

QUESTION BY COUNCILLOR

Question submitted by: Councillor Carol Ney

To Cabinet Member: Councillor Chris Penberthy

Question:

I'm requesting an update from the cabinet member for housing about what's happening with the planned housing Development of 125 new build homes on land adjacent to Aldi on Clittaford Road, Southway. Work was planned to commence in Autumn 2025 with completion of the first houses in late summer 2026. Having looked at the site today 14/01/2026, nothing appears to be happening on there and given the housing crisis in Plymouth at present, several residents have asked for an update.

Response: (for completion by City Council officers and Cabinet Members)

I am pleased that our Plan for Homes has encouraged Registered Providers and partners to undertake development of affordable homes in the city that is not dependent on the Council providing land; doing land assemblage; undertaking pre-development land clearance and remediation; or providing grant assistance. The former Southway paper mill is a good example of this.

In order to answer your question, I asked Council officers to follow up the issue with Plymouth Community Homes, who will be the landlord of the completed affordable homes at this location. Officers have now received a response.

It is acknowledged that a start on site was originally expected during the Autumn of last year, however before construction work could formally begin the pre-commencement conditions relating to the land remediation strategy, required by the planning consent first had to be discharged.

I am informed that notice of this discharge was received by the contractor/developer Vistry, on the 15th December which has meant a delay in the build contract between Plymouth Community Homes and Vistry being signed. Plymouth Community Homes has said that the contract is now in the process of being finalised by their respective legal teams and it is expected that the completed agreement will be in place within the next few weeks. A formal start on construction can then be made.

In the meantime, I can assure you that all parties including the Council are eager to resolve these final matters and make the earliest possible start. It is not yet possible to give you an exact date for when this will be, but we will maintain pressure on both Plymouth Community Homes and Vistry to minimise any further delays.

Signed:

A handwritten signature in black ink, appearing to read "Miss Penelope", written in a cursive style with a long horizontal stroke at the end.

Dated: 20th January 2026