**Residential Site Assessments**

**Deliverability Questionnaire 2022**

Thank you for completing this questionnaire, please return to [planningpolicy@southglos.gov.uk](mailto:planningpolicy@southglos.gov.uk) by **22/07/22.**

**About the site:**

|  |  |  |  |
| --- | --- | --- | --- |
| **Site Location:** | **Total Site Capacity:** | **Trajectory Code:** | **Application Number:** |
| Land at Harry Stoke, Stoke Gifford (Phases 1-5) | 763 | 0021b | PT17/5810/RM |

**Contact details**:

|  |  |
| --- | --- |
| **Contact name:** | **Telephone:** |
| **Thomas Catling** | **07977 141220** |
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**Question 1 -** Current use?

|  |  |
| --- | --- |
| **Vacant** |  |
| **In use** |  | **Current use** |  | **Anticipated end date of current use** |  |

**Question 2 -** Is the site in control of a house builder?

|  |  |  |  |
| --- | --- | --- | --- |
| **Yes** |  | **Which house builder?** | **Crest Sovereign Brooklands Ltd.** |
| **No** |  | **What are the arrangements for bringing the site forward (marketing etc.)?** | [Brooklands Park | New Homes in Stoke Gifford | Crest Nicholson](https://www.crestnicholson.com/developments/bristol/brooklands-park) |

**Question 3 –** What is your anticipated timescale for the planning application/delivery process?

|  |  |
| --- | --- |
| **Milestone** | **Anticipated date MM/YY** |
| Submission of pre-application |  |
| Submission of outline application |  |
| Submission of first/subsequent reserved matters/full application |  |
| Commencement of site marketing |  |
| Work commences on site |  |
| First completions |  |
| Anticipated end date for competitions on site |  |

**Question 4 -** Please provide a build rate trajectory of net completions for this site. ***To note - our monitoring year runs from 1st April – 31st March.***

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | **2022/23** | **2023/24** | **2024/25** | **2025/26** | **2026/27** | **2027/28** | **2028/2029** | **2029/2030** |
| **April** |  | **4** | **3** | **5** | **7** |  |  |  |
| **May** |  | **5** | **3** | **5** | **3** |  |  |  |
| **June** |  | **30** | **3** | **5** | **2** |  |  |  |
| **July** |  | **2** | **3** | **5** | **6** |  |  |  |
| **Aug** | **26** | **36** | **3** | **5** | **8** |  |  |  |
| **Sept** | **23** |  | **3** | **5** | **7** |  |  |  |
| **Oct** | **48** | **7** | **3** | **5** | **5** |  |  |  |
| **Nov** | **7** | **3** | **5** | **6** |  |  |  |  |
| **Dec** | **5** | **3** | **5** | **4** |  |  |  |  |
| **Jan** | **6** | **3** | **5** | **5** |  |  |  |  |
| **Feb** | **19** | **3** | **5** | **5** |  |  |  |  |
| **Mar** | **7** | **3** | **6** | **4** |  |  |  |  |

**Question 5-**

**Please outline if there are any constraints or any other factors which would impact upon delivery of this site?**

|  |  |  |
| --- | --- | --- |
| **Constraint** | **Yes/No** | **Details/actions needed to overcome. Timescales for resolutions including third party interests.** |
| *Physical constraints* | | |
| Contaminated Land |  |  |
| Existing buildings/structures |  |  |
| Land form/topography |  |  |
| Infrastructure requirements |  |  |
| Relying on other parcels/phases to be built out |  |  |
| Other |  |  |
| *Financial Constraints* | | |
| Viability/development costs |  |  |
| Ownership |  |  |
| Planning obligations |  |  |
| Market conditions for type of site |  |  |
| Other |  |  |
| *Environmental Constraints* | | |
| Flood Risk/Drainage |  |  |
| Wildlife/biodiversity/protected habitats |  |  |
| Trees |  |  |
| Air quality/noise |  |  |
| Other |  |  |
| Other Constraints – please list | | |
|  |  |  |
|  |  |  |