

# **APPENDIX 4**

**Correspondence with  
Landowners/developers -  
availability/delivery rates & lead in  
times**



**Strategic Planning and  
Infrastructure**

Plymouth City Council  
Ballard House  
West Hoe Road  
Plymouth PL1 3BJ

T 01752 305477  
E [Plymouthplan@plymouth.gov.uk](mailto:Plymouthplan@plymouth.gov.uk)  
[www.plymouth.gov.uk](http://www.plymouth.gov.uk)

Please ask for: Grant Jackson or Rebecca Black

Date 16/09/2016

Dear Sir or Madam,

**Re: Development profiles**

You have recently submitted land within your ownership/clients control for inclusion within the Plymouth and South West Devon Joint Local Plan as part of the recent consultation. In order to assist officers in considering all of the sites, I am writing to request further information about the proposed development to establish your delivery strategy for bringing forward such sites. It is crucial that we understand if your site is capable of delivering housing to meet our five year land supply and overall housing need. It is therefore imperative that we establish this information if we are to consider advancing your site(s) through to allocation.

Attached to this email is a pro-forma for your completion. Please complete one pro-forma for each of the sites you are promoting. I ask that you kindly return this to us by **Friday 21<sup>st</sup> October 2016** by emailing [plymouthplan@plymouth.gov.uk](mailto:plymouthplan@plymouth.gov.uk) or by hard copy to the address above.

This additional information will be considered alongside your consultation response. We do not require the resubmission of your consultation response or further additional information at this stage.

Yours sincerely,

Paul Barnard  
Assistant Director for Strategic Planning & Infrastructure



#plymouth



South Hams  
District Council



West Devon  
Borough  
Council

**Plymouth and South West Devon Joint Local Plan  
Delivery information to accompany site submission**

Please complete one form for each site that you are promoting.

SITE DETAILS					
Site name					
Landowner name			Contact details		
Agent name			Contact details		
Is the land within one ownership?		Yes <input type="checkbox"/>	If no, please provide details of the other landowners who have an interest in the site and provide an accompanying map to show the land ownership arrangements		
		No <input type="checkbox"/>			
SITE AVAILABILITY					
Is the land available for development within the next 5 years (2017 – 2022)?		Yes <input type="checkbox"/>	If no, when do you consider the land will be available?	2023 - 2027	<input type="checkbox"/>
		No <input type="checkbox"/>		2028 - 2034	<input type="checkbox"/>
CURRENT SITE USE					
Is the site currently vacant or in use? (please tick one)	Currently vacant	<input type="checkbox"/>	Currently in full use	<input type="checkbox"/>	
	Currently underused (please identify on a map the extent of the underused area)	<input type="checkbox"/>	A mix of uses (please identify on a map the range of different uses)	<input type="checkbox"/>	
What is the current use of the site (or if vacant, the last use)?					
SITE POTENTIAL					
What type of development do you consider the site is suitable for?	Type	Quantities			
	Private ownership				
	Private rented housing				
	1 <sup>st</sup> time buyer initiatives e.g. Starter Homes				
	Affordable housing e.g. affordable rent social rent, low cost home ownership, rent to buy models				
	Custom/Self Build				
Housing for older people					

	A mix of commercial and housing (please provide details of the mix)																	
	Gypsy and Travellers																	
Is the land currently being marketed for sale?	Yes	<input type="checkbox"/>	If yes, please provide details															
	No	<input type="checkbox"/>																
Is the land subject to an option agreement subject to planning?	Yes	<input type="checkbox"/>	If yes, please provide details															
	No	<input type="checkbox"/>																
<b>SITE DELIVERY</b>																		
When do you anticipate being able to submit a planning application? (indicate year)			What is the expected lead in time to commence development?															
Is there an active delivery partner on board?	Yes	No	If yes, please provide details															
	<input type="checkbox"/>	<input type="checkbox"/>																
What is the anticipated annual delivery of development? (please provide dwelling numbers and floor space if applicable)?																		
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Dwellings																		
Floorspace (sqm)																		
What specific reasons prevent your anticipated delivery rates from being substantially increased once the site has commenced construction?																		

**Thank you for taking the time to complete this information.**  
**Please return the form(s) by Friday 21<sup>st</sup> October 2016 to**  
[plymouthplan@plymouth.gov.uk](mailto:plymouthplan@plymouth.gov.uk)



**South Hams  
District Council**



**West Devon  
Borough  
Council**

**Plymouth and South West Devon Joint Local Plan  
Delivery information to accompany site submission**

*Please complete one form for each site that you are promoting.*

SITE DETAILS					
<b>Site name</b>					
<b>Landowner name</b>		<b>Contact details</b>			
<b>Agent name</b>		<b>Contact details</b>			
<b>Is the land within one ownership?</b>	Yes	<input type="checkbox"/>	If no, please provide details of the other landowners who have an interest in the site and provide an accompanying map to show the land ownership arrangements		
	No	<input type="checkbox"/>			
SITE AVAILABILITY					
<b>Is the land available for development within the next 5 years (2017 – 2022)?</b>	Yes	<input type="checkbox"/>	<b>If no, when do you consider the land will be available?</b>	2023 - 2027	<input type="checkbox"/>
	No	<input type="checkbox"/>		2028 - 2034	<input type="checkbox"/>
CURRENT SITE USE					
<b>Is the site currently vacant or in use?</b> (please tick one)	Currently vacant	<input type="checkbox"/>	Currently in full use	<input type="checkbox"/>	
	Currently underused <i>(please identify on a map the extent of the underused area)</i>	<input type="checkbox"/>	A mix of uses <i>(please identify on a map the range of different uses)</i>	<input type="checkbox"/>	
<b>What is the current use of the site (or if vacant, the last use)?</b>					
SITE POTENTIAL					
<b>What type of development do you consider the site is suitable for?</b>	Type		Quantities		
	Private ownership				
	Private rented housing				
	1 <sup>st</sup> time buyer initiatives e.g. Starter Homes				
	Affordable housing e.g. affordable rent social rent, low cost home ownership, rent to buy models				
	Custom/Self Build				
Housing for older people					

	A mix of commercial and housing (please provide details of the mix)																	
	Gypsy and Travellers																	
Is the land currently being marketed for sale?	Yes	<input type="checkbox"/>	If yes, please provide details															
	No	<input type="checkbox"/>																
Is the land subject to an option agreement subject to planning?	Yes	<input type="checkbox"/>	If yes, please provide details															
	No	<input type="checkbox"/>																
<b>SITE DELIVERY</b>																		
When do you anticipate being able to submit a planning application? (indicate year)			What is the expected lead in time to commence development?															
Is there an active delivery partner on board?	Yes	No	If yes, please provide details															
	<input type="checkbox"/>	<input type="checkbox"/>																
What is the anticipated annual delivery of development? (please provide dwelling numbers and floor space if applicable)?																		
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Dwellings																		
Floorspace (sqm)																		
What specific reasons prevent your anticipated delivery rates from being substantially increased once the site has commenced construction?																		

**Thank you for taking the time to complete this information.**  
**Please return the form(s) by Wednesday 21<sup>st</sup> December 2016 to**  
[plymouthplan@plymouth.gov.uk](mailto:plymouthplan@plymouth.gov.uk)



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Please ask for: Grant Jackson or Rebecca Black

Date 20/09/2016

Dear Sir or Madam,

**Re: Development profiles**

Land within your ownership/clients control has been initially identified as being suitable for development in recent consultation on the Plymouth and South West Devon Joint Local Plan. In order to assist officers in considering all of the sites, I am writing to request further information about the availability of your land for development, to ascertain whether you support or object to its identification in the Joint Plan and your delivery strategy for bringing forward such sites.

You can view the consultation material on our website here

<http://www.plymouth.gov.uk/homepage/environmentandplanning/planning/planningpolicy/plymouthplan.htm>

It is crucial that we understand if your site is available for development and is capable of delivering housing to meet our five year land supply and overall housing need. It is therefore imperative that we establish this information if we are to consider advancing your site(s) through to allocation.

Attached to this email is a pro-forma for your completion. Please complete one pro-forma for each of the sites you in your ownership. I ask that you kindly return this to us by **Friday 21<sup>st</sup> October 2016** by emailing [plymouthplan@plymouth.gov.uk](mailto:plymouthplan@plymouth.gov.uk) or by hard copy to the address above.

Yours sincerely,

Paul Barnard  
Assistant Director for Strategic Planning & Infrastructure



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