 20

1698	2104	2244
1952	2238	2329

#### Appendix 21

400	1696	2230
1513	1888	2255

1668	1939	2256
1695	1940	2257

## Appendix 22

1695	1952	2329
1696	2238	

## Appendix 23

31	443	699	1185	1628	1894	2016	2103	2183	2262
44	444	718	1188	1629	1895	2017	2108	2187	2264
49	445	719	1192	1630	1896	2019	2109	2188	2539
57	451	729	1217	1631	1897	2028	2110	2190	2539
63	452	748	1222	1634	1898	2028	2111	2191	2268
70	464	755	1230	1636	1901	2029	2112	2194	2273
71	466	766	1235	1638	1903	2030	2113	2195	2274
84	467	771	1244	1639	1907	2031	2114	2197	2275
139	471	795	1244	1640	1910	2034	2115	2199	2329
140	472	796	1255	1643	1911	2037	2116	2200	2414
141	475	812	2573	1644	1913	2038	2119	2201	2443
167	483	816	2596	1647	1917	2040	2121	2202	2451
177	496	827	1315	1647	1918	2044	2122	2203	2604
181	503	837	1316	1648	1919	2048	2126	2205	2608
183	516	838	1317	1649	1920	2049	2127	2206	2611
200	521	850	1322	1650	1921	2050	2128	2207	2614
203	522	853	1333	1652	1947	2055	2129	2210	2659
213	531	855	1334	1658	1952	2055	2133	2211	2627
229	540	863	1334	1662	1970	2550	2133	2212	2631
240	547	866	1343	1663	1972	2549	2133	2213	2640
255	550	869	1371	1664	1974	2548	2134	2214	2654
256	560	872	1374	1665	1977	2547	2140	2215	2662
262	561	873	1377	1667	1981	2542	2141	2216	2663
268	563	877	1378	1670	1985	2062	2142	2217	2672
289	572	887	1475	1671	1986	2063	2148	2219	2677
294	585	889	1495	1677	1987	2064	2149	2220	2680
307	586	936	1517	1679	1988	2544	2150	2221	378
347	587	937	1519	1761	1992	2066	2151	2225	517
2537	606	945	1520	1762	1993	2069	2152	2227	519
2537	619	946	1529	1776	1999	2078	2153	2228	1187
371	620	950	1540	1768	2000	2079	2154	2240	1188
373	624	965	2527	1771	2001	2080	2155	2241	1245
392	656	981	1611	1785	2003	2082	2160	2243	1991
400	657	1009	1613	1839	2005	2087	2161	2245	2668
407	674	1014	1616	1844	2006	2088	2170	2252	
408	675	1025	1617	1845	2009	2088	2174	2253	
414	680	1039	1619	1845	2011	2089	2176	2255	
415	689	1060	1621	1853	2012	2092	2177	2256	
415	691	1063	1623	1853	2013	2094	2177	2257	
419	692	1081	1625	1866	2014	2095	2179	2258	
422	695	1108	1626	1889	2015	2099	2180	2260	
423	696	1181	1627	1892	2015	2101	2181	2261	

**Appendix 24**

31	1764	2542	2131
32	1770	2067	2170
70	1996	2121	2353
2535	2055	2127	

**Appendix 25**

49	1521	1845	2023	2140	2176	2236	2686	2701
348	1522	1853	2048	2141	2184	2239	2695	2703
464	1529	1853	2049	2145	2185	2240	2696	2704
497	1617	1863	2055	2146	2189	2241	2697	2705
560	1640	1889	2548	2148	2203	2246	2698	2706
589	1641	1891	2547	2149	2204	2253	2699	2707
692	1642	1892	2064	2152	2208	2258	2700	2708
863	1657	1899	2544	2155	2209	2274	2687	1890
1081	1665	1917	2067	2157	2216	2353	2688	2658
1105	1674	1920	2077	2158	2221	2414	2689	
1222	1677	1921	2079	2159	2230	2502	2690	
1334	1767	1972	2080	2161	2231	2503	2691	
1495	1785	1977	2090	2170	2234	2678	2692	
1517	1845	2015	2139	2173	2235	2681	2693	

**Appendix 26**

1081	1661	2084	2235	2246
1222	1783	2173	2239	
1495	1863	2230	2240	

**Appendix 27**

70	1025	1904	2020	2353
141	1055	1905	2023	2508
154	1188	1908	2037	2627
210	1200	1911	2046	1187
222	1230	1915	2049	1188
261	1255	1947	2055	
363	2599	1977	2542	
389	1334	1979	2086	
415	1369	1980	2093	
552	1654	1982	2127	
689	1658	1983	2147	
816	1762	1984	2170	
816	1844	2002	2218	
999	1853	2007	2260	

**Appendix 28**

63	1637	2170	2343
803	1638	2202	
996	1670	2245	
1006	1675	2253	
1081	1987	2258	
1495	2099	2266	

**Appendix 30**

167	2542	
1617	2093	2241

**Appendix 31**

129	402	855	1641	2020	2271
139	498	901	1642	2025	894
180	731	931	1917	2035	1231
217	816	1230	2008	2542	

**Appendix 32**

417	1999	2241
497	2053	2253
587	2054	2258
645	2077	2443
866	2081	
1291	2092	
1344	2110	
1345	2120	
1667	2121	
1692	2127	
1769	2133	
1892	2142	
1909	2222	

**Appendix 33**

146	2099	2109	2600
588	2108	2599	

**Appendix D – Summary of Main Issues Raised to Sherford Area Action Plan  
Submission Stage (See Councils website - attached separately)**