

to

date 10th May 2016

your ref
my ref RHP/FP/CS/EB/PP16
service Forward Planning
tel (0151) 691 8192 Please ask for Hannah Austin
fax (0151) 691 8188
email hannahaustin@wirral.gov.uk

LAND WITH PLANNING CONSENT FOR RESIDENTIAL USE REVIEW**Site at:****Proposal:****Planning Permission Reference:**

I am writing to inform you that Wirral Council is undertaking an annual review of all land within the Borough that has planning consent for residential use.

The purpose of this review is to ascertain your intentions regarding the site identified above to assist the Council in assessing when housing development is likely to be brought forward.

With regard to the above site and proposal, I should be grateful if you could confirm the following:

1. Are you still intending on bringing the site forward for residential development? (please tick where applicable)

YES NO

2. If **YES**, please indicate when the development is likely to be completed:

0-2 years

3-5 years

6 years +

3. If **NO**, please indicate your reasons for this decision? Please state any particular constraints that have either prevented this or have contributed to this decision (please tick as many as applicable).

Reason	Please tick if applicable
Banks unwilling to lend funding	
Change in personal circumstances	
Considered too high a risk in terms of inability to sell	
Contamination issues to resolve	
Existing commitments on other sites	
Flood risk/drainage issues to resolve	
Highways/engineering issues to resolve	
Intending to renew permission	
Intending to submit new application for a different proposal	
Legal issues to resolve e.g. ownership, leases, ransom strips	
Marketing difficulties	
Site is not currently viable	
Unresolved planning issues/S106 agreements	
Utility/infrastructure issues to resolve	
Other	

4. If you have ticked any of the options under Question 3, please use the space below to set out your reasons in further detail.

5. If available, would you consider any of the following options to help bring the site forward? (please tick as many as applicable)

Option	Please tick if applicable
Selling on land outright to a third party	
Working in partnership with a Registered Provider (RPs) on a joint procurement arrangement to build the units for a mixture of outright sale and affordable rental units (the RP would purchase the rental units)	
Working with a Registered Provider where your company would build the units to RP's specification which then would be sold to the RP when completed	
Other	

6. If 'other', please detail the other options that you consider would help bring the site forward

Should it be the case that you no longer have an interest in the land, please confirm this in writing with details of the new owner if known.

Please submit your information in writing either by letter, e-mail or fax, marked for my attention to arrive at the address above **no later than 5 pm 24th May 2016**. Should you have any queries regarding this matter, please contact me. I look forward to hearing from you.

Yours sincerely

Hannah Austin
Senior Planning Officer