



**South Hams
District Council**

**SUSTAINABILITY APPRAISAL / STRATEGIC
ENVIRONMENTAL ASSESSMENT of
SOUTH HAMS SHERFORD NEW COMMUNITY
AREA ACTION PLAN**

**ADDENDUM:
COMPARATIVE SITE ASSESSMENT**

February 2007

prepared by

enfusion



SUSTAINABILITY APPRAISAL / STRATEGIC ENVIRONMENTAL ASSESSMENT of SOUTH HAMS SHERFORD NEW COMMUNITY AREA ACTION PLAN

ADDENDUM: COMPARATIVE SITE ASSESSMENT

for and on behalf of Enfusion Ltd and South Hams District Council

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Addendum: Comparative Site Assessment**

**SUSTAINABILITY APPRAISAL (SA) incorporating
STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA) of
SOUTH HAMS SHERFORD NEW COMMUNITY
AREA ACTION PLAN**

**ADDENDUM:
COMPARATIVE SITE ASSESSMENT**

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1.0 Introduction

1.1 This addendum to the Sustainability Appraisal incorporating Strategic Environmental Assessment (SA/SEA) of the Sherford Area Action Plan (AAP) reports further SA/SEA work undertaken as a result of: consultation on the submission stage documents June 2006; discussions during the Examination in January 2007; and additional information made available by the Plymouth and South West Co-operative Society (PSWCS) in December 2006 and February 2007. This work has been undertaken in conformity with the UK Government SA Guidance¹ and the SEA Directive² (implemented in the UK by the SEA Regulations³). This addendum is accordingly being made available for further public consultation before the final adoption of the AAP.

2.0 Background

2.1 In line with the UK Government SA Guidance and the SEA Regulations, public consultation on the SA/SEA Scoping Report for the South Hams District Council Local Development Framework (LDF) took place 21 April to 26 May 2005. This confirmed the SA Framework for appraising the Local Development Documents including the Sherford AAP.

2.2 The Sherford AAP Submission Stage document and accompanying SA Report (incorporating the Environmental Report in accordance with European and UK SEA legislation) were subsequently published for public consultation from 30 June to 5 August 2006 as required by the UK Government SA Guidance. A consultation response received from PSWCS proposed an alternative site and this was placed on public consultation from 29 August to 10 October 2006. Under UK Government SA/SEA Guidance PSWCS is responsible for providing the necessary information to the Local Planning Authority (LPA) to incorporate into its SA Report. Further details were received on 19 December 2006 as part of the PSWCS submission to the Examination.

3.0 Consideration of the Alternative Site Proposal (ASP)

3.1 During the Examination into the Sherford AAP in January 2007, PSWCS raised matters relating to the AAP SA/SEA and the Alternative Site Proposal (ASP) to the Sherford AAP site. Subsequently, the Inspector invited South Hams District Council to take forward a refreshment of the SA/SEA on a compare and contrast basis for the AAP and ASP sites. This approach recognises the iterative nature of SA/SEA in relation to Local Development Framework (LDF) preparation, and conforms with the UK Government SA Guidance and SEA legislation.

¹ SA of Regional Spatial Strategies (RSSs) & Local Development Frameworks (LDFs): Guidance for Regional Planning Bodies (RPs) and Local Planning Authorities (LPAs), 2005

² EU directive 2001/42/EC on the assessment of the effects of certain plans and programmes

³ Environmental Assessment of Plans & Programmes Regulations 2004 (SI No 1633)

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- 3.2 The scope of this work was set out in a brief, drawn up by South Hams District Council, and agreed with representatives from PSWCS and Red Tree (2004) LLP [the promoters of the planning application seeking to deliver the AAP proposal].
- 3.3 The letter issued by the Inspector, 8 February 2007, outlined the following requirements for the work:
“The document will include further consideration of certain matters raised by the PSWCS on the first day of the Examination:
(i) bats;
(ii) archaeology;
(iii) flood risk;
and raised by the PSWCS on day 7 of the Examination;
(iv) wind turbines.
It will also include, at the request of the PSWCS, 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.”
- 3.4 Work to refresh the SA/SEA took into account all new/ additional information provided between 11 August 06 and 13 February 2007 (listed in Appendix I).

4.0 Method for Comparing the Sherford AAP Site and the Alternative Site Proposal (ASP)

- 4.1 It is important that any comparative study of the two sites is appropriate to the scale and level of the plan and accompanying SA/SEA being examined; it should also be consistent with the AAP SA/SEA that has followed due processes and been subject to public consultation. SEA sets the strategic context for project level Environmental Impact Assessment (EIA)⁴ and assessment of effects should be in accordance with the appropriate scope and level to help inform planning decision-making. Sustainability Threshold Assessment (STA) is a suitable method to use to carry out the comparative assessment between the Sherford AAP site and the Alternative Site Proposal, and the level of detail required.
- 4.2 STA is a pragmatic rapid assessment tool that is well suited for locational and site-specific comparative options assessment. This makes it a useful tool for assessing the matters identified during the Examination and providing information on the specific issues outlined by the Inspector. The relevant topics are scoped and an objectives-led assessment framework is used to ensure a systematic process and compatibility with SA and SEA. STA recognises 5 levels of potential effects on Sustainable Development (SD). The importance and significance of effects, together with the possibilities for mitigation/enhancement for each topic are assessed according to its own methods and standards. The overall effects of options on SD are integrated using roundtable discussion. The use of colours in the overall summary matrix facilitates a clearer understanding of the comparative assessment between

⁴ The Town & Country Planning (EIA) (England & Wales) Regulations 1999 SI No 293

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options. Additionally, the STA key provides clear definitions that distinguish each threshold level. STA is being used increasingly by planning authorities and developers in the UK to assess locational options and site-specific options.

- 4.3 STA was carried out using the SA Framework of Objectives for Sustainability that were consulted on and confirmed through the SA/SEA process for the Council. This ensures consistency and conformity with the SA/SEA of the other LDF documents. The compare and contrast approach considered all the sustainability objectives but focused on specific identified topics as agreed (see paragraph 3.3). The comparative assessment considered the characteristics of effects, mitigation of adverse effects, opportunities for enhancement, and evidence of commitment to implementation and delivery.
- 4.4 Each sustainability objective was graded according to STA as illustrated in the following key. A matrix approach was taken to keep the assessment relevant to the scope and level of the AAP. The commentary on the comparative assessment was kept concise to focus on significant differences between the sites, commitments to mitigation and/or enhancement, and referenced to particular evidence where relevant.

Sustainability Threshold Assessment: Key*	
Red	Absolute sustainability constraints to development
Orange	Problematical and improbable because of known sustainability issues
Yellow	Potential sustainability issues: mitigation and/or negotiation possible
Light Green	No sustainability constraints and development acceptable
Dark Green	Development actively encouraged as it would resolve an existing sustainability problem
Blue	Neutral or unknown effect

- 4.5 The Sustainability Threshold Assessment comparison of the Sherford AAP site and the Alternative Site Proposal put forward by PSWCS is presented in the following matrix:

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5.0 Sustainability Threshold Assessment (STA)

Sustainability Threshold Assessment* Sustainability Appraisal Framework Objectives 1-16				
Sherford AAP (AAP site)	STA	Alternative Site Proposal (ASP)	STA	Comments
SA Objective 1 Balanced Communities <i>SEA topic: Population</i> Promote community viability and balance				
<ul style="list-style-type: none"> - range of housing type and tenure - full range of community facilities - site well related to employment opportunities especially at Langage and other strategic employment sites - transport links support objective with proximity to A38 and Langage - integrated residential and employment - extensive stakeholder engagement - community ownership promoted 	DG	<ul style="list-style-type: none"> - range of housing type and tenure - full range of community facilities, retail is limited - segregation of employment and residential - community fragmented by topography and open space - transport links less well related to A38, Langage and other strategic employment sites - limited stakeholder engagement - topography and fragmentation potential to limit movement of elderly and those with limited mobility - community ownership an option 	Y	<p>Potential sustainability issues for the ASP are:</p> <ul style="list-style-type: none"> - Less effective use of topography and orientation - greater distance from the A38 and Langage - a more dispersed and fragmented development pattern
SA Objective 2 Access <i>SEA topic: Population & human health</i> Enhance access to jobs, education, services, cultural and leisure facilities for all				
<ul style="list-style-type: none"> - HQPT follows desire line promoting modal shift - residential and services co-located within compact walkable neighbourhoods - closer proximity to Plymouth, Langage and other strategic locations - HQPT interchange points well related to town & neighbourhood centres promoting modal shift - compact form with good access to services and public transport 	DG	<ul style="list-style-type: none"> - Short term deliverability issues for HQPT from A38 P&R - Long term deliverability issues for HQPT routing - HQPT does not follow desire line (1km longer) less likely to deliver modal shift - greater distance to Plymouth, Langage and other strategic locations - residential and employment fragmented - poorer relationship to A38 and the Transport Interchange facility - topography and fragmentation likely to limit use by those with limited mobility 	O	<p>Known sustainability issues identified as problematical for the ASP are:</p> <ul style="list-style-type: none"> - a less effective HQPT - access issues resulting from topography, fragmentation and dispersed development - greater distance to Plymouth, Langage and other strategic locations - less effective relationships to the A38 and transport interchange
SA Objective 3 Housing <i>SEA topic: Population & human health</i> Ensure that all have access to a range of good quality housing to meet their needs, particularly affordable housing for identified local needs.				
<ul style="list-style-type: none"> - proposal capable of delivering SA objectives - extensive consultation undertaken with stakeholders 	LG	<ul style="list-style-type: none"> - proposal capable of delivering SA objectives - limited stakeholder consultation undertaken 	LG	

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Sherford AAP	STA	Alternative Site Proposal (ASP)	STA	Comments
SA Objective 4 Quality of Built Environment <i>SEA topic: Population & human health</i> Enhance the form and design of the built environment				
<ul style="list-style-type: none"> - proposals in line with Gov. SD objectives - community well related to existing communities, access and facilities - strong emphasis on design codes demonstrated - approach is endorsed by stakeholders - proposals support retention and creation of green space and community park - promotes high overall density for dwellings 	DG	<ul style="list-style-type: none"> - topography and orientation of development move away from SA objectives - community development dispersed and fragmented with less coherent boundaries to east and west - clear design philosophy not demonstrated, external verification and endorsement lacking - proposals support retention and creation of green space, community park less coherent - promotes high density but potentially more difficult to achieve on steeper gradients - less certainty over future growth westwards and future control of development eastwards 	O	<p>Known sustainability issues identified as problematical for the ASP are:</p> <ul style="list-style-type: none"> - topography and orientation issues - dispersed and fragmented development - potential for unsustainable infill development where boundaries are indistinct - unverified design philosophy <p>The Schedule of Suggested Possible Change and Minor Amendments proposes a potential increase in housing density. This is considered to have a positive impact on quality of the built environment – primarily through increased walkability and contribution to the sustainability of services. Positive effects could be realised by the AAP site and the ASP.</p>
SA Objective 5 Health <i>SEA topic: Population & human health</i> Provide a healthy and safe environment				
<ul style="list-style-type: none"> - more compact form encourages modal shift to healthier forms of movement - Rapid Health Impact Assessment (HIA) undertaken for AAP and endorsed approach - recreation space provided - noise issues identified, mitigation measures proposed - health facility in strategic location 	Y	<ul style="list-style-type: none"> - recreation space provided - pylons retained with perceived health risks - community situated further away from noise source of A38 - exhaust pollution due to steeper gradients potential to affect air quality - natural surveillance and community safety reduced by fragmentation of urban form - health facility in less favourable location 	Y	
SA Objective 6 Employment <i>SEA topic: population and material assets</i> Promote a range of quality employment opportunities				
<ul style="list-style-type: none"> - transport provision supports accessibility - mixed use walkable neighbourhoods provide local employment opportunities - close proximity to strategic employment opportunities at Langage 	LG	<ul style="list-style-type: none"> - public transport issues with uncertainty over establishment of links in the short term to A38 and strategic employment locations - employment zoning reduces accessibility to jobs by residents 	Y	<p>Potential sustainability issues for the ASP are:</p> <ul style="list-style-type: none"> - lack of mixed use development - less effective access to strategic employment sites

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Sherford AAP	STA	Alternative Site Proposal (ASP)	STA	Comments
SA Objective 7 Economic Growth <i>SEA topic: population and material assets</i> Promote sustainable economic development that can capitalise on the local distinctiveness of the area				
<ul style="list-style-type: none"> - provides strategic growth point and synergy with Langage - provides distinct gateway site to Plymouth - local sourcing proposed - appropriate retail provision 	DG	<ul style="list-style-type: none"> - distant from strategic growth point resulting in lack of synergy with Langage - less proximal to key locations, in particular Langage and A38 - less retail provision - local sourcing uncertain - less distinct as gateway to Plymouth 	O	<p>Known sustainability issues identified for the ASP are:</p> <ul style="list-style-type: none"> - less proximal to key locations in Plymouth - indistinct as gateway location - lacking in synergy with Langage strategic growth point
SA Objective 8 Landscape <i>SEA topic: landscape</i> Ensure that special and distinctive landscapes, and the features within them are conserved and enhanced				
<ul style="list-style-type: none"> -no adverse impact on protected landscapes - adverse impact on local landscape character including land of slight sensitivity to development - mitigation proposed - Hedgerow removal proposed - compensation proposed. - greater short term visibility - eastern boundary to development well defined at watercourse 	Y	<ul style="list-style-type: none"> - detrimental impact on landscape setting of the AONB - adverse impact on local landscape character including land of moderate sensitivity to development -mitigation proposed - Hedgerow removal proposed - compensation proposed. - comparable and potentially more intrusive visibility post 2016 - eastern boundary weakly defined and further into open countryside and out of context with urban form of Plymouth 	O	<p>Known sustainability issues identified as problematical for the ASP are:</p> <ul style="list-style-type: none"> - identified detrimental impact on landscape setting of AONB - greater impact on land of more sensitive landscape character - developed land intrudes further into open countryside away from Plymouth <p>Wind turbines have been identified as an issue to be assessed. Details of the proposed wind turbines for the comparator sites are given in the Red Tree Environmental Statement (ES) and the PSWCS 'Wind turbine study and renewable energy strategy'. Whilst there are locational differences in visibility and landscape impact there are no significant sustainability differences assessed between the AAP and ASP sites at this appraisal level.</p>

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Sherford AAP	STA	Alternative Site Proposal (ASP)	STA	Comments
SA Objective 9 Land and Soil Quality <i>SEA topics: Soil and Water</i> Maintain and improve the quality of land and soil in the region				
<ul style="list-style-type: none"> - no identified constraints - comparable built footprint 	LG	<ul style="list-style-type: none"> - no identified constraints - transport and development proposals have potential additional earthworks implications - comparable built footprint 	LG	<p>Schedule of Suggested Possible Change and Minor Amendments proposes potential increase in housing density.</p> <p>This is considered to have a potentially positive impact on land and soil quality by minimising requirement for building land to achieve required housing numbers. This positive impact would have equal effect on both the AAP site and the ASP.</p>

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Sherford AAP	STA	Alternative Site Proposal (ASP)	STA	Comments
SA Objective 10 Biodiversity <i>SEA topic: Biodiversity, fauna and flora</i> Protect and enhance the diversity and abundance of semi-natural habitats and indigenous species				
<ul style="list-style-type: none"> - proposals avoid direct impacts on statutory designated sites (including European sites) - indirect and cumulative impacts on European sites understood, and mitigation measures being assessed, - protection and mitigation proposals for protected species (including bats) 	Y	<ul style="list-style-type: none"> - proposals avoid direct impacts on statutory designated sites (including European sites) - assessment of indirect and cumulative impacts on European sites, and their mitigation unclear based on information currently provided - protection and mitigation proposals for protected species (including bats). 	Y	<p>The AAP site and the ASP have the potential to meet SA objectives subject to appropriate design and mitigation measures</p> <p>Bats have been identified as an issue to be assessed. Bat issues for the AAP site have been recognised & analysed (summarised in the Sherford ES submitted alongside the Red Tree (2004) LLP planning application). This work is subject to ongoing consultation with Natural England (NE). NE review at Submission Stage (10 Aug 06) finds no faults with the AAP site documents.</p> <p>The PSWCS 'Natural Environment Issues Statement' refers to bat survey work (not available for review). The ASP also supports a bat population - protection and mitigation measures would be required. NE has not made an assessment of the ASP. Based on the information submitted it is considered appropriate measures could be put in place. This assessment suggests that there are no significant sustainability differences between the two sites in relation to bats.</p> <p>European Protected sites have been identified as an issue to be assessed. Work is underway in consultation with NE and Plymouth City Council for the AAP site. Consultation information is not available for the ASP. At this assessment level there are likely to be no significant sustainability differences between the sites regarding impacts on designated EU sites.</p>

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Sherford AAP	STA	Alternative Site Proposal (ASP)	STA	Comments
SA Objective 11 Historic Environment and Cultural Heritage <i>SEA topic: Cultural heritage</i> Protect and enhance cultural resources				
<ul style="list-style-type: none"> - field evaluation undertaken for AAP location - wind turbines visible from Scheduled Ancient Monument (SAM), Registered Park & Garden and Listed Buildings - Impact on Plympton St. Maurice Conservation Area mitigated through appropriate traffic measures 	Y	<ul style="list-style-type: none"> - proposals outside AAP site but within ASP site not subject to field evaluation - wind turbine visible from SAM, Registered Park & Garden and Listed Buildings - Impact on Plympton St. Maurice Conservation Area mitigated through appropriate traffic measures 	Y	<p>Archaeology has been identified as an issue to be assessed. The AAP site has been subject to an analysis of archaeological issues (summarised in the Sherford ES submitted alongside the Red Tree (2004) LLP planning application). English Heritage has commented on the ES (22 Jan 2007) and raised no objections to the proposal on archaeological grounds. Devon County Council Archaeology also raised no objections (30 Jan 2007).</p> <p>The ASP provides an assessment of cultural heritage and archaeology in their 'Natural Environment Issues Statement'. No physical survey work has been carried out on the ASP site.</p> <p>Available information indicates that there is likely to be no material sustainability differences in relation to the two sites.</p>
SA Objective 12 Minerals <i>SEA topic: Material Assets</i> Encourage efficient exploitation of mineral resources				
<ul style="list-style-type: none"> - development does not restrict minerals exploitation - local reserves protected although development restricts a part of local mineral reserve but more efficient quarrying at Greater Hazeldene mitigates this effect 	LG	<ul style="list-style-type: none"> - proposal separates residential areas from minerals reserve - local reserves protected 	LG	

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Sherford AAP	STA	Alternative Site Proposal (ASP)	STA	Comments
SA Objective 13 Energy <i>SEA topic: Material Assets and Climatic Factors</i> Encourage energy efficiency and promote the generation and use of energy from renewable sources				
<ul style="list-style-type: none"> - location makes best use of passive solar gain - wind turbines proposed (assessment work undertaken for ES of planning application) - range of renewable energy measures proposed to meet energy and carbon reduction targets (with stakeholder involvement) - transport route (HQPT) close to desire line more likely to deliver modal shift - close to Plymouth and other strategic locations and shorter routes with less vertical alignment issues provide more efficient transport arrangements 	LG	<ul style="list-style-type: none"> - orientation less potential for solar gain - transport routes longer than desire line - single wind turbine proposed (assessment work ongoing) - range of renewable energy measures proposed to meet energy and carbon reduction targets including biomass district heating scheme (approach unverified) - sustainable construction proposal unverified - less compact form - vertical alignment issues leading to transport fuel inefficiencies 	O	<p>Known sustainability issues identified as problematical for the ASP are:</p> <ul style="list-style-type: none"> - Fragmented and dispersed development makes modal shift less likely - steeper gradients have implications for energy use during construction and in steady state operation - greater development in east increases cumulative travel distances - renewable energy provision less certain <p>Wind Turbines have been identified as an issue to be assessed. The AAP identifies an area for siting wind turbines with further analysis required. The Red Tree ES proposes two turbines within this area of search.</p> <p>The ASP shows one wind turbine on-site and proposes another off-site.</p> <p>Assessment of wind turbines at this level suggests both proposals have the potential to deliver similar energy efficiencies and renewable energy generation levels.</p>
SA Objective 14 Air Quality <i>SEA topics: Air, Climatic Factors and Human Health</i> Protect and improve local and global air quality				
<ul style="list-style-type: none"> - immediate HQPT provision supports modal shift - wind turbines proposed providing renewable energy - proposals being assessed. - other renewable energy measures proposed and being assessed 	Y	<ul style="list-style-type: none"> - delayed provision of full HQPT and cul-de-sac development may have negative impact on modal shift - wind turbine and other renewable energy measures proposed (including biomass district heating). Limited information on net impacts on air quality. No validation. - exhaust pollution due to steeper gradients potential to affect air quality 	Y	
SA Objective 15 Waste <i>SEA topics: water, soil, human health, and population</i> Encourage minimisation, reuse and recycling of waste				
- no issues/ constraints identified	LG	- no issues/ constraints identified	LG	

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SA Objective 16 Water <i>SEA topic: Water and climatic factors</i>			
Protect and enhance the water environment			
<ul style="list-style-type: none"> - site at top of catchment, away from flood plain - proposals avoid flood plain 	LG	<ul style="list-style-type: none"> - site lower in valley, potential impacts on water quality - uncertain impact on flood plain and mitigation 	Y
			<p>Flood Risk has been identified as an issue to be assessed. The AAP site requires that any Planning Application be accompanied by a Water Management Strategy. Detail on this issue is contained in the Red Tree ES. The Environment Agency (EA) consultation response to the Submission Stage confirmed the need for a Flood Risk assessment to be submitted with any planning application.</p> <p>The ASP is supported by a 'Water resource, drainage and flood risk' paper. During the consultation on the ASP the EA raised issues of concern over flood risk. This issue was discussed at the Examination. While it is likely that flood risk and water issues can be addressed, the ASP has not definitively removed the uncertainties that exist at this stage.</p>

Sustainability Threshold Assessment: Summary		
Sustainability Appraisal Objectives	Sherford AAP	Alternative Site Proposal
Balanced Communities	DG	Y
Access	DG	O
Housing	LG	LG
Quality of Built Environment	DG	O
Health	Y	Y
Employment	LG	Y
Economic Growth	DG	O
Landscape	Y	O
Land and Soil Quality	LG	LG
Biodiversity	Y	Y
Historic Environment and Cultural Heritage	Y	Y
Minerals	LG	LG
Energy	LG	O
Air Quality	Y	Y
Waste	LG	LG
Water	LG	Y

6.0 Key Findings Arising from STA Process

- 6.1 The outcome of the STA process as recorded in the STA matrix has identified differences between the two sites by providing an overview of how each site performs against the 16 sustainability objectives. Some of the differences can be attributed to greater uncertainties associated with the emerging ASP due to the quantity or quality of information available being less extensive and detailed than that available for the Sherford AAP site. Additionally, assessment of the ASP by stakeholders and statutory agencies is less well progressed. The Sherford AAP Site has been subject to iterative and ongoing studies and consultation with stakeholders for several years and potential adverse effects have been mitigated (and enhancement opportunities promoted) through the form and design of the proposals submitted in the AAP.
- 6.2 The STA matrix has also addressed the other matters in the brief (paragraph 3.3) and the results do not materially impact on the outcome of the comparative site assessment, although the uncertainties regarding information availability, identified above, limit the ability to draw definitive conclusions in some cases.
- 6.3 In the absence of any absolute constraints, Sustainability Appraisal must consider the interconnectedness of sustainability factors and decision-making for planning should be informed by holistic analysis. **This comparative assessment has demonstrated that the Sherford AAP Site will progress sustainable development objectives more positively than the Alternative Site Proposal.** The key differences between the two proposals are particularly demonstrated by the following SA objectives:
- SA Objective No 2: Access
 - SA Objective No 4: Quality of Built Environment
 - SA Objective No 7: Economic Growth
 - SA objective No 8: Landscape
 - SA Objective No 13: Energy
- 6.4 Thus the Sherford AAP Site remains the preferred site for the AAP.

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**Appendix I
Information Provided (August 2006 – February 2007)**

- Documents submitted on 11 August 2006 by the Plymouth and South West Cooperative Society in response to the Sherford AAP Submission Stage.
- Documents submitted on 19 December 2006 by the Plymouth and South West Co-operative Society in response to the Independent Examination and in support of the Background document "Sherford Refined Sustainability Appraisal Report" as listed below.
 - Plymouth & South West Co-op – Transport and Movement Strategy
 - Plymouth & South West Co-op – Review of Public Consultation
 - Plymouth & South West Co-op – Retail Strategy
 - Plymouth & South West Co-op – Modified AAP to achieve Soundness
 - Plymouth & South West Co-op – Sustainability Appraisal Report
 - Plymouth & South West Co-op – Natural Environment
 - Plymouth & South West Co-op – Landscape and Visual Assessment
 - Plymouth & South West Co-op – Masterplan (noting that the August Masterplan and the December Masterplan are different)
 - Plymouth & South West Co-op – Infrastructure Provision
 - Plymouth & South West Co-op – Environmental Issues
 - Plymouth & South West Co-op – Energy Strategy
 - Plymouth & South West Co-op – Deliverability
 - Plymouth & South West Co-op – Employment Strategy
 - Plymouth & South West Co-op – Water Environment
- Documents submitted by Red Tree in November 2006 in support of their Planning Application and Environmental Impact Assessment.
- Responses to the June 2006 Sherford AAP Submission Stage consultation and accompanying SA.
- Schedule of Suggested Possible Change and Minor Amendments presented to the Inspector at the beginning of the Examination, which includes information as to densities.
- All other Topic Paper, Day Paper and further submissions insofar as they are relevant to SA.
- Any other substantive issues noted to have emerged during the Sherford AAP Independent Examination.
- Any further submissions received from Red Tree or PSWCS by 5.00pm on Friday 9 February 2007.
- As of 9 February 2007 the Council had received additional information from: Red Tree; PSWCS; South Hams Against Rural Destruction (SHARD).

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- On 13 February 2007 an additional Energy Strategy was received from PSWCS.

This information is publicly available, and can be viewed on the Council's website www.southhams.gov.uk