**Residential Site Assessments**

**Deliverability Questionnaire 2021**

**About the site:**

|  |  |  |  |
| --- | --- | --- | --- |
| **Site Location:** | **Total Site Capacity:** | **Trajectory Code:** | **Application Number:**  |
| Land at North Yate - Bellway PL24, 25, 26 & 27 | 247 | 0133b | P19/11377/RM |

**Contact details**:

|  |  |
| --- | --- |
| **Contact name:** | **Telephone:** |
|  |  |
| **Address:** | **E-mail:** |
|  |  |

**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**  | **X** | **Which house builder?**  | **Bellway Homes** |
| **No**  |  | **What are the arrangements for bringing the site forward (marketing etc.)?**  |  |

**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  | August 2019 |
| Commencement of site marketing  | Already commenced |
| Work commences on site | Already commenced |
| First completions | October 2021 first completed |
| Anticipated end date for competitions on site | **March 2024** |

**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.***

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | **2021/22** | **2022/23** | **2023/24** | **2024/25** | **2025/26** | **2026/27** | **2027/28** | **2028/2029** |
| **April** | **0** | **10** | **8** | **0** |  |  |  |  |
| **May** | **0** | **6** | **7** | **0** |  |  |  |  |
| **June** | **0** | **8** | **5** |  |  |  |  |  |
| **July** | **0** | **15** | **12** |  |  |  |  |  |
| **Aug** | **0** | **5** | **12** |  |  |  |  |  |
| **Sept** | **0** | **7** | **9** |  |  |  |  |  |
| **Oct** | **2** | **3** | **7** |  |  |  |  |  |
| **Nov** | **7** | **7** | **9** |  |  |  |  |  |
| **Dec** | **10** | **6** | **6** |  |  |  |  |  |
| **Jan**  | **27** | **5** | **6** |  |  |  |  |  |
| **Feb** | **7** | **7** | **11** |  |  |  |  |  |
| **Mar** | **5** | **8** | **10** |  |  |  |  |  |

**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 | No |  |
| Existing buildings/structures | No |  |
| Land form/topography | No |  |
| Infrastructure requirements | No |  |
| Relying on other parcels/phases to be built out | No |  |
| Other |  |  |
| *Financial Constraints* |
| Viability/development costs | No |  |
| Ownership | No |  |
| Planning obligations | No |  |
| Market conditions for type of site | No |  |
| Other  |  |  |
| *Environmental Constraints*  |
| Flood Risk/Drainage | No |  |
| Wildlife/biodiversity/protected habitats | No |  |
| Trees  | No |  |
| Air quality/noise | No |  |
| Other  |  |  |
| Other Constraints – please list  |
|  |  |  |
|  |  |  |

Thank you for completing this questionnaire, please return to planningpolicy@southglos.gov.uk by **22/10/2021.**