**Residential Site Assessments**

**Deliverability Questionnaire 2021**

**About the site:**

|  |  |  |  |
| --- | --- | --- | --- |
| **Site Location:** | **Total Site Capacity:** | **Trajectory Code:** | **Application Number:** |
| Cribbs/Patchway - Former Filton Airfield YTL (PT14/3867/O) | 2397 | 0134c | PT14/3867/O |

**Contact details**:

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

**Question 1 -** Current use?

|  |  |
| --- | --- |
| **Vacant** | **x** |
| **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?** | **YTL Developments** |
| **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 | Complete |
| Submission of outline application | Complete, permission granted in April 2018 (PT14/3867/O) |
| Submission of first/subsequent reserved matters/full application | Residential phase 1 for 302 dwellings approved (PT18/5892) in March 2019. Residential Phase 2 for a further 300 dwellings to be submitted in autumn 2022 alongside full application for a C2 Retirement Village. |
| Commencement of site marketing | Full marketing suite is now operational onsite |
| Work commences on site | 2018 |
| First completions | As below |
| Anticipated end date for competitions on site | Beyond current trajectory |

**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.***

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | **2020/21** | **2021/22** | **2022/23** | **2023/24** | **2024/25** | **2025/26** | **2026/27** | **2027/28** | **2028/2029** |
| **Residential Phase 1** | **0** | **45** | **95** | **162** |  |  |  |  |  |
| **Residential Phase 2** |  |  |  |  | **20** | **80** | **120** | **80** |  |
| **C2 Retirement Village** |  |  |  |  | **50** | **150** |  |  |  |
| **Total** | **0** | **45** | **95** | **162** | **70** | **230** | **120** | **80** | **tbc** |

**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 | No |  |
| *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](mailto:planningpolicy@southglos.gov.uk) by **22/10/2021.**