

**PLYMOUTH POLICY AREA HOUSING TRAJECTORY - AREAS AGREED WITH MAIN DEVELOPERS OF SITES AND ASSUMPTIONS**

Site Type	Site Name	PCC/Government Intervention (Land)	JLP Reference	Planning Application Reference	Developer/Landowner /Promoter agreement with forecast	Forecast Commentary	Forecast Assumptions (Where no agreement or developer/landowner/promoter response)	Developer/Promoter (where Known)
Commitment	WOODVILLE ROAD			12/01304/FUL	Yes	Developer confirms all dwellings have been completed in 2017/18		PCH & Barratt Homes
Commitment	LAND EAST AND WEST OF PENNYCROSS CLOSE			13/00048/FUL	Yes	Developer confirms all dwellings will be complete by March 2018		Taylor Wimpey
Commitment	FORMER RUNWAY, PLYMOUTH CITY AIRPORT, PLYMBRIDGE LANE			13/00850/REM & 16/02303/FUL(post April 2017)	Yes	Forecast agreed with developer response. 36 dwellings programmed to complete by March 2018 and 26 dwellings by March 2019		Cavannah Homes
Commitment	AGATON FARM BUDSHEAD ROAD			06/00588/REM	No response		Site has extant planning consent for a further 15 units as 1st phase/block of 6 units delivered in 2010. <b>However remainder of scheme stalled and not deliverable therefore 15 dwellings removed from supply.</b>	
Commitment	FORMER TENNIS COURTS, HOE ROAD-PIER STREET	PCC intervention		11/01874/FUL	Yes	Developer confirms all dwellings will be complete by March 2018. 1st occupants moving in this month.		Devington Homes
Commitment	5 To 6 The Crescent			13/02118/FUL	No response	No response from agent/developer	Site was under construction as at April 2017. Site visited and development has now completed	
Commitment	LP061 NHS TRUST PLYMOUTH HOSPITALS, PLYMOUTH ROYAL EYE INFIRMARY			14/01228/FUL	No response	No response from agent/developer.	Site was under construction as at April 2017. Site visited and development has now completed.	
Commitment	FORMER PLYMOUTH PREPARATORY SCHOOL, BEECHFIELD GROVE			14/00128/FUL	Yes	Developer confirms dwelling will be complete by March 2018.		
Commitment	PHASE 3A, MOUNT WISE	Government intervention		14/01572/FUL	Yes	Developer confirms all 59 flats will be complete by March 2018.		Hertford Developers
Commitment	DP01(part) VISION Zone G, FORMER STORES ENCLAVE, CHAPEL STREET	Government intervention		12/01302/REM	Yes	Developer confirms all 6 dwellings will be complete by March 2018.		Redrow
Commitment	VISION ZONES J, K, M	Government intervention		13/02419/FUL	Yes	Developer confirms all 34 dwellings will be complete by March 2018.		Redrow

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Commitment	NORTH PROSPECT PHASE 3, WORDSWORTH ROAD/WORDSWORTH CRESCENT			15/01956/FUL	Yes	Forecast agreed with developer response. 49 dwellings programmed to complete by March 2018 and 110 dwellings programmed to complete by March 2019.		PCH & Kier
Commitment	FORMER TAMERTON VALE SCHOOL	PCC intervention		15/01332/FUL	Yes	Forecast agreed with developer response. 53 dwellings programmed to complete by March 2018, remaining 39 programmed to complete by March 2019.		Galliford Try
Commitment	LAND OFF TOWERFIELD DRIVE	PCC intervention		14/00135/FUL 14/00223/FUL	Yes	Forecast agreed with developer response. 25 dwellings programmed to complete by March 2018, 37 dwellings programmed to complete by March 2019 and remaining 29 dwellings programmed to complete by March 2020.		Zero C
Commitment	LAND OFF MILLER WAY	PCC intervention		15/01626/FUL	Yes	Forecast agreed with developer response. All 64 dwellings will be complete by February 2018.		Taylor Wimpey
Commitment	ST ANDREWS COURT, 12 ST ANDREWS STREET			13/01976/GPD	N/A		Office to residential permitted development consent was wrongly assumed to be under construction as at April 1st 2016. A subsequent consent for change of use from education to offices is the scheme being implemented. <b>Housing supply therefore reduced to zero.</b>	
Commitment	ST GEORGE CRC, GEORGE PLACE	PCC intervention		14/00975/FUL	Yes	Developer confirms all dwellings have been completed in 2017/18.		
Commitment	LAND OFF PARK AVENUE, PARK AVENUE			15/00922/FUL	Yes	Developer confirms all dwellings have been completed in 2017/18.		DCH
Commitment	FORMER PLYMOUTH COLLEGE, HARTLEY ROAD			14/02196/FUL	Yes	Forecast agreed with developer response. All 8 dwellings programmed to complete by March 2018.		
Commitment	PLOT CORNER OF SAVAGE ROAD/KELLY CLOSE			15/01952/FUL	No response required	Development completed in July 2017.		
Commitment	5 HILL LANE			15/00437/FUL	Yes	Forecast agreed with developer response. 5 dwellings programmed to complete by March 2018 and remaining 2 dwellings programmed to complete by March 2019.		Leander Developments

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Commitment	119 LOOSELEIGH LANE			14/00617/FUL & 16/01172/S73	Yes	Forecast agreed with developer response. 3 dwellings programmed to complete by March 2018 and remaining 3 dwellings programmed to complete by March 2019.		
Commitment	WEST PARK PRIMARY SCHOOL, WANSTEAD GROVE	PCC intervention		15/00486/OUT	N/A	This is a self build site with consent for 32 single plots.	Site is under construction however there are delays with necessary infrastructure provision. As a result the 7 dwellings under construction as at April 1st 2017 have been pushed back and assumed will complete by March 2020, the 12 dwellings with detailed consent have been assumed to complete by March 2021 and the 13 dwellings with outline consent have been removed from the trajectory as the outline will lapse in July 2018. PCC under plan for homes initiatives will work with landowners to address infrastructure constraints to aid delivery. <b>Site therefore has the potential to bring forward the 13 additional dwellings removed from the existing outline consent in the 5 year supply.</b>	
Commitment	PLOT 11, WEST PARK PRIMARY SCHOOL, WANSTEAD GROVE			16/00599/REM				
Commitment	PLOT 22, LAND ADJOINING WANSTEAD GROVE			16/01392/REM				
Commitment	Plot 3, West Park Primary School, Wanstead Grove			16/01533/REM				
Commitment	Plot 8, West Park Primary School, Wanstead Grove			16/01696/REM				
Commitment	Plot 5, Land Adjoining Wanstead Grove			16/01276/FUL				
Commitment	Plot 13, West Park Primary School, Wanstead Grove			16/01274/REM				
Commitment	Plot 27, West Park Primary School, Wanstead Grove			16/01058/REM				
Commitment	Plot 26, West Park Primary School, Wanstead Grove			16/01941/REM				
Commitment	Plot 9, West Park Primary School, Wanstead Grove			16/01954/REM				
Commitment	Plot 21, West Park Primary School, Wanstead Grove			16/02280/REM				
Commitment	Plot 15, West Park Primary School, Wanstead Grove			16/02096/REM				
Commitment	Plot 25, West Park Primary School, Wanstead Grove			16/02097/REM				

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Commitment	Plot 14, West Park Primary School, Wanstead Grove			16/02326/REM				
Commitment	Plot 6, West Park Primary School Wanstead Grove			17/00187/REM				
Commitment	Plot 4, West Park Primary School, Wanstead Grove			16/02282/REM				
Commitment	Plot 24, West Park Primary School, Wanstead Grove			16/01641/REM				
Commitment	Plot 29, Land Adjoining Wanstead Grove, West Park Plymouth			17/00572/REM				
Commitment	Plot 12, WEST PARK PRIMARY SCHOOL, WANSTEAD GROVE			15/01856/REM				
Commitment	PLOT 10 ADJACENT TO WANSTEAD GROVE			16/00331/FUL				
Commitment	FORMER SHIP HOSTEL, GEORGE PLACE	PCC intervention		15/00776/FUL	Yes	Developer confirms all 6 dwellings programmed to complete by March 2018.		Classic builders
Commitment	POTTERY QUAY, POTTERY ROAD			05/00925/REM	No	Landowner did not offer a view on forecast but confirmed site continues to be marketed	Extant consent, 1st phase delivered and 2nd phase presently stalled and not reasonable to assume delivery in the 5 year supply. Site developable and currently being marketed but subject to infrastructure constraints/costs - PCC under plan for homes initiatives will work with landowners to address infrastructure constraints to aid delivery. Assumed delivery years 11-17 positioned at the end of the plan period and and delivery assumed in one year given likely flatted development scheme.	
Commitment	LAND OFF ABERDEEN AVENUE			14/00152/OUT	Yes	Forecast agreed with developer response. 30 dwellings anticipated by March 2020, 35 dwellings anticipated by March 2021 and 21 dwellings anticipated by March 2022.		Burrington Estates

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Commitment	NIGHTINGALE CLOSE			13/02348/FUL	Yes	Forecast agreed with developer response. 14 dwellings programmed to complete by March 2018 and 56 dwellings programmed to complete by March 2019.		Kier
Commitment	MANNAMEAD CENTRE, 15 EGGBUCKLAND ROAD	PCC intervention		14/02336/FUL	Yes	Forecast agreed with developer response. 13 dwellings will be complete by March 2019 and 16 dwellings by March 2020.		Pillar Land Securities
Commitment	LP041 Former Car Park Pier Street	PCC intervention		15/01629/FUL	Yes	Forecast agreed with developer response. Development has now commenced. 14 dwellings programmed to complete by March 2019 .		West Hoe Developments
Commitment	FORT HOUSE, FORT TERRACE			14/01815/FUL	Yes	Forecast agreed with developer response. Development has now commenced. 14 dwellings will be complete by March 2019 .		DCH Homes
Commitment	OLD MAYS NURSERY, VINERY LANE			16/01779/REM	Yes	Forecast agree with developer response. Development has now commenced. 12 dwellings programmed to complete by March 2018.		Prowse Developments
Commitment	53 HOOE ROAD			15/01609/FUL	No response		Care home re-opened and application will lapse this month so <b>12 dwellings removed from housing supply.</b>	
Commitment	LAND ADJACENT TO 110 KENMARE DRIVE			07/01754/FUL	No		Site has extant planning consent, however landowner says project now undeliverable given development constraints of the site. <b>8 dwellings removed from housing supply.</b>	
Commitment	SEAWINGS, 101 LAWRENCE ROAD			14/02381/FUL	No response		Application due to lapse in February 2018 however new application for same scheme and dwelling number under consideration to be determined in December 2017. Delivery now assumed by March 2019.	
Commitment	80/82 EBRINGTON STREET			15/01726/FUL	No response		Proposal for 6 dwellings will not proceed as application superseded by new consent for an extension to adjoining car park. <b>6 Dwellings removed from housing supply.</b>	

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Commitment	SITE EAST OF 790 WOLSELEY ROAD			15/01630/FUL	No	No forecast provided by landowner.	Planning consent will lapse in December 2017. No developer on board despite marketing with a consent. Landowner hopes to have developer on board soon but will need a new consent. <b>6 dwellings removed from supply as current consent anticipated to lapse and no evidence to suggest reasonable prospect of delivery in 5 year supply.</b>	
Commitment	10 HAYSTONE PLACE			13/02187/FUL	No response required		Planning consent lapsed in January 2017. <b>5 dwellings removed from supply.</b>	
Commitment	EAST PARK AVENUE			15/00641/FUL	No	No forecast provided by landowner.	No confidence existing consent will be implemented due to existing services under site constraining development. <b>Removed 5 dwellings from supply.</b>	
Commitment	99 HOWARD ROAD			12/00754/FUL and 15/01419/FUL	No response		No response from developer/landowner. Assumed delivery in 2018/19	
Commitment	LAND ADJACENT TO 598 WOLSELEY ROAD			14/00743/FUL	No	Landowner suggests delivery by 2020 and is marketing the site for a new developer. Present scheme undeliverable and consent is due to lapse next month.	Consent due to lapse in December 2017. No developer in place and site to be sold on so no confidence in implementation of this consent at this stage. <b>Removed 5 dwellings from supply</b>	
Commitment	Beacon Castle Sport & Social Club, Channel Park Avenue			16/01269/OUT previous - 12/01362/OUT 08/02049	Yes	Forecast agreed with developer response. Reserved matters application expected by December 2017. 7 dwellings anticipated by March 2021.		
Commitment	THE PRESBYTERY, HENDWELL CLOSE			07/02110/FUL	No	landowner did not disagree with forecast but did not offer an alternative.	Planning consent is extant as start on site has been achieved through demolition. Landowner silent on potential forecast and indicates the site is being sold. Assumed delivery in 2019/20 as developer not yet on board.	
Commitment	10 & 11 The Crescent			16/02046/FUL	Yes	Forecast agreed with developer response. Development has now commenced. 10 dwellings will be complete by March 2018.		
Commitment	Pearn House, Eggbuckland Road			16/02342/FUL	Yes	Forecast agreed with developer response. Programmed to complete by July 2018. 10 dwellings will be complete by March 2018.		

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Commitment	The Old Dispensary, 36 Craigie Drive			16/02027/FUL	Yes	Forecast agreed with developer response. Consent now implemented as enabling works underway. 10 dwellings will be complete by March 2018.		
Commitment	DESBOROUGH MOTORS 15 DESBOROUGH LANE			05/00162/FUL	No	landowner did not disagree with forecast but did not offer an alternative.	The consent is extant and landowner/developer indicates intention to bring forward building regs in 2018. On this basis assumed delivery in 2018/19.	
Commitment	Admiralty House, Mount Wise Crescent			16/02212/FUL	Yes	Forecast agreed with developer response. 12 dwellings will be complete by March 2019.		
Commitment	Pierson House	PCC intervention		16/00154/FUL	Yes	Forecast agreed with developer response. Development is a flatted scheme so delivery in one year. 76 dwellings will be complete by March 2019. Site as not yet commenced so could slip to March 2020.		Devcor Plymouth Ltd
Commitment	Land at Prince Maurice Road	PCC intervention		09/00134/REM	No in relation to quantum	Forecast not agreed with developer. PCC has unlocked stalled site through site acquisition and agreement in place for sale to developer. Developer intention to bring forward new application for increased dwelling number (108 dwellings) however developer agrees 1st phase delivery timeframe in 2019/20.	Site has extant planning consent. At present forecast assumes existing consent numbers of 74 dwellings split across 2 years 2019-21 until future application submitted and determined. <b>Additional 34 units could occur in the 5 year supply if new application achieves consent.</b>	G2
Commitment	Former Tothill Sidings, Desborough Road			16/01422/REM	No response		No response from applicant. Assumed commencement in 2019 and completion in 2020/21. SHLAA delivery rate methodology mid range set C applied.	Mederco
Commitment	5-12 Arundel Crescent			05/00862/FUL	Yes	Forecast agreed with landowner response. Site has extant planning consent. Site marketed and under offer. Developer on board soon and anticipated to commence construction early 2018. 24 dwellings anticipated to be complete by March 2020.		
Commitment	Brown Bear, 20 Chapel Street			12/00005/FUL	No	Forecast not agreed with Landowner. Landowner indicates existing consent not deliverable. New application will come forward for 6 dwellings next year.	Existing consent undeliverable. Removed 17 dwellings from supply until future application submitted and determined. Site has the potential to deliver 6 units in the 5 year supply if new application achieves consent.	

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JLP Allocation	Colin Campbell Court	PCC and Government intervention	PLY7		Yes	Forecast agreed with PCC Landowner response. Majority of the site now in ownership of PCC with HCA funding. Site being marketed, expectation developer on board early 2018. Planning performance agreement currently being developed for the site. Planning application expected by mid 2018 inc hybrid for 1st phase of 182 units, followed by 2nd phase for remainder.	Delivery profile for site is essentially an average of 60dpa across 5 years with delivery of first dwellings programmed for 2020/21. Delivery profile is consistent with SHLAA lead in time methodology and allows approx.2 years from submission of hybrid application to first delivery, however delivery rate is below SHLAA delivery rate methodology for a site of this size. <b>The scheme will deliver a high affordable housing percentage and therefore the delivery rate could be significantly higher in line with SHLAA methodology and rates therefore delivering the whole scheme earlier than envisaged in the trajectory.</b>	
JLP Allocation	Cornwall Street East	PCC intervention	PLY10		N/A		Site in multiple ownership and not presently available. PCC working with owners to promote the site, therefore delivery assumed in years 11 to 17 of remaining plan period (year 16) Delivery assumed in one year due to location and likely flatted/conversion development.	
JLP Allocation	Cornwall Street west	PCC intervention	PLY11		N/A		Site currently in multiple ownerships including PCC. The site has been identified by the City Centre Masterplan. PCC will prepare a detailed and costed feasibility study on the site and use this to inform a land/lease acquisition strategy. The proposal will then be brought forward in phases by either direct development (by PCC), Joint Venture or disposal to a private developer. Forecast delivery end of plan period and delivery in one year as likely to be flatted scheme.	



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JLP Allocation	New George Street West		PLY12		N/A		PCC have freehold but there are various leaseholders. Masterplan identifies key intervention site for retail and 3 delivery mechanisms: Direct development, land sales, partnering. Site developable and assumed delivery in years 11 to 17 (year 13) of the remaining plan period.	
JLP Allocation	Royal Assurance site, Armada Way		PLY13		N/A	Site in multiple ownership not presently available. Promoted by PCC as part of master plan for city centre to enable future delivery.	Delivery assumed years 11-17 (year 15) of remainder of plan period, development would be a conversion so completions assumed in one year.	
JLP Allocation	Foot Anstey Offices, Derry's Cross		PLY14		No	Landowner disagrees with forecast regarding capacity and suggests revised scheme bringing forward 55 retirement homes/hotel and car park and anticipates delivery of 55 units in 2020/21.	Trajectory assumes delivery of allocation quantum until planning application for alternative scheme determined. SHLAA lead in time methodology applied on the basis of submission of planning application in 2018. SHLAA delivery rate methodology average set C applied. Likely to be high density flatted scheme.	Partners to/Mcarthy and Stone
JLP Allocation	Civic Centre	PCC intervention	PLY15		No in relation to quantum	Forecast agreed with developer response regarding timeframe for both phases. Developer submitting planning application for first phase (civic centre) in 2018 anticipating delivery of 135 units (conversion) in 2021/22. Developer anticipates 2nd phase delivery expected in 2025/26. Disagreement over quantum for 2nd phase, allocation makes provision for 113 dwellings, developer suggests circa 84-96.	Trajectory assumes the remainder of the allocation provision number to be delivered in 2025/26 given uncertainty at this stage over 2nd phase quantum.	Urban Splash
JLP Allocation	Plymouth Fruit Sales		PLY23		Yes	Forecast agreed with landowner response. Site actively being promoted and available. Indicates that original PCC forecast of 2026/27 pessimistic and nothing to prevent delivery in next 5 years.	200 dwellings therefore moved forward from 2026/27 to 2022/23 into the 5 year supply. SHLAA lead in time methodology applied on the basis of a planning application by 2019/20. As this would be a flatted scheme all units would be delivered in same year.	

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JLP Allocation	Sutton Road West		PLY24		Yes in relation to timeframe	Forecast agreed with landowner response. Landowner anticipates delivery earlier than PCC originally forecast. Landowner indicates part of site owned by Sutton Harbour Holdings currently being marketed and delivery of first units achievable from 2022/23. No delivery profile put forward by landowner.	SHLAA delivery rate average set D applied to the part of site owned by Sutton Harbour Holdings given location and high density scheme envisaged. Approx. 60% of allocation quantum applied to this site. 2nd part of the site currently occupied by Jewsons who would require relocation. Site not currently promoted however discussions ongoing with other landowner. Remainder of site therefore assumed to occur in years 6 to 10 of remaining plan period (years 9&10) SHLAA delivery rate methodology average set d also applied for same reasons.	
JLP Allocation	Sugar House, Sutton Harbour		PLY25		Yes in relation to timeframe only	Forecast on timeframe of delivery agreed with landowner response. Landowner indicates delivery anticipated 2022/23 onwards. However landowner disagrees with allocation quantum suggesting potential for circa 300-500 dwellings including student and older persons housing.	Proposed allocation does not support student housing therefore trajectory assumes allocation quantum of 150 dwellings in 2022/23 given the site would be a flatted development completing in a single year.	
JLP Allocation	Registry office, Lockyer Street	PCC intervention	PLY27		Yes	Forecast agreed with PCC landowner response. PCC actively marketing the site. Anticipates developer on board in next 12 months and planning application submitted in next 24 months.	SHLAA lead in time applied on basis of mixed use outline application putting delivery in 2023/24. Could happen earlier if full application comes forward. SHLAA delivery rate methodology average set c applied. All dwellings would complete in same year as scheme would be flatted development.	
JLP Allocation	land north of Cliff Road, The Hoe	PCC intervention	PLY28	17/00952/Ful	Yes	Forecast agreed with PCC Landowner. Full planning consent achieved post April 2017. Developer agreement requires provision of hotel by 2020 in time for Mayflower celebrations. Residential is enabling development supporting the hotel programmed for completion 2019/20. Delivery will be flatted development therefore delivery of the dwellings in single year.		Henley Real Estate

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JLP Allocation	Millbay Waterfront - LAND AT MILLBAY ROAD	Government Intervention	PLY29	14/01448/OUT	Yes	Forecast agreed with developer response. ECF delivery profile of remainder of outline consent post phase 2.		English Cities Fund (ECF)
JLP Allocation	Millbay Waterfront - LAND AT MILLBAY, MILLBAY ROAD		PLY29	16/00751/AMD		Forecast agreed with developer response. ECF delivery profile for phase 2 now underway. 73 dwellings anticipated by March 2019 and 64 dwellings anticipated by March 2020.		
JLP Allocation	Millbay Waterfront - PLOT C2, LAND AT MILLBAY, MILLBAY ROAD		PLY29	17/00140/REM		Forecast agreed with developer response. ECF delivery profile for extra care scheme flatted development now underway, 80 dwellings to be completed by March 2020.		
JLP Allocation	Millbay Waterfront - MILLBAY MARINA VILLAGE, CUSTOM HOUSE LANE		PLY29	14/01103/FUL	Yes	Forecast agreed with developer response. 1st phase 44 dwellings anticipated by March 2019, then 34 dwellings by March 2022 and 64 dwellings by March 2023.		Galliford Try
JLP Allocation	Bath Street West	PCC intervention	PLY30		No in relation to quantum	PCC intervention through acquisition of site. Market interest and developer anticipated to be on board early 2018. Planning performance agreement being developed with delivery profile. Planning Application expected mid 2018 Hybrid outline + 1st phase for 199 units to be delivered between 2020 and 2023. Delivery timeframe agreed however PCC landowner suggests latest dwelling estimate=273 dwellings which differs from allocation number of 300.	Trajectory assumes the remainder of the full allocation number to be delivered in 2024/25. Delivery timeframe agreed with Landowner but quantum for remainder of scheme yet to be finalised.	

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JLP Allocation	Bath Street East		PLY31		No	landowner disagrees with forecast and suggests delivery can commence in 2020/21 at a rate of 108 dwellings per annum. However no developer on board yet, part of site in current occupation requiring relocation, outline application not likely until April 2019 at the earliest and competing sites Bath st west and Millbay anticipated to deliver significant numbers of similar dwellings in close proximity prudent to assume this site will come forward post completion of Bath St West.	Dwelling numbers derived from waterfront strategic masterplan. Delivery not expected to commence until years 6-10 post Bath Street West. Average set D SHLAA delivery rate applied. Site currently being marketed by Akkeron - announcement on developer partner expected shortly. Pre app discussions indicate site's commercial attractiveness. <b>Site has the potential to be brought forward in the trajectory.</b>	
JLP Allocation	Stonehouse Barracks	Government Intervention	PLY32		Yes	Not available at present however MOD identified the site for future release. MOD has confirmed that it will only be when it is formally declared surplus to defence requirement (autumn 2017) will they commence more detailed consideration of how site will come forward. MOD confirm that delivery forecast towards the end of the plan period is about right and adequately reflects the complexity of the site.	Delivery assumed in to commence in years 11 to 17 (year 11) of the remainder of the plan period. Delivery rate of 80dpa applied which is towards lower end of SHLAA delivery rate methodology for a site of this size.	
JLP Allocation	Melville Building, Royal William Yard		PLY36.1	16/01376/FUL	No response required		Planning consent for Hotel-led mixed use secured post April 2017. 40 dwellings removed from trajectory as under the consent residential element would only be possible if hotel not delivered.	
JLP Allocation	Mount Wise Devonport Area A	Government Intervention	PLY36.2		Yes	Forecast agreed with developer response. Part of last phases of development for the MOD Mount Wise site. Full planning application expected 2019. Forecast consistent with SHLAA lead in time/delivery rate methodology albeit delivery slightly longer than SHLAA methodology for lead in times.		Hertford Investors
JLP Allocation	Mount Wise Devonport Area D	Government Intervention	PLY36.3	17/01134/FUL	Yes	Forecast agreed with developer response. Part of last phases of development for the MOD Mount Wise site. Site has achieved post April 2017 planning consent for 73 units (2 dwellings less than allocation total).		Hertford Investors

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JLP Allocation	Millfields Trust, 278 Union Street		PLY36.4		Yes	Forecast agreed with landowner response. Direct delivery by landowner, delivering masterplan on own land and decanting existing uses to allow redevelopment of each phase. Delivery assumed in 2025/26.		
JLP Allocation	Broadreach site, Richmond Walk	PCC intervention?	PLY36.5		N/A		PCC under plan for homes initiatives working with land owner to deliver site. Site could be marketed by spring 2018. Reasonable prospect of planning application by March 2019 and delivery of flatted development by 2020/21 as per SHLAA lead in time methodology. As the scheme would be a flatted development all units anticipate to complete in one year.	
JLP Allocation	Derriford Commerical Centre	PCC intervention	PLY38		No response regarding forecast for the whole site	Site in multiple ownerships. One landowner (eagle one) suggest possibility of delivery of 66 units in 2021/22 but still at feasibility stage.	Site in multiple ownerships/parcels of land however majority of site available. Housing delivery anticipated to commence in years 6 to 10 of remainder of plan period (year 8). No developers on board yet, SHLAA delivery rate methodology average set D applied, given site size, different parcels and potential for more than one outlet.	
JLP Allocation	DS12 - Glacis Park		PLY39		Yes	Landowner agrees delivery forecasts at end of plan period.	Assumed delivery at the end of plan period remaining commencing in years 11-17. SHLAA delivery rate methodology average set D applied, due to site size, location, high density and potential for more than one outlet.	
JLP Allocation	Seaton Neighbourhood - LAND AT SEATON NEIGHBOURHOOD		PLY40	12/02027/OUT				
JLP Allocation	Seaton neighbourhood - LAND TO NORTH OF FORDER VALLEY, SOUTH OF WILLIAM PRANCE ROAD		PLY40	14/01665/REM	Yes	Forecast agreed with developer response. 110 dpa except 2019/20 where 15 dwellings assumed based on planning condition restricting delivery of site to 350 dwellings prior to completion of Forder Valley Link Road.		Persimmon & Charles Church

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JLP Allocation	Seaton neighbourhood - LAND AT SEATON NEIGHBOURHOOD		PLY40	16/00601/REM				
JLP Allocation	Seaton Neighbourhood - Charlton Crescent		PLY40					
JLP Allocation	Island Farmhouse, Plymbridge Road		PLY46.7		N/A		PCC is landowner however site not presently available due to existing tenant. Delivery not anticipated in foreseeable future. Site is developable and delivery assumed in years 11 to 17 (year 17) of remainder of plan period.	
JLP Allocation	DS15 - Quarry Fields (land at Tamerton Foliot Road)		PLY46.8		No	Current application for 42 units yet to be determined. Developer suggest start on site summer 2018 and first sales by March 2019, anticipates all dwellings complete by March 2020.	Forecast assumes allocation number of 18 dwellings in 2023/24 as current application yet to be determined. Development could come forward on the basis of timeframe suggested from developer however this relates to current application.	Halsall Homes
JLP Allocation	BT Depot		PLY46.9		No response		No confirmation land available at present but has been previously promoted. Site is developable, delivery assumed years 6-10 moved back to years 9-10 and SHLAA methodology delivery rate average set D applied.	
JLP Allocation	Land adjacent to Plumer Road		PLY46.10		Yes	Post April 2017 planning consent secured on appeal. Landowner agrees forecast is reasonable assumption and indicates likely sale of site by end of year.	Assumed SHLAA delivery rate methodology average set D applied. Trajectory now assumes planning consent quantum instead of allocation quantum of 20 dwellings.	
JLP Allocation	Saltram Meadow - Plymstock Quarry, The Ride		PLY50	07/01094/OUT	Yes	Forecast agreed with developer response. First 3 years average delivery rate 89 dpa, with high year of 110dpa. Developer suggests delivery rate going forward at 85dpa. <b>Site has potential for higher delivery rate going forward (105dpa) akin to that achieved in first 2 years.</b>		Persimmon & Charles Church
JLP Allocation	Saltram Meadow - PLYMSTOCK QUARRY, BROXTON DRIVE		PLY50	12/01171/REM & 13/00941/REM and 16/00488/REM 17/00166/REM				

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JLP Allocation	Former China Clay site, Coypool		PLY53		N/A	PCC actively pursuing site with partners . Live planning application for site to be determined.	Available and actively being promoted by 2 landowners. Live application on part of the site. SHLAA lead in time and delivery rate methodology average set D applied as site likely to have more than one outlet. First delivery assumed 2022/23. <b>Site has potential to be brought forward in the trajectory.</b>	
JLP Allocation	Former Nursery Haye Road		PLY56.1		Yes	Forecast agreed with developer response. Planning application anticipated early 2018, start on site 2019 and completion by 2020.	On the basis of developer response, assumed completion in year 2020/21	Handdrawnhome
JLP Allocation	NP02 Pomphlett Industrial Estate		PLY56.2		No	Site in multiple ownerships. No developer at present.	Site in multiple ownerships and not presently available. Site has a relationship with the delivery of the Saltram Meadow site and requires relocation of existing businesses. Forecast moved back to end of plan period remaining years 11 to 17 to coincide with later phases of Saltram Meadow.	
JLP Allocation	Coombe Way & Kings Tamerton Road	PCC intervention	PLY58.3		Yes	Forecast agreed with developer response. PCC landowner, in partnership with developer. Application expected end of November 2017, start on site Spring 2018, 30 completions by March 2019 and 10 completions by March 2020.		Land Developments SW

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JLP Allocation	Tamar Valley School Barne Barton		PLY58.4		No	Developer indicates expected delivery in 2023/24.	Site presently not available as existing school looking to relocate. Indication of site becoming available in the next few years however site assumed to not deliver in the 5 year supply years and pushed back to delivery in years 6 to 10 of remaining plan period, one year later than landowner indicates 2024/25. <b>Site could have the potential to be brought forward in the trajectory if solution to relocate school found.</b>	
JLP Allocation	North Prospect phase 4		PLY58.5		Yes	Forecast agreed with developer response. Regeneration funding for phase 4 now secured. Regeneration scheme dwellings revised to 140 demolitions and 182 new builds. Demolitions to occur in 2020/21 followed by 68 completions in 2021/22 and 114 completions in 2022/23. First phases of North Prospect regeneration have achieved in excess of 100 dpa.		PCH & Developer Partner TBD
JLP Allocation	North Prospect phase 5		PLY58.6		Yes	Forecast agreed with developer response. Regeneration funding for phase 5 now secured and scheduled to occur before phase 4. Current application for regeneration scheme, dwellings revised to 98 demolitions and 143 new builds to be determined shortly. Demolitions to occur in 2018/19 followed by 53 completions in 2019/20 and 90 completions in 2020/21. First phases of North Prospect regeneration have achieved in excess of 100 dpa.		PCH & Developer Partner TBD
JLP Allocation	Douglass House	PCC intervention	PLY58.7		Yes	Forecast agreed with landowner response. PCC is landowner and bringing forward site for self build plots. PCC bringing forward planning application in 2018/19 and dwellings to be complete by March 2020.		
JLP Allocation	Leaves Yard, Windsor Road		PLY58.8		No response regarding forecast	Site presently not available as commercial units in operation on site, however landowner willing to sell site in the longer term.	Site developable in the longer term and had previous consent for residential use. Delivery assumed at the latter end of years 6-10 of remaining plan period (2026/27). SHLAA delivery rate methodology average set B applied.	



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JLP Allocation	Former Gas Works, St Levan Road Site	PCC intervention	PLY58.9		N/A		PCC under plan for homes initiatives will work with landowner to address site constraints to deliver site in the 5 year supply. Assumption that a developer will be on board by 2020, planning application by 2021. SHLAA lead in time applied, assumed delivery in 2022/23 and 2023/24. SHLAA delivery rate methodology average set B applied.	
JLP Allocation	Land off Ham Drive		PLY58.10	15/02359/FUL	Yes	Forecasts agreed with developer. Site now under construction. 17 dwellings completed by March 2018 and 8 dwellings by March 2019.		Taylor Wimpey
JLP Allocation	Land at Stuart Road/Victoria Park	PCC intervention	PLY58.12		No response regarding forecast		Site currently being marketed. PCC under plan for homes initiatives will work with landowner to address site constraints to deliver site in the 5 year supply. Assumed developer on board in 2018, planning application submission in 2019 and dwellings to be completed by March 2022.	
JLP Allocation	MDEC Central Park Avenue		PLY58.13		Yes	Landowner agrees with PCC forecast. Site available and being marketed for development, hope to have developer on board shortly. Agent for landowner indicates that forecasts broadly reflect proposals being discussed with purchaser.	Reasonable prospect that site could deliver first units in 2022/23 on the basis of receipt of a planning application by 2020 as per SHLAA lead in time methodology. Allocation quantum split across 2 years, 2022/24.	
JLP Allocation	Savage Road, Barne Barton		PLY58.15		Yes	Forecast agreed with developer response. Decanting already taking place and developer indicates submission of planning application March 2018, start on site November 2018 and a 180 week programme (or effectively 65 dpa). Regeneration programme now revised to 226 demolitions and 226 new builds. Demolitions assumed 2019/21 113 per year. Developer confirms delivery will occur on site whilst demolition programme takes place.		Clarion housing group
JLP Allocation	Bull Point Barracks		PLY58.16		No response		Site unlikely to occur in next 5 years, listed building and viability issues to overcome. Delivery therefore assumed years 6-10 of remaining plan period (year 8). Assumed delivery in one year as small site.	DCH Housing group

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JLP Allocation	Seventrees, Baring Street, Greenbank		PLY58.17		No Response		This is a NHS One public estate site. Pre-app completed however currently occupied by dental access centre which needs relocation. Site moved back in trajectory to years 6 to 10 of the remaining plan period (year 7) given need to relocate existing dental access centre. Delivery assumed in one year as likely flatted development scheme. <b>This site could be brought forward should NHS review identify relocation solution.</b>	
JLP Allocation	Former Woodlands & Hillside School	PCC intervention	PLY59.1	15/02234/FUL	Yes	Forecast agreed with developer response. Site under construction. Programmed delivery of 49 dwellings by March 2018 and 23 dwellings by March 2019.		Plymouth Community Homes
JLP Allocation	land either side of Clittaford Road		PLY59.2		No response regarding forecast	Landowner does not disagree with assumptions. Currently in discussions with prospective buyers and looking to negotiate a planning agreement with developer to submit application in 2018 (possibly Spring).	SHLAA lead in time methodology applied on the basis of planning application submission 2018/19 and first delivery in 2020/21. SHLAA delivery rate methodology average set B applied (lower end of range).	
JLP Allocation	Land to the North of Clittaford Road		PLY59.3	16/00644/FUL	Yes	Forecasts agreed with developer response. Site now under construction and 21 dwellings programmed for delivery by December 2018.		Westward Housing
JLP Allocation	Former Southway Primary School	PCC intervention	PLY59.4	16/01128/FUL	Yes	Forecast agreed with developer response. Site commenced. Developer indicates all dwellings will be complete by end of 2018 (calendar year).	Assumed previous developer forecast of 41 dwellings first year (now 2017/18) and 54 dwellings 2nd year (now 2018/19).	Plymouth Community Homes
JLP Allocation	Stirling House & Honicknowle Clinic, Honicknowle Green	PCC intervention	PLY59.5		Yes	PCC landowner expect developer to be on board in 2018 and submission of planning application 2019 and anticipate dwellings to be completed by March 2021.		
JLP Allocation	LAND OFF LANGLEY CRESCENT	PCC intervention	PLY59.7	16/0030/FUL	Yes	Forecast agreed with developer response. Dwellings under construction almost complete. All 14 dwellings completed by March 2018.		Westward Housing
JLP Allocation	LAND OFF TAMAR WAY	PCC intervention	PLY59.8	16/00800/FUL	Yes	All dwellings under construction and nearly complete, will be completed by March 2018.		Land Developments SW
JLP Allocation	FORMER SOUTHWAY SECONDARY SCHOOL, LAND WEST OF SKERRIES ROAD	PCC intervention	PLY59.9	15/01906/FUL	Yes	Forecast agreed with developer response. Site under construction and all units expected to be completed by end of 2017.		

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JLP Allocation	Woodvale Nurseries, Truro Drive		PLY59.10		Yes	Forecast agreed with landowner response. Landowner seeking alternative commercial premises to run established business in the medium term and supports PCC forecast of delivery timeframe as realistic. Landowner intention to appoint agent to advise on development options, willing to sell to housebuilder or provision of self build plots.	Assumed delivery in years 6-10 of remaining plan period (year 10) given requirement to relocate existing business. SHLAA delivery rate methodology average set D applied. Reasonable to assume delivery in one year.	
JLP Allocation	Fields to north of St Budeaux A38 junction		PLY59.12		No	Forecast disagreed with landowner response. Landowner agent confirms site has been marketed on a select basis and anticipates outline application towards the end of 2019. Agent disagrees with timeframe and suggest delivery can be achieved in 2021/22 at a new rate of 30 dwellings per annum.	PCC forecast assumes SHLAA lead in time methodology which puts site delivery in years 6-10 yielding first completions in 2023/24. landowner's original forecast delivery rate has been replaced by landowner's new rate, which is lower than SHLAA methodology suggests is capable for a site of this size. <b>Site has the potential to be brought forward in the trajectory and at a higher delivery rate.</b>	
JLP Allocation	Land North of Clittaford Road		PLY59.14		No comment regarding forecast	landowner does not disagree with assumptions, no other forecast offered. Currently in discussions with prospective buyers and looking to negotiate a planning agreement with developer to submit application in 2018 (possibly Spring).	SHLAA delivery rate methodology average set b applied as linked with PLY 59.2 which has first dwellings delivered in 2020/21.	
JLP Allocation	Land between 140 and 150 Dunraven Drive		PLY59.16		No response		No response from land promoter. Delivery assumption moved back to years 6-10 (year 8) of the remainder of the plan period.	
JLP Allocation	Whitleigh Community Centre	PCC intervention	PLY59.17		Yes	Forecast agreed with PCC Landowner. Developer in place by end of 2017. Anticipated start on site by end of October 2018. Programme completion by end of April 2020.		Whitleigh Developments Ltd
JLP Allocation	Chaucer Way School	PCC intervention	PLY59.18	15/00858/OUT (hybrid)	Yes	Forecast agreed with developer response. Development has commenced. Programmed to complete 74 dwellings by March 2019 and 63 by March 2020.		Kier
JLP Allocation	Former Lakeside Residential Home	PCC intervention?	PLY59.19	16/01973/FUL	No response		Dwellings are under construction and nearly completed so delivery assumed by March 2018.	Westward Housing

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JLP Allocation	Redwood Drive, Plympton	PCC intervention	PLY60.1	16/00150/FUL	Yes	Forecast agreed with developer response. Site under construction. Delivery programmed as follows: 39 dwellings by March 2018, 48 dwellings by March 2019, 48 dwellings by March 2020, 51 dwellings by March 2021 and 4 dwellings by March 2022.		Barratt Homes
JLP Allocation	FORMER DOWNHAM SPECIAL SCHOOL, HORN LANE	PCC intervention	PLY60.2	15/01520/FUL	Yes	Forecast agreed with developer response. Dwellings under construction. 17 dwellings programmed for completion by March 2018 and 11 dwellings by March 2019.		Aster
JLP Allocation	Former Plympton Hospital		PLY60.3	16/02233/FUL	Yes	Forecast agreed with developer response. Site has now commenced. Developer indicates 5 completions by March 2018, 46 dwelling completions by March 2019 and 3 dwelling completions by March 2020.		DCH group
JLP Allocation	Land at 60 Vinery Lane		PLY60.5		Yes	landowner agrees forecast. Planning app imminent. Site will be marketed on consent and delivery anticipated 2019/20.		
JLP Allocation	Land between Undercliff Road and Barton Road, Turnchapel		PLY60.7	17/01246/FUL	Yes	Forecast agreed with developer response. Planning consent secured post April 2017. Anticipates site completed by March 2020.		
JLP Allocation	Errill Retail Park, Plymouth Road	PCC intervention?	PLY60.8		N/A		Site not presently available and site subject to legal dispute with Morrisons. PCC actively pursuing site, delivery forecast years 11 to 17 of remaining plan period (year 14). SHLAA delivery rate methodology average set D applied as site location likely to be a high density scheme.	
JLP Allocation	Land at Plympton House		PLY60.9	15/02229/ful & 15/02230/Ful	No response		No response from developer, yet to commence as at April 1st 2017, assumed commencement in 2017/18 and delivery in 2018/19 as per SHLAA lead in time methodology.	

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JLP Allocation	Land off Newnham Road, Colebrook		PLY60.10		Yes in relation to first phase	Forecast agreed with developer response regarding first phase of 43 dwellings to be delivered in next 3 to 4 years, as site to be marketed post consent. Current planning application to be determined December 2017.	Application for 43 units to be determined December 2017. Site to be marketed post consent. Landowner agent indicates delivery expected in next 3 to 4 years, reasonable prospect of delivery by 2021/22 which allows time for developer to be on board. Remainder of units forecast to occur in years 6 to 10 (year 10) of remainder of plan period as remainder of site in current occupation by businesses needing relocation.	
JLP Allocation	NP05 'SHERFORD NEW COMMUNITY' LAND SOUTH/SOUTHWEST OF A38		PLY48	06/02036/OUT	No	Developers did not agree with delivery forecast of 264dpa in next few years which was based on one sales outlet (Bovis) indicating a delivery rate of 88dpa. The developers have not responded with alternative forecasts other than to suggest potential lower delivery rates early on and ramping up to 264dpa in a few years time.	Site has been visited in November to discover site progress. Survey of site reveals that 158 dwellings across the 3 outlets likely to be completed by March 2019. An average delivery rate of 53dpa, with Bovis potentially achieving 77 in 2017/18. On the basis of the consortium's assertion of a realistic prospect of ramping up to 264dpa in a few years, an average delivery rate of 60dpa across the three outlets has been assumed for 2018/19, an average delivery rate of 71dpa across the three outlets has been assumed for 2019/20 which completes Bovis and Linden's reserved matters consents. 264 dpa (88dpa per outlet) then assumed thereafter which includes completion of Taylor Wimpey's existing reserved matters consent (Taylor Wimpey commenced later than other outlets). Reasonable prospect of delivery rates being achieved as development progresses and one outlet already looks like completing 77 dwellings in 2017/18. Site is continuously marketed as a 15 year or 20 year build site which would put developers build rate at either 366 per annum or 275 per annum respectively which is more optimistic than PCC's assumptions. As a result of reprofiling early phase some 4,254 dwellings are now anticipated in the plan period and 1,264 dwellings profiled beyond the plan period. <b>Site has the potential to be brought forward in the trajectory, at a higher delivery rate and within the plan window.</b>	
JLP Allocation	SHERFORD NEW COMMUNITY LAND SOUTH/SOUTHWEST OF A38		PLY48	15/00519/REM BOVIS				
JLP Allocation	SHERFORD NEW COMMUNITY LAND SOUTH/SOUTHWEST OF A38		PLY48	15/00517/REM and 16/00287/REM TAYLOR WIMPEY				
JLP Allocation	SHERFORD NEW COMMUNITY LAND SOUTH/SOUTHWEST OF A38		PLY48	15/00518/REM LINDEN 15/00958/REM(ANOTHER CONSENT FOR 25)				

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JLP Allocation	Land at West Park Hill (Formerly referred to as Stoggy Lane)	PCC Intervention	PLY52		No	Forecast not agreed with landowner response. PCC landowner pursuing accelerated construction and land release fund bids to provide infrastructure to open up site and parcel land plots to diversify and speed up delivery. Bids suggest delivery could accelerate to 80 dwellings per annum from 2020/21 onwards. No developer on board yet however significant market interest in the site.	The site is a significant strategic urban extension that is likely to take significant time to deliver first dwellings given a planning application has yet to be submitted and no developer on board yet. The SHLAA lead in time methodology would indicate that it could take 4 to 5 years from submission of a planning application to first yields therefore it is optimistic to suggest delivery of dwellings in the 5 year supply at this stage until funding secured and developer or developers on board . It is assumed therefore at this stage that submission of a planning application not likely until 2019/20 and first yields likely in 2023/24 as per SHLAA lead in time methodology. The delivery rate applied uses the forecast submitted last year by developer who was originally selected as a preferred bidder but has since pulled out. <b>Site has the potential to be brought forward and with a higher delivery rate as the site progresses which could bring more dwellings into the 5 year supply.</b>	

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JLP Allocation	Woolwell	PCC Intervention	PLY44		No	Forecast does not agree with developer response. The site promoter understands the cautious approach taken by PCC with regard to the forecasts for this large strategic urban extension, however the promoter suggests the PCC forecast is pessimistic. The promoter anticipates submitting a planning application in the Spring of 2018 and restates the delivery rates previously submitted in November 2016 suggesting first delivery of dwellings in 2020/21 and delivery of entire site within plan window. The promoter indicates that there will be a number of sales outlets on site but that this is unlikely to happen in the first couple of years so expects 40 dwellings in year 1 of the development followed by 80 dwellings year 2 and 160 dwellings per annum thereafter.	The site is a significant strategic urban extension that is likely to take significant time to deliver first dwellings given a planning application has yet to be submitted. The SHLAA lead in time methodology would indicate that it could take 4 to 5 years from submission of a planning application to first yields therefore it is optimistic for the promoter to suggest delivery of dwellings in the 5 year supply. It is assumed therefore that there isn't a realistic prospect of delivery of first dwellings until years 6 to 10 (year 8) and that the promoter's assertion are too optimistic. The delivery rate applied largely accords with the delivery rate submitted by the promoter on the basis of an expectation of 2 to 4 outlets which would support higher delivery rates, however given its position in years 6 to 10 in the trajectory it has been assumed that a number of outlets could be on site at the beginning of construction as a long lead in time has been used. <b>Site has the potential to be brought forward in the trajectory, at a higher delivery rate and within the plan window in its entirety.</b>	Barwood