

# Plymouth Annual Monitoring Report 2009 - Annex

## Schedule of Sites that Contribute to Plymouth's 5 Year Housing Land Supply 2010

Site Ref	Address	December 2009 Variance	Available	Suitable	Achievable	2010/11	2011/12	2012/13	2013/14	2014/15	5 Year Total 2010-2015
<b>Sites (5+ Units) Under Construction</b>						<b>328</b>	<b>54</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>382</b>
02_007	LP035 Vospers Motorhouse		✓	✓	✓	0	0	0	0	0	0
02_008	St Dunstan's Abbey School, Craigie Drive	Delivery delayed till 2010/11	✓	✓	✓	34	0	0	0	0	34
02_009	LP036(part) Land East Of Miller Court	Partial delivery 2009/10 50 with 67 following year	✓	✓	✓	67	0	0	0	0	67
02_010a	LP039 (part) Mills Bakery, Royal William Yard		✓	✓	✓	0	0	0	0	0	0
01_014	LP005 (part) The Balltard Centre, The Crescent	Partial delivery with remaining 4 units in 2010/11	✓	✓	✓	4	0	0	0	0	4
01_015	The Grand Hotel, Elliot Street, The Hoe, Plymouth,	Delivery delayed till 2010/11	✓	✓	✓	24	0	0	0	0	24
19_008	1-12 Embankment Road		✓	✓	✓	0	0	0	0	0	0
19_007	LP025 Brentor Road		✓	✓	✓	0	0	0	0	0	0
20_009	54-56 Lipson Road		✓	✓	✓	0	0	0	0	0	0
23_003	Former Park View Centre, Hawkers Lane	Delivery delayed till 2010/11	✓	✓	✓	13	0	0	0	0	13
04_005	LP117 Nicholls Builders Yd & Former Rail Depot		✓	✓	✓	30	0	0	0	0	30
04_004	St Michael's Church, 37 Albert Road		✓	✓	✓	0	0	0	0	0	0
03_008	LP048 Land At Pottery Quay, John Street	Delivery delayed till 2010/11	✓	✓	✓	50	54	0	0	0	104

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Site Ref	Address	December 2009 Variance	Available	Suitable	Achievable	2010/11	2011/12	2012/13	2013/14	2014/15	5 Year Total 2010-2015
03_005	DP03 Ker Street, Duke Street, Monument Street		✓	✓	✓	0	0	0	0	0	0
03_006	Mayflower Marina, Richmond Walk		✓	✓	✓	0	0	0	0	0	0
03_007a	DP01(part) Vision, Former Stores Enclave		✓	✓	✓	14	0	0	0	0	14
06_002	St Marks Vicarage, Cambridge Road		✓	✓	✓	0	0	0	0	0	0
09_005	Normandy Way, Former Lo Cost Car Centre		✓	✓	✓	0	0	0	0	0	0
13_004	Agaton Farm, Budshead Road	Delivery delayed till 2010/11	✓	✓	✓	21	0	0	0	0	21
14_004	St Chad's Church, Whiteleigh Green		✓	✓	✓	0	0	0	0	0	0
14_005	Land to rear of Whiteleigh Christian Centre		✓	✓	✓	0	0	0	0	0	0
29_001a	N. of 279 Clifford Road, E. of Hartlard Close	Partial delivery 2009/10 68 with 69 following year	✓	✓	✓	69	0	0	0	0	69
22_001	LP067 Land At Hallerton Close		✓	✓	✓	0	0	0	0	0	0
36_003	Treverbyn House, Plymbridge Road		✓	✓	✓	2	0	0	0	0	2
39_007	Pocklington Rise, George Lane		✓	✓	✓	0	0	0	0	0	0
39_006	13-15 Ridge Park Road		✓	✓	✓	0	0	0	0	0	0
<b>Sites (&lt;5 Units) Under Construction</b>						<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
19_009	225 Embankment Road		✓	✓	✓	0	0	0	0	0	0
17_003	Land at 21-23 Laira Avenue		✓	✓	✓	0	0	0	0	0	0

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Site Ref	Address	December 2009 Variance	Available	Suitable	Achievable	2010/11	2011/12	2012/13	2013/14	2014/15	5 Year Total 2010-2015
24_005	2 Ashford Crescent		✓	✓	✓	0	0	0	0	0	0
20_010	9 Sutherland Road		✓	✓	✓	0	0	0	0	0	0
06_003	106 Alexandra Road, Ford, Plymouth, PL2 3BU		✓	✓	✓	0	0	0	0	0	0
15_003	Land rear of 11 to 15 (odds), Duncombe Avenue		✓	✓	✓	0	0	0	0	0	0
15_002	Land adjacent to 1 Chatsworth Gardens		✓	✓	✓	0	0	0	0	0	0
14_006	289 Budshead Road		✓	✓	✓	0	0	0	0	0	0
27_007	Land adj. The Copse, Plymbridge Lane		✓	✓	✓	0	0	0	0	0	0
27_008	8 Grasmere Close		✓	✓	✓	0	0	0	0	0	0
28_002	Former Estate Offices, Fraser Road		✓	✓	✓	0	0	0	0	0	0
28_003	Mill Meadow House, Old Warleigh Lane		✓	✓	✓	0	0	0	0	0	0
31_001	Land Rear of 65 to 73 (odds) Glenholt Road		✓	✓	✓	0	0	0	0	0	0
35_006	Great Woodford Quarry, Great Woodford Drive		✓	✓	✓	0	0	0	0	0	0
35_007	1 Cundy Close		✓	✓	✓	0	0	0	0	0	0
41_015	78 Billacombe Road		✓	✓	✓	0	0	0	0	0	0
40_006	Hazelhurst, Station Road		✓	✓	✓	0	0	0	0	0	0
40_007	86 Sherford Road		✓	✓	✓	0	0	0	0	0	0

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41_013	The Red House, 23 Furzehatt Road		✓	✓	✓	0	0	0	0	0	0
41_016	78 Radford Park Road		✓	✓	✓	0	0	0	0	0	0
41_014	Land to the aide & rear of 28 Church Road		✓	✓	✓	0	0	0	0	0	0
42_003	106 Holmwood Avenue		✓	✓	✓	0	0	0	0	0	0
42_004	61 & 63 Furzehatt Road		✓	✓	✓	0	0	0	0	0	0
43_008	Land at East End House, The Quay		✓	✓	✓	0	0	0	0	0	0
43_007	10 Elford Drive		✓	✓	✓	0	0	0	0	0	0

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<b>Sites (5+ Units) with Detailed Permission</b>						<b>691</b>	<b>685</b>	<b>203</b>	<b>144</b>	<b>0</b>	<b>1723</b>
01_020	CC08 Colin Campbell Court		✓	✓	✓	50	50	59	0	0	159
01_026	33 Cobourg Street		✓	✓	✓	0	100	100	144	0	344
01_018	Royal Building St Andrews Cross Plymouth PL1 2EF	Delivery delayed till 2010/11	✓	✓	✓	5	0	0	0	0	5
01_025	2-6 Royal Parade 1-3 St Andrews Cr. & Old Town St.		✓	✓	✓	63	0	0	0	0	63
02_017	Arundel Crescent		✓	✓	✓	24	0	0	0	0	24
02_019	The Old Dispensary, 27 Craigie Drive	Delivery delayed till 2010/11	✓	✓	✓	15	0	0	0	0	15
02_018	9-11 Durnford Street, Plymouth, PL1 3QJ	Delivery delayed till 2010/11	✓	✓	✓	11	0	0	0	0	11
02_016	LP038(part) 61a Emma Place		✓	✓	✓	7	0	0	0	0	7
02_015	Land Between Science And Trafalgar Buildings		✓	✓	✓	12	0	0	0	0	12
02_012	Union Place		✓	✓	✓	9	0	0	0	0	9
01_021	MS07 Millbay Marina Village, Custom House Lane		✓	✓	✓	0	94	0	0	0	94
02_014	29 Manor Street		✓	✓	✓	30	0	0	0	0	30
02_013	Lidl, 241 Union Street		✓	✓	✓	30	30	0	0	0	60
01_022	Foot Anstey Offices, Derrys Cross		✓	✓	✓	0	172	0	0	0	172
01_027	Strathmore Hotel Elliot Street	Delivery delayed till 2010/11	✓	✓	✓	18	0	0	0	0	18

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01_019	Car Showroom, The Crescent		✓	✓	✓	56	0	0	0	0	56
01_017	98-100 Vauxhall Street		✓	✓	✓	0	19	0	0	0	19
01_024	64-66 Ebrington Street & 15 Hewers Row		✓	✓	✓	42	0	0	0	0	42
19_011	East Quays Boat Yard, Sutton Road		✓	✓	✓	50	51	0	0	0	101
19_013	58-64 Embankment Road		✓	✓	✓	14	0	0	0	0	14
19_014	Clare Place		✓	✓	✓	0	12	0	0	0	12
19_010	Desborough Motors, 15 Desborough Lane	Delivery delayed till 2010/11	✓	✓	✓	12	0	0	0	0	12
19_012	105 Grenville Road		✓	✓	✓	0	9	0	0	0	9
20_013	St Augustines Church, Alexandra Road	Delivery delayed till 2010/11	✓	✓	✓	24	0	0	0	0	24
16_004	The Royal Marine Public House, Torrige Way		✓	✓	✓	24	0	0	0	0	24
24_007	Trengweath, Hartley Road		✓	✓	✓	0	14	0	0	0	14
24_006	53 Thorn Park		✓	✓	✓	0	5	0	0	0	5
20_014	77-87 Houndiscombe Road		✓	✓	✓	24	0	0	0	0	24
20_017	1 Woodland Terrace, Greenbank Road		✓	✓	✓	10	0	0	0	0	10
20_018	Car Park/Builder's Yard, East Park Avenue		✓	✓	✓	0	0	0	0	0	0
21_003	Beauchamp Road, Peverell		✓	✓	✓	0	6	0	0	0	6

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04_006	2 Milehouse Road And 1, 3, 5 & 7 Wolseley Road		✓	✓	✓	0	18	0	0	0	18
03_007b	DP01 DP01(part) Vision, Former Stores Enclave, Chapel S		✓	✓	✓	0	42	0	0	0	42
03_007c	DP01 DP01(part) Vision Former Store Enclave		✓	✓	✓	0	49	0	0	0	49
03_007d	Vision, Former Stores Enclave, Chapel Street		✓	✓	✓	35	0	0	0	0	35
05_005	Stonemasons Arms, 142-144 Albert Road		✓	✓	✓	11	0	0	0	0	11
08_003	Land at West End of Foulston Avenue		✓	✓	✓	0	0	32	0	0	32
09_006	The Fellowship Inn, Trevithick Road		✓	✓	✓	9	0	0	0	0	9
13_005	50-58 Ernesettle Green		✓	✓	✓	12	0	0	0	0	12
15_004	The Goldmine, Butt Park Road		✓	✓	✓	5	0	0	0	0	5
27_009	273 Tavistock Road		✓	✓	✓	13	0	0	0	0	13
27_010	53 Looseleigh Lane		✓	✓	✓	8	0	0	0	0	8
29_003	The Presbytery, Hendwell Close		✓	✓	✓	8	0	0	0	0	8
31_002	The White Cottage and Holtwood, Plymbridge Road		✓	✓	✓	30	0	0	0	0	30
32_002	Fursdon, Penrith Gardens		✓	✓	✓	0	0	0	0	0	0
37_004	Land adjacent to 110 Kenmare Drive		✓	✓	✓	0	0	0	0	0	0

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17_004	301 Old Laira Road		✓	✓	✓	0	0	12	0	0	12
18_001	19 Greenbank Avenue		✓	✓	✓	8	0	0	0	0	8
20_011	11 Seaton Avenue		✓	✓	✓	5	0	0	0	0	5
20_012	12 & 14 Connaught Avenue		✓	✓	✓	0	9	0	0	0	9
20_015	37 Houndiscombe Road		✓	✓	✓	0	0	0	0	0	0
20_016	60 Lipson Road		✓	✓	✓	0	0	0	0	0	0
05_004	41 Haddington Road		✓	✓	✓	5	0	0	0	0	5
29_002	Southway Surgery, 2 Bampfylde Way		✓	✓	✓	5	0	0	0	0	5
01_016	Windsor Villas, Lockyer Street		✓	✓	✓	7	0	0	0	0	7
01_023	15 Garden Crescent		✓	✓	✓	0	5	0	0	0	5
<b>Sites (&lt;5 Units) with Detailed Permission</b>						<b>35</b>	<b>44</b>	<b>11</b>	<b>3</b>	<b>0</b>	<b>93</b>
02_022	54 Emma Place		✓	✓	✓	0	1	0	0	0	1
02_021	Land To Rear Of 23, 24, 25, 26, Wyndham Square		✓	✓	✓	0	3	0	0	0	3
02_011	60 Durnford Street		✓	✓	✓	0	1	0	0	0	1
02_020	Mount Stone House, Cremyll Street		✓	✓	✓	1	0	0	0	0	1
01_028	Osborne Place, Lockyer Street		✓	✓	✓	0	0	0	0	0	0
24_011	Land Adjoining Glen Lodge, Glen Road		✓	✓	✓	0	0	1	0	0	1
19_015	225 Embankment Road		✓	✓	✓	0	3	0	0	0	3
25_005	32 Carlton Close		✓	✓	✓	0	1	0	0	0	1

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25_003	121 Priory Road		✓	✓	✓	0	1	0	0	0	1
25_004	40 Brynmoor Park		✓	✓	✓	0	0	1	0	0	1
25_006	18 Valley View Road		✓	✓	✓	0	0	0	0	0	0
24_010	15 Compton Park Road		✓	✓	✓	1	0	0	0	0	1
25_002	Land adj to 29 Petersfield Close		✓	✓	✓	0	1	0	0	0	1
24_012	Former Tennis Courts, Russell Avenue		✓	✓	✓	0	1	0	0	0	1
24_009	Land adjacent to 4 Russell Avenue		✓	✓	✓	0	1	0	0	0	1
24_008	The Hollies, Thorn Park		✓	✓	✓	1	0	0	0	0	1
23_004	Elm Cottage, Outland Road		✓	✓	✓	0	0	0	0	0	0
23_005	21 Mutley Road		✓	✓	✓	1	0	0	0	0	1
04_007	5 & 7 Chubb Drive		✓	✓	✓	0	1	0	0	0	1
04_008	Rear Of 123-125 Wingfield Road		✓	✓	✓	1	0	0	0	0	1
05_006	Friendship Inn, 170 Albert Road, Plymouth, PL2 1AQ		✓	✓	✓	0	0	0	0	0	0
06_005	15a Alfred Rd, Ford		✓	✓	✓	0	0	0	0	0	0
06_004	1a Crantock Terrace, Plymouth, PL2 3BS		✓	✓	✓	0	0	0	0	0	0
06_006	17 Seaton Place		✓	✓	✓	1	0	0	0	0	1
11_003	40 Mowhay Road		✓	✓	✓	0	0	0	0	0	0
11_004	Land rear of 14 Mowhay Road		✓	✓	✓	0	0	0	0	0	0
08_004	Land at Roberts Road		✓	✓	✓	0	0	0	0	0	0

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09_012	Land adjacent to 700 Wolseley Road		✓	✓	✓	1	0	0	0	0	1
09_011	131-133 Victoria Road, Plymouth		✓	✓	✓	2	0	0	0	0	2
09_010	Land adjoining 936 Wolseley Road		✓	✓	✓	0	3	0	0	0	3
09_008	863 Wolseley Road		✓	✓	✓	0	0	0	0	0	0
09_007	37 Normandy Hill		✓	✓	✓	0	1	0	0	0	1
09_009	Land R/O 88 Normandy Way (former British Legion)		✓	✓	✓	0	1	0	0	0	1
10_001	48 Flamsteed Crescent		✓	✓	✓	0	1	0	0	0	1
26_003	33 Whiteleigh Villas and Land Adjacent		✓	✓	✓	4	0	0	0	0	4
14_007	48 Camborne Close		✓	✓	✓	0	1	0	0	0	1
14_008	67 Lake View Drive		✓	✓	✓	0	1	0	0	0	1
27_014	43 Powisland Drive		✓	✓	✓	1	0	0	0	0	1
27_011	131 Looseleigh Lane		✓	✓	✓	0	0	1	0	0	1
27_012	106 Dunraven Drive		✓	✓	✓	1	0	0	0	0	1
27_013	Brookwood, Tamerton Foliot Road		✓	✓	✓	0	1	0	0	0	1
28_004	Land West of Orchard Lea, Station Road		✓	✓	✓	0	0	0	0	0	0
29_004	Clifford Club, Moses Close		✓	✓	✓	0	0	0	0	0	0
30_004	457 Tavistock Road		✓	✓	✓	0	0	2	0	0	2
31_003	442-448 Tavistock Road		✓	✓	✓	1	0	0	0	0	1

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31_004	Land to Rear of 64a Glenfield Road		✓	✓	✓	0	0	1	0	0	1
32_003	Fursdon Leisure Centre, Penrith Gardens		✓	✓	✓	4	0	0	0	0	4
33_004	114 Fort Austin Avenue		✓	✓	✓	0	1	0	0	0	1
33_002	31 Wardlow Gardens		✓	✓	✓	0	1	0	0	0	1
33_003	53 Widey Lane		✓	✓	✓	0	1	0	0	0	1
34_005	28 Rigdale Close		✓	✓	✓	1	0	0	0	0	1
22_002	2 Hallerton Close		✓	✓	✓	0	0	0	0	0	0
35_012	125 Larkham Lane		✓	✓	✓	1	0	0	0	0	1
35_011	6 St Mary's Road		✓	✓	✓	0	1	0	0	0	1
35_008	62 Larkham Lane		✓	✓	✓	1	0	0	0	0	1
35_010	12 St Mary's Road		✓	✓	✓	1	0	0	0	0	1
35_013	6 Cranfield		✓	✓	✓	0	1	0	0	0	1
35_009	125 Larkham Lane		✓	✓	✓	0	2	0	0	0	2
36_004	1 Plymbridge Road		✓	✓	✓	0	0	0	0	0	0
38_001	17 Cornwood Road, Plympton		✓	✓	✓	0	0	0	0	0	0
38_002	22 Yealmpstone Close, Plymouth, PL7 1XL		✓	✓	✓	1	0	0	0	0	1
39_010	R/O 40 Manor Park Drive		✓	✓	✓	0	0	0	0	0	0
39_012	38 Manor Park Drive		✓	✓	✓	1	0	0	0	0	1
39_011	2 Ridge Park, Plympton		✓	✓	✓	2	0	0	0	0	2
39_014	Priory Garage, Old Priory		✓	✓	✓	0	0	0	0	0	0
39_013	38 George Avenue		✓	✓	✓	1	0	0	0	0	1

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39_009	24 & 26 Merafield Road		✓	✓	✓	0	0	2	0	0	2
39_008	Rear of 28-34 Merafield Road		✓	✓	✓	2	0	0	0	0	2
41_023	66 Billacombe Road		✓	✓	✓	0	0	1	0	0	1
40_011	30 Haye Road South		✓	✓	✓	1	0	0	0	0	1
40_012	4 Nettlehayes, Plymouth, PL9 8BU		✓	✓	✓	1	0	0	0	0	1
40_013	24 Portway Close		✓	✓	✓	0	1	0	0	0	1
40_014	53 Elburton Road		✓	✓	✓	0	0	2	0	0	2
41_021	11a Dunstone Drive		✓	✓	✓	1	0	0	0	0	1
40_016	47 Elburton Road		✓	✓	✓	0	1	0	0	0	1
40_017	Land between 56 & 60 Colesdown Hill		✓	✓	✓	0	1	0	0	0	1
40_015	44 Reservoir Road		✓	✓	✓	0	1	0	0	0	1
40_010	Land off Colesdown Hill		✓	✓	✓	0	3	0	0	0	3
41_020	98 Green Park Road, Plymstock		✓	✓	✓	0	0	0	0	0	0
41_019	10 Burrow Hill		✓	✓	✓	0	1	0	0	0	1
41_018	120 Billacombe Road		✓	✓	✓	0	1	0	0	0	1
41_017	Land at Burrow Hill		✓	✓	✓	0	0	0	1	0	1
41_022	34 Church Road		✓	✓	✓	0	3	0	0	0	3
40_009	71 Wembury Road		✓	✓	✓	0	1	0	0	0	1
40_008	69 Wembury Road		✓	✓	✓	0	1	0	0	0	1
43_009	Elmfield, 69 Oreston Road		✓	✓	✓	0	0	0	2	0	2
43_010	Drift Cottage, Boringdon Road		✓	✓	✓	1	0	0	0	0	1

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Site Ref	Address	December 2009 Variance	Available	Suitable	Achievable	2010/11	2011/12	2012/13	2013/14	2014/15	5 Year Total 2010-2015
<b>Deliverable Sites Unconstrained by Policy</b>						<b>135</b>	<b>319</b>	<b>602</b>	<b>833</b>	<b>1554</b>	<b>3443</b>
23_007	CP06 Pennycomequick	Considered to be marginal in terms of delivery by SHLAA Panel in current economic climate. PCC as owners would wish to see this site developed at the earliest opportunity to help fund improvements to Central Park.	The agent confirms that the site is available for development.	Not Known	A masterplan for zero carbon homes has been developed and is being progressed by the Council which provides evidence of deliverability.	0	0	0	26	30	56
03_007	DP01 (remainder) Devonport Storage Enclave		Site is already underway, outline consent for whole are approved.	The site is subject of an outline consent for housing. The reduced yield indicated by the panel reflects the market position and is less than the approved level.	Panel concluded that site will be delivered over the next 10 years, average of 50 dwellings per annum. The other parts of this site, which already have reserved matters consents, will be delivered first. This site will be delivered later in the process	0	0	0	22	50	72
03_016	DP02 North Side Of Granby Green	72 units 2013-2015 according to schedule May 2009 from Mike Nally (Devonport Development Company)	Local authority flats identified in Devonport APP for redevelopment and being pursued by Plymouth City Council.	Not Known	Redevelopment of existing properties, and housing currently occupied. Apply 0 yield to this site.	0	0	0	36	36	72
03_011	DP04 Mount Street/Ker Street		The block of flats have already been decanted by Plymouth City Council and identified in Devonport Area Action Plan for 75 units.	The site is an allocation in the adopted AAP. Therefore the principle of development is considered to be acceptable and the delivery of dwellings at the yield indicated by the panel is likely to be suitable, subject to detailed design issues.	Currently vacant buildings, therefore this can be considered a development site. Given PCC involvement and funding, market and affordable housing will be delivered on the site.	0	0	0	40	35	75
03_015	DP05 Curtis Street/Duke Street	37 units 2014 according to schedule May 2009 from Mike Nally (Devonport Development Company)	Local authority flats identified in Devonport APP for redevelopment and being pursued by Plymouth City Council.	Not Known	Redevelopment of existing properties, and housing currently occupied. Apply 0 yield to this site.	0	0	0	37	0	37

## Schedule of Sites that Contribute to Plymouth's 5 Year Housing Land Supply 2010

Site Ref	Address	December 2009 Variance	Available	Suitable	Achievable	2010/11	2011/12	2012/13	2013/14	2014/15	5 Year Total 2010-2015
03_009	DP06 Former MOD Site, Mount Wise	SHLAA suggests only 130 units within the 5 year supply, however latest information suggests that due to new funding streams site due to start construction in early 2010, with a programme to deliver 200 dwellings within the first 2 years. The SHLAA profile spreads the 450 units over 11 years which seems highly unlikely now due to the intended build rate being put forward. In light of latest intelligence it is therefore reasonable to assume this intended build rate for the remainder of dwellings and thus 400 of the 450 units and not 130 will be delivered within the 5 year supply period.	The site is promoted for development by the land owner (MoD) and an outline planning consent has been granted for 450 dwellings. It is understood that the applicant is progressing to implement the consent.	The site is subject of an outline consent for housing. Any proposals will be subject to agreement of detailed design and layout through reserved matters application	Scheme is progressing to be delivered and tenders are being invited at present. Therefore site is likely to be delivered in phases over coming years. Flood risk issues on this site.	0	100	100	100	100	400
02_024	MS03 Land At Millbay Road		Site promoted by developer and subject to outline consent	The site has an extant outline consent for development which has established the principle for development. The yield identified by the Panel is lower than the outline permission.	Current scheme has an emphasis on small flats, which are unlikely to be delivered. This is a priority site. Some units may be in the first 5 years and a better balance is likely.	0	0	50	50	80	180
02_026	MS11 Stonehouse Arena		The Council have identified this site as a Market Recovery site, and they are working closely with a housing association on this site. A fully worked up scheme for 50 units is almost complete and an application will be submitted in the near future.	The site is an allocation in the adopted AAP. Therefore the principle of development is considered to be acceptable and the delivery of dwellings at the yield indicated by the panel is likely to be suitable, subject to detailed design issues.	PCC are working closely on this site with a housing association to bring it forward and a planning application will be submitted in the near future.	50	0	0	0	0	50

## Schedule of Sites that Contribute to Plymouth's 5 Year Housing Land Supply 2010

Site Ref	Address	December 2009 Variance	Available	Suitable	Achievable	2010/11	2011/12	2012/13	2013/14	2014/15	5 Year Total 2010-2015
41_025	NP01 Former Blue Circle Quarry, Billacombe Road	Completion profile moved forward by 4 years. Programmed to start on site in year 3 (of 5 year supply) therefore yielding completions in years 4 & 5. In addition to this profile of years 2 and 3 of the SHLAA have been swapped around as it is anticipated that 200 not 250 dwellings will be constructed within the 5 year supply.	The agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.	The site is an allocated housing site within the adopted AAP and therefore the principle of housing development is considered to be established.	Site owned by Persimmon and panel concluded will be developed eventually. Access via south west corner of the site assumed	0	0	0	100	100	200
40_019	NP05 Sherford & Sports Hub	Completion profile moved forward by 2 years. SHLAA currently puts delivery after 5 year supply however due to start on site within 2 years although there may be some delay it is still reasonable to assume 100 completions across years 4 and 5 of the 5 year supply period. The remainder to therefore be delivered from year 6 onwards.	The agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.	The site is an allocated housing site where the principle of housing development is considered to be established.	Part of site is in a flood plain. Major infrastructure is needed to bring the site forward. It could however provide an opportunity to develop out from the city in advance of Sherford if the latter development is delayed.	0	0	0	50	60	110
01_038	SH04 Exeter Street	240 units moved back 2 years due to recession. Shorter delivery period as likely to be flats	Not Known	Not Known	High value on existing use and in multiple ownership will preclude development	0	0	0	0	50	50
01_037	SH05 Friary Park	530 units 2014-2023, moved back 2 years due to recession	This site is currently not being promoted for residential development.	Not Known	Will not be redeveloped in the medium term - current use is too valuable. Not currently available	0	0	0	0	50	50
19_019	SH07 Sites East and West of Sutton Road	East Quays 101 units already application Shepherd's Wharf (MRAP site) 183 units 2013-2015 Remainder 436 units moved back 2 years due to recession	Although the site is allocated in the Sutton Harbour AAP for residential development, the site is currently in multiple ownership and not available for comprehensive development.	Not Known	Site not available and in multiple ownership. PCC may look at CPO in the future and this can be reassessed in future SHLAAs. Flood zone 3 on part of site	0	0	0	90	93	183
<b>Deliverable Sub-Totals on Sites Allocated in an AAP</b>						<b>50</b>	<b>100</b>	<b>150</b>	<b>551</b>	<b>684</b>	<b>1535</b>

## Schedule of Sites that Contribute to Plymouth's 5 Year Housing Land Supply 2010

Site Ref	Address	December 2009 Variance	Available	Suitable	Achievable	2010/11	2011/12	2012/13	2013/14	2014/15	5 Year Total 2010-2015
03_012	1-56 Raglan Road		The owner confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.	A planning application has been submitted and yet to be determined. It is considered that, in principle, the application is likely to be acceptable, though this will be subject to the consideration of detailed design issues.	Proposals considered to be likely to be approved and developed	14	0	0	0	0	14
02_028	22 George Place		The site was promoted to the SHLAA by land owner Plymouth City Council. It is therefore considered to be currently available for development	The site is within a wider area allocated for mixed use development as part of the adopted AAP. The principle of development is therefore considered to be acceptable and the yield identified by the Panel is likely to be acceptable in principle.	Leases controlled by RDA and likely to come forward as part of wider regeneration of area	0	0	14	0	0	14
30_005	Boundary Service Station, Tavistock Road		The agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.	The site is within a residential area and has good access and therefore suitable for housing development. The existing use may mean the land is contaminated which would need to be resolved by any future proposal.	Panel confirm likely delivery within 5 years due to involvement of RSL.	0	43	0	0	0	43
10_002	Carlton Terrace		The site is owned by the Council and being made available for residential development.	The site is considered suitable in principle for housing development.	Considered suitable housing site in the short term.	0	12	0	0	0	12
13_006	Community Centre		The site is owned by Plymouth City Council and they are making it available for affordable housing, which will be delivered by a Registered Social Landlord.	The site is within an existing residential area and therefore considered suitable for housing development in principle.	PCC site. Community centre is redundant and will be demolished soon. Affordable housing to be delivered by RSL.	0	0	30	0	0	30
27_016	Cradon Close - Previously Lp080		The agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.	The site is subject of an outline consent for housing which has established the principle for development and the potential for the delivery of housing.	Site can be delivered by the market Trees on site would be a constraint to a higher density scheme	0	6	0	0	0	6

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Site Ref	Address	December 2009 Variance	Available	Suitable	Achievable	2010/11	2011/12	2012/13	2013/14	2014/15	5 Year Total 2010-2015
08_006	Ex Barne Barton Primary School, Poole Park Road		The school is closed and being promoted by the Council, who confirm the site is available for residential development, for approx 250 new affordable homes using modular system.	The former school is located within a sustainable location where housing development would be suitable in principle.	Topography a constraint on the site. Access from existing. Desire to promote market housing in Barne Barton.	0	0	0	30	30	60
39_015	Former Cattle Market, Plympton		The site is currently being promoted by a developer	The land is within a sustainable location where housing may be acceptable in principle. However, the majority of the site is within flood zone 3b and therefore these issues will need to be addressed through detailed design.	Flood issues across the whole site but development proposals continue and there remains a strong likelihood of development	0	0	25	27	0	52
20_021	Former Doh Car Park, Woodside		The agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.	The site is subject of an outline consent for housing which has established the principle for development and the potential for the delivery of housing.	Busy car park but appropriate for housing	13	0	0	0	0	13
01_032	Former Tennis Court Site, Pier Street		The site is being promoted to the 2009 SHLAA by Plymouth City Council.	The site is previously developed site within the city. The principle of development of the site is considered to be accepted. The Panel yield of 14 dwellings may be low compared to the aspirations of the planning authority.	Site is for sale but price remains a constraining factor. Planning Brief states mixed use including residential would be acceptable and small number of high quality flats are likely to be delivered by the market.	0	0	14	0	0	14
20_023	Headland Park		The site was promoted to the Council during the Call for Sites exercise undertaken for the Local Development Framework in 2008.	The site is located within a sustainable location where housing development would be suitable in principle.	Site is likely to be developed for student accommodation but the site has been promoted for residential development and therefore could come forward for housing.	0	0	0	0	12	12
43_011	Hooe Lake Quarry and Surrounding Land		The agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.	The site is an allocated housing site where the principle of housing development is considered to be established.	Access is via a private road now owned by site owner. Site will require decontamination. The quarry face is a SLINC. There are at least two owners but there is determination to develop.	0	0	0	0	50	50

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Site Ref	Address	December 2009 Variance	Available	Suitable	Achievable	2010/11	2011/12	2012/13	2013/14	2014/15	5 Year Total 2010-2015
07_002	Keyham Royal Naval Avenue to St Levan Road		The owner confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.	Development for housing on this site alone could be considered acceptable in the context of the current development plan. However, it would be beneficial if the site could come forward as part of a wider masterplan in conjunction with adjacent sites.	There is a short term let on these buildings, but nothing that will stop development.	0	0	0	0	50	50
08_005	Kinterbury Square		The agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development. The agent has agreed with the District Valuer for 50 units.	The site is allocated for a mix of uses which would include housing and therefore the principle of development is accepted.	Appropriate housing site subject of developer interest.	0	0	50	0	0	50
02_025	Land Between Millbay Road And George Place		The site was promoted to the 2009 SHLAA call for sites by Plymouth City Council.	The site is within a wider area allocated for mixed use development as part of the adopted AAP. The principle of development is therefore considered to be acceptable and the yield identified by the Panel is likely to be acceptable in principle.	Affordable units. Planning application being prepared	0	46	0	0	0	46
32_004	Land off Miller Way, Estover School		Part of school site proposed for residential development by PCC as part of SHLAA call for sites consultation in 2009.	The provision of housing is considered to be acceptable as part of the wider redevelopment of the school.	Site being promoted by PCC and masterplan indicates delivery of dwellings.	0	0	0	0	50	50
31_005a	Land off Towerfield Drive		The owner, PCC, has promoted this and the adjacent site for development and confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.	Previous employment allocation. The site has been marketed but there is a lack of demand for that use. Site has potential for residential.	Deliverable site but capacity of highways and access need to be resolved.	0	0	25	25	25	75
18_002	Land Rear of Greenbank Avenue, Beaumont Road		The site has outline planning consent for 10 dwellings.	The site is subject of an outline consent for housing which has established the principle for development and the potential for the delivery of housing.	PCC looking at the site for affordable housing	10	0	0	0	0	10

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Site Ref	Address	December 2009 Variance	Available	Suitable	Achievable	2010/11	2011/12	2012/13	2013/14	2014/15	5 Year Total 2010-2015
25_007	Leaves Yard, Windsor Road		The agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.	The site is an allocated housing site where the principle of housing development is considered to be established.	The site has an outline consent. However the existing use value of the site is likely to delay development and the ground conditions on site may reduce the developable area, reducing the yield	0	0	0	0	18	18
11_005	Lion And Column Public House		There are apparently land ownership issues on the site, but work is being undertaken relating to these issues to ensure the site is redeveloped.	The site is considered suitable in principle for housing development.	PCC looking at the site for affordable housing and therefore likely to be delivered.	11	0	0	0	0	11
17_005	Lipson Road Allotments		The agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.	The site is subject of an outline consent for housing which has established the principle for development and the potential for the delivery of housing.	Current Reserved Matters application. There are concerns regarding the stability of the retaining wall to the south of the site but this is unlikely to thwart development	0	0	0	0	33	33
24_013	Lower Compton Road		The agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.	The site is located within a sustainable location where housing development would be suitable in principle.	Proposals for units being prepared by RSL	0	0	11	0	0	11
29_001	N. of 279 Cliffafor Road, E. of Hartlard Close		Site is subject of an outline planning permission and the developer continues to promote the site for development in the future.	The site has an outline consent for housing. The reduced yield indicated by the panel reflects the market position and is less than the approved level	The site has consent and 152 units are on-site. The Panel concluded that 400 dwellings in total are likely to be delivered to reflect future changes from flats to houses	0	0	48	0	100	148
31_006	Penlee, Plymbridge Road		The site currently has a pending planning application for 14 dwellings.	The site comprises an existing dwelling within a residential area where further housing is considered suitable in principle, subject to detailed design issues.	Current planning application for 14 units which the market will deliver if the consent is granted.	0	14	0	0	0	14
21_004	Pennycross Close		Hellermans have identified a relocation site and a flexible S106 package is being sought.	The site is an allocated employment location. The owners are to relocate the existing factory and it is considered that in the context of the current proposals housing may be acceptable.	Outline application being prepared for the whole site. Hellerman have relocation site identified and therefore the site may be deliverable in the short term.	0	50	50	50	50	200

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Site Ref	Address	December 2009 Variance	Available	Suitable	Achievable	2010/11	2011/12	2012/13	2013/14	2014/15	5 Year Total 2010-2015
01_031	Pier Street		The site is being promoted by the Council for residential development.	The site lies within a predominantly residential area and was allocated for housing development in the Adopted Local Plan. There appear to be no policy constraints to bringing this site forward in the short term.	This is an attractive location where the market would deliver a mixed use scheme, including surgery and residential.	0	0	0	0	20	20
31_008	Plymouth City Airport		Site is currently promoted for development and planning application submitted for the development of part of the airport area for housing	The land is currently part of the airport but is identified as a development opportunity in the emerging AAP. It is therefore considered that the site may be suitable for the delivery of housing in the future.	Highways Agency has been involved in negotiating a S106 package of highway improvements, which indicates an acceptance in principle to the scale of development.	0	0	75	100	100	275
19_016	Plymouth Fruit Sales, Sutton Road		The agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.	The site is allocated for a mix of uses which would include housing and therefore the principle of development is accepted.	Application likely to be approved and site likely to be delivered within 5 years	0	48	78	0	0	126
39_016	Plympton Hospital		The site is promoted to the SHLAA by the PCT who confirm that the site will become surplus to requirements	The site is located within a sustainable location where, following the relocation of the existing use, housing development would be suitable in principle.	The site would be attractive for housing. Overall yield may be restricted by access constraints. Information provided indicated that though there are issues of flooding in proximity to the site, the site itself is unlikely to be impacted.	0	0	0	0	45	45
26_004	Rothesay Gardens		The current use as a church is redundant and the owners are promoting the site for residential development. There is a current application for 20 units.	The church has closed and the site is within an existing residential area, therefore the site is suitable for housing development.	Current planning application for 20 units still to be determined but panel consider the site to be suitable in principle for delivery of housing.	0	0	20	0	0	20
02_027	St George's Training Centre		The site was promoted to the 2009 SHLAA call for sites by Plymouth City Council.	The site is within a wider area allocated for mixed use development as part of the adopted AAP. The principle of development is therefore considered to be acceptable and the yield identified by the Panel is likely to be suitable subject to detailed design	Site is likely to be attractive to the market, though yield will be constrained by proposals for public square to the NW.	0	0	0	0	10	10

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Site Ref	Address	December 2009 Variance	Available	Suitable	Achievable	2010/11	2011/12	2012/13	2013/14	2014/15	5 Year Total 2010-2015
01_033	The Hoe Centre, Notte Street		The site has been promoted for residential development to the 2009 SHLAA Call for Sites consultation. The agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.	The site was allocated for housing in the previous Local Plan which remains part of the Development Plan until the Hoe AAP is adopted. It is therefore considered that the site is suitable in principle for housing development.	Site is available and is likely to provide a mixed use development including residential	0	0	0	0	85	85
01_030	The MBA Laboratory, Madeira Road		The site has been promoted for residential development to the 2009 SHLAA call for sites consultation, for a mixed use development, including between 14 and 24 flats.	This is a brownfield site and redevelopment is likely to be acceptable in principle. The number of dwellings coming forward will be subject of significant discussions regarding the impact of any building(s) on the adjacent Scheduled Ancient Monument.	Site has high land value and it is understood that current occupiers are about to move from the site. The site will be very desirable to the market and will be brought forward once available.	0	0	0	0	45	45
14_011	Tiger Pub Site, Whitleigh		The freehold is owned by Plymouth City Council and negotiations are quite advanced on buying leasehold therefore the site is likely to be delivered in the short-term.	The site is considered suitable in principle for housing development.	Affordable housing site. Freehold owned by PCC. Negotiations quite advanced on buying leasehold therefore likely to be delivered in 0-5years.	0	0	12	0	0	12
19_018	Tothill Sidings	100 units 20013-2015 New application 09/01409/OUT for 150 units replacing 50 recorded in SHLAA Reduce to 100 to be on cautious side	The agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.	Allocated for coach parking in the adopted local plan, but the use of the site for housing may be appropriate subject to resolution of access issues and the protection of future residents from excessive noise from surrounding uses.	Site is being actively pursued for development but highly constrained by access limitations. However, if these can be overcome development of the site may be viable at a low density to reflect the constraints on site.	0	0	0	50	50	100
19_017	Western Power Depot, Oakfield Terrace		The majority of the site was promoted to the 2009 SHLAA Call for Sites consultation. The agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.	The site is allocated for housing and as such the principle of development is established.	The site is within outer blast zone which would mean some limitation on numbers and type i.e. not high density or sheltered housing.	0	0	0	0	47	47

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Site Ref	Address	December 2009 Variance	Available	Suitable	Achievable	2010/11	2011/12	2012/13	2013/14	2014/15	5 Year Total 2010-2015
14_009	Whiteleigh Community Campus/Tamerton Foliot Road		Site is currently promoted for development and subject of a planning application.	The site has an outline consent for housing as part of the wider redevelopment of the College. Therefore, the principle of development has been accepted.	REM for 37 units submitted and resolved to be approved subject to Sc106 agreement. Part RSL/part market housing.	37	0	0	0	0	37
16_007	Unity Park, Efford Road		The site was promoted to the Council during the Call for Sites exercise undertaken for the Local Development Framework in 2008.	The site is an allocated greenspace and also a sports pitch, where there is a deficiency of such uses within the city. Therefore, there is an "in principle" objection to the loss of the pitch and the site cannot be considered suitable for development.	There is no developer involved and therefore the site is not immediately deliverable. However in principle it could come forward at the stated density	0	0	0	0	50	50
<b>Deliverable Sub-Totals on Sites Not Allocated in an AAP</b>						<b>85</b>	<b>219</b>	<b>452</b>	<b>282</b>	<b>870</b>	<b>1908</b>