

# NPS 1947A

## PLYMOUTH LOCAL DEVELOPMENT FRAMEWORK – NORTH PLYMSTOCK AREA ACTION PLAN EXAMINATION

### STATEMENT ON BEHALF OF TAYLOR WOODROW DEVELOPMENTS LIMITED (ID 1947)

#### Issue F: Whether the AAP should contain more detail on the options for the location, timing and delivery of housing

1. Taylor Woodrow's considers that the AAP does not present an overall picture of the scale and interrelationship of its various policy proposals in sufficient detail. The "Targets" sub-section (page 9) provides some integration but understanding and monitoring would benefit from a more detailed collation of the component proposals and, where appropriate, addition of key milestones to assist monitoring of implementation. Our submission representations suggested a format for housing but a time line might equally be used.
2. Information to be collated includes the individual delivery targets for these complex development sites. We are aware that the outline planning application for mixed use development at North Plymstock Quarry (NP01) is well advanced (with that for ground remodelling already submitted) but, while the 2007-2016 timescale appears reasonable, critical 'latest' dates would enable implementation to be monitored. An example is its relationship to Pomphlett Industrial Estate (NP02) where the need to assemble a site in mixed ownership and provide timely relocation opportunities for occupiers suggests the 2008-2010 timescale could be very optimistic and the AAP does not assess if this risk could fundamentally affect implementation of NP01. Similarly there is no consideration at what point any delay in commencement and delivery of the Sherford new community – quite conceivable in view of the tight timetable and outstanding issues aired at the Sherford AAP examination - would impact on anticipated delivery timetable of the

Elburton elements falling within the North Plymstock AAP and the implications of this.

3. In its response to Core Strategy housing issues (7C paragraph 13), the City Council states that available housing supply exceeds LDF provision giving flexibility for other land to come forward to meet any emerging difficulties in supply (or increased RSS requirement) but we support the Council's comment that short-term failure at Sherford would be most appropriately addressed in an urban fringe location because of the type and mix of dwellings involved.