

Mr Nigel Payne  
Examination Inspector  
C/O The Programme Officer  
Follaton House  
Plymouth Road  
Totnes, TQ9 5NE

Your Ref:  
Our Ref: RK/DW/P&DC/LDF  
Date: 1 February 2007

Dear Mr Payne

**Re: Sherford Area Action Plan; Sustainability Appraisal**

In light of the discussions that occurred on the first day of the Examination you invited the consideration of the possibility of further work by the Council.

The purpose of this letter is to record the agreement of the Plymouth and South West Co-operative Society (the Co-op) and South Hams District Council (the Council) as to the way forward, in the light of your comments.

The parties agree as follows:-

1. That there is no need to postpone the Sherford AAP Examination and the assessment of all issues can proceed on the current programme.
2. That there is no reason to delay the Plymouth Core Strategy or the North Plymstock AAP Examinations. However, the parties note that the Inspector has requested that Plymouth City Council provide a response to this Examination to record its views on these matters, and the Co-op has indicated that it will be writing to Plymouth CC separately.
3. The Council will produce by about the week starting 19 February 2007 a document which the parties categorise in different terms. This will include an assessment of the Sherford Refined site on a compare and contrast basis with the Sherford AAP site. This will refer to information about the Sherford Refined site, submitted in December 2006, taking account of current events. The Co-op and any other party / Red Tree will provide this information by no later than Friday 9 February.
4. The document will include further consideration of certain matters raised by the Co-op on the first day of the Examination, namely:

- (i) bats
- (ii) archaeology
- (iii) flood risk

and raised by the Co-op on day 7 of the Examination:-

- (iv) wind turbines

It will also include, at the request of the Co-op, a comparison of the Sherford Refined site on all environmental grounds, and information on the impact upon Dartmoor SAC, Plymouth Sound and Estuaries SAC and the Tamar Estuaries SPA.

The Council will include this in the document without prejudice to its view that the information appropriate to the AAP has been produced.

5. As suggested by the Inspector, in undertaking this exercise regard will be had to information provided by both the Co-op and by Red Tree.
6. That the examination will need to be re-opened following a 6-week period of public consultation on the document. The Inspector has indicated that Tuesday 24<sup>th</sup> and Wednesday 25<sup>th</sup> April may be allocated for this purpose, however it is noted that these dates are still to be agreed by the parties.
7. Written representations submitted by those parties responding to the issues set out for the Examination, and the Council's formal response to the Representations, will form the written representations for the re-opened examination unless the Inspector notifies the parties otherwise.
8. The Schedule of Possible Change and Minor Amendments will also be considered, which will include the Inspector's invitation to review the implications of a change to density.
9. That the scope for the work now to be undertaken is agreed in the brief attached to this letter.
10. None of this prejudices either party's view of the legality of the situation, which, in the case of the Co-op, has been set out in separate correspondence to the Inspector.

Please note that if, during this process, it should emerge that further information is required then the Council may seek additional information from the Co-op or other parties.

The parties have signed this letter as a record of its agreement as to its content and the brief for the work to be carried out.

This letter has been posted on the website for third parties to comment if they wish to do so.

**Signed by :**

**Alan Robinson**

**Strategic Director (Community) on behalf of SHDC**

**Signed by :**

**on behalf of The Plymouth and South West Co-operative Society**

Enc Project brief

cc Gareth Jones, Scott Wilson  
Paul Barnard – PCC