



Mount Sandford Green

BARNSTAPLE

Modern living. Naturally.

Delivery Statement for Mount Sandford Green.

'Modern Living Naturally'

The site has proved extremely popular with purchasers due to the exciting design and has won the pride in the job award with NHBC and Highly Commended: Best High Volume New Housing Development by LABC for the innovative design ideas and energy efficient dwellings built.

This application seeks to provide the comfort of the delivery on the remaining phases at Mount Sandford Green. The initial two phases, now completed, have provided the client with the reassurance in the Local market to date, to commit them to a detailed application for the remainder of the residential phases.

'Buy in' to the Mount Sandford Green product has not been limited to purchasers from outside the North Devon area. Approximately 75% of homes are owned by people from the North Devon area which is a testament. This frees up existing stock in the locality for others to climb on to the housing ladder and is clear evidence that this development is meeting local housing market needs. It is also worth noting that the design ethos at MSG is not influencing the viability of the proposal. The review of the Viability Appraisal by Plymouth City council proved this; what is key about Mount Sandford Green is that it is offering something different to that found in Devon, including properties that areas 30% better in thermal performance at a competitive value to that found on other residential new build sites.

The applicant has already shown it's commitment to the site and supporting the community needs by acquiring additional land to facilitate the enlarged Portmore roundabout. It has also committed to provide a link through the site to this roundabout. Neither of which were required by the original outline and both of which come at considerable cost.

It is with this confidence in Mount Sandford Green that this 175-unit Reserved Matters application (submitted parallel to the Deed of Variation) has been submitted.

The proposals seek to vary the layout of Phases 2c and 3 to provide a more appropriate design and layout together with concluding the remaining Residential phases. Please note the following Phase 3

onwards these have a greater proportion of 2/3 bed starter homes together with smaller open market flats; this and provides a balanced housing mix across the development as a whole.

The submission of these two planning applications sought to provide continuity on site and therefore the delivery of the remainder of the site is as follows:

- Phase 2c Orchard Green 6 OM dwellings commence work April/May 2022 complete end 2022 early 2023.
- Phase 3 Sycamore Green and Copper Beech Way, which comprises of 24 affordable homes and 24 OM will commence Oct/Nov 2022 and complete Jan 2024.
- Phases 4-6 will follow on these dates as per the delivery infrastructure plan in application number 74379.

As you can imagine these dates are all subject to reserved matters and review of viability being granted on 9th March 2022 and also subject to any change to market conditions.

Unlike a major housebuilder this is the only residential site the applicant is seeking to deliver. The applicant is a local householder in the area for over 100 years; employing local trades and direct local staff for the construction of Mount Sandford Green. Therefore, it is everyone's best interests to expediate the construction of this development.

Whist there is an obvious acknowledgement of the reduction of the Affordable Housing provision from 30% to 20% this still equates to 48 affordable homes in the proposal with half of then delivered by Jan 2024. The applicant has been working closely with a RSL to make sure all the housing sizes and design are up to the latest standards, as soon as planning permission is granted then we have permission we move things forward with them.

To conclude, should planning permission be granted in March 2022 the applicant will be continuing immediately with Phases 2c and 3 at Mount Sandford Green.