

**Plymouth & South West Devon Joint Local Plan 2014-2034  
Examination – Matter 7 The Eastern Corridor Growth Area.  
Further Representations on Behalf of the Sherford New  
Community Consortium**

**Reference Numbers 1120, 1121 and 1122**



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This further statement is to provide the Inspectors with an update on progress on the Consortiums Strategic review.

The Sherford New Community Consortium is made up of Bovis Homes, Linden Homes and Taylor Wimpey. Detailed permission has been granted for phase 1 of the development for 600 dwellings and construction is underway on site with foundations in for approximately 200 units and all the necessary infrastructure in place for phase 1. Sales are below the predicted rate and are currently averaging 1 a week.

The Consortium has over the last 12 months been undertaking a strategic review of the planning permission looking to streamline the process for gaining Reserved Matters permission, improve the surface water drainage strategy and to introduce more variety and flexibility into the design code. This has taken the form of a number of workshops with officers of the council's and other statutory bodies, which included the policy officers working on the Joint Local Plan. This has resulted in a revised masterplan for the site including revisions to the town code. The consortium submitted a S73 application over the summer of 2017 which sought to amend the Town Code to provide a more streamlined process for the submission and approval of the Reserved Matters. This was approved in September 2017.

It is the Consortiums intention to submit a second S73 application to amend the masterplan, town code and various conditions on the outline permission, which if permitted will provide for a more sustainable surface water strategy and variety and flexibility into the design of the proposed neighborhoods. A copy of the draft revised masterplan is attached at appendix 1. As can be seen from the proposed masterplan the consortium is moving away from a very rigid north south definition between urban and rural. The new masterplan seeks to redistribute the uses within the red line of the permission, whilst maintaining the principles and quantum of the permission in terms of walkable neighborhoods, number of dwellings and the size of the community park.

Our representations to the JPL were to reflect this strategic review and try to introduce more flexibility into the emerging policies to reflect the consortiums strategic review without watering down the overarching strategic principles of the policy.

Following the Workshops the consortium have also held a number of public consultation events during December 2017 on the revised masterplan. Pre application meetings with officers of the council have also been taking place. The consortium's aim is to submit a further s S73 application by early in 2018 to amend the masterplan, town code and various other conditions.

If approved it is expected that build and sales rate will increase from the present 1 week a week to a target of 230 per annum. On the basis that the JLP envisages 4,508 dwellings being built at Sherford over the lifetime of the plan, which represents almost 25% of the dwellings for Plymouth Policy Area, the Approval of the S73 application will be crucial to this delivery.